



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

IN-PERSON MEETING WITH REMOTE ACCESS

200 N. Fifth Street
City Council Chambers
Garland, Texas

Tuesday, September 15, 2020
7:00 p.m.

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

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the City Council must hold this meeting in-person at City Hall, 200 N. Fifth Street, Garland, Texas. Citizens may also participate in-person provided social distancing and other COVID-19 related safety protocols in place at City Hall are observed.

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

https://garlandtx.zoom.us/webinar/register/WN_uX1y4OupTVmSt_uuw4sjxg

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

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

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

The Meeting ID is: 960 5424 2858

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

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

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



COUNCIL HOUSE RULES

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the September 1, 2020 Regular Meeting.
2. Consider approval of the following bids:
 - a. **GP&L McCree Substation Steel Structures for Autotransformer Addition** **Bid No. 1261-19**

Klute Inc. Steel Fabrication **\$450,029.13**

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

b. GP&L Transmission Line Underbuild **Bid No. 1070-20**

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

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

c. Farmersville Area 138kV Transmission CCN **Bid No. 1271-20**
Application Management – Phase I

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

d. Personal Protective Equipment **Bid No. 1306-20**

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

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

a. Zoning File No. Z 20-13, Eric L. Davis Engineering, Inc. (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for Recreational Vehicle Park Phase II Cabins on a 1.0165-acre tract of land zoned Planned Development (PD) District 18-36 for Light Commercial Uses (Recreational Vehicle Park Only) located at 3926 Zion Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

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

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; 2) a Specific Use Provision for Car Wash, Automated/Rollover; and 3) a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor Use on a 1.8-acre tract of land zoned Planned Development (PD) District 12-56 located at 5243 Naaman Forest Boulevard; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

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

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District and located at 3350 Marquis Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

4. Consider an ordinance authorizing the issuance of “City of Garland, Texas, Tax Notes, Series 2020”; specifying the terms and features of said notes; levying a continuing direct annual ad valorem tax for the payment of said notes; and resolving other matters incident and related to the issuance, sale, payment, and delivery of said notes, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Letter; and providing an effective date.

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

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

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

6. **Consider a resolution of the City Council of the City of Garland, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2020 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC’s reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a Savings Clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC’s legal counsel.**

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

7. **Approve by minute action the appointment of Rick Parra for three years to the Civil Service Commission.**

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

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

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

9. **Approve by minute action authorizing the City Manager to execute the Discretionary Service Agreement with Oncor.**

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

- 10. Authorize by minute action the execution of a settlement agreement by the City Manager with the concurrence of the City Attorney.**

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

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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.

- 11. Hold a Public Hearing on 2020-21 Proposed Budget**

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

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

- 12. Hold a Public Hearing on Proposed 2020-21 Tax Rate**

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

13. Adoption of 2020-21 Budget

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

14. Adoption of 2020-21 Property Tax Rate

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

15. Rate and Fee Changes for 2020-21

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

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

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

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

The applicant proposes a tattoo shop.

- c. Consider an ordinance amending in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows.**

Council is requested to consider amendments to the Garland Development Code regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows. These amendments were previously discussed during the August 3, 2020 City Council Work Session and an ordinance is drafted accordingly.

18. Appointment of the Garland Housing Finance Corporation

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

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 Regular Session Agenda

1.

Meeting Date: 09/15/2020

Item Title: Minutes September 1

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

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

Attachments

Minutes September 1



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, September 1, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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CONSENT AGENDA

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

Motion was made by Council Member David Gibbons, and seconded by Mayor Pro Tem Robert John Smith to approve the Consent Agenda as presented.

Motion carried:

Vote: 9 - 0

1. **APPROVED** Consider approval of the minutes of the August 18, 2020 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** TMPA Gibbons Creek TRV Capacitor
Installation

Bid No. 0905-20

Frontline Power Construction, LLC

\$281,417.00

This request is for the installation of transient recovery voltage (TRV) capacitors at the TMPA Gibbons Creek Substation.

- b. APPROVED GP&L 138kV Brand to College Terminal Upgrade Engineering Services Bid No. 1200-20**
- Power Engineers, Inc. \$259,931.00**
- This request is to obtain design engineering services related to the upgrade of the GP&L 138kV Brand Substation to meet or exceed 3000 amps.
- c. APPROVED GP&L McCree Substation Cable Trench Bid No. 1109-20**
- Trenwa, Inc. \$237,402.00**
- This request is for the purchase of a precast concrete underground electric cable trench.
- d. APPROVED GP&L McCree Substation Upgrade for Autotransformer Addition Bid No. 0877-19**
- Black & Veatch \$686,500.00**
- This request is to approve a Change Order to provide additional engineering and support services for GP&L substation upgrades.
- e. APPROVED TMPA McCree Substation Upgrade for Autotransformer Bid No. 1203-19**
- Black & Veatch \$143,600.00**
- This request is to approve a Change Order to provide additional engineering and support services for TMPA substation upgrades.
- f. APPROVED GP&L Ben Davis Substation Control Redirection Engineering Services Bid No. 0876-19**
- Black & Veatch \$48,300.00**
- This request is to approve a Change Order for additional engineering services in conjunction with the new Control House at the TMPA Ben Davis Substation.
- g. APPROVED GP&L 138kV College to Brand Terminal Upgrade Engineering Services Bid No. 1206-20**
- Power Engineers, Inc. \$575,956.00**
- This request is to provide design engineering services related to the upgrade of the GP&L 138kV College Substation to meet or exceed 3,000 amps.

- h. APPROVED GP&L Underground Distribution Loop Replacement Bid No. 1013-20**

MasTec North America, Inc.	\$565,955.00
Optional Contingency	<u>36,212.97</u>
TOTAL:	\$602,167.97

This request is for the replacement of three loops in the GP&L underground distribution system. An Optional Contingency is included for any additional work that may be required.

- i. APPROVED Transmission and Substation Maintenance & Repair Service Bid No. 5675-15**

Primoris T&D Services, LLC	\$696,762.05
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This request is to approve a Change Order for the Transmission and Substation Maintenance and Repair Services Agreement.

- j. APPROVED GP&L Lookout Substation Static VAR System and Substation Integration Engineering Services Bid No. 1226-20**

Power Engineers, Inc.	\$1,890,339.00
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This request is to obtain engineering and project management services related to the mitigation of both steady-state and dynamic voltage stability issues in the North Garland area.

- k. APPROVED Debris Removal and Securing of the Spencer 5 Cooling Tower Bid No. 1247-20**

MasterTech Services, Inc.	\$159,420.00
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This request is to provide emergency repair of the Spencer Plant Unit # 5 cooling tower which experienced an extensive failure rendering the unit inoperable.

- l. APPROVED Landfill Bulldozer Rebuild Bid No. 1248-20**

Holt Cat	\$650,000.00
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This request is to provide emergency repair services to a D8 bulldozer used at the Landfill.

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

a. **APPROVED Zoning File No. Z 20-20, RaceTrac Petroleum, Inc. (District 6)**

Ordinance No. 7165 amending the Garland Development Code of the City of Garland, Texas, by approving a Change of Zoning from Community Retail (CR) District with a Specific Use Provision S 06-65 to Heavy Commercial (HC) District on a 2.088-acre tract of land located at 4214 Forest Lane; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

4. **APPROVED Ordinance No. 7166** authorizing an amendment to the 2020 Capital Improvement Program (2020 CIP Amendment No. 1), providing for the supplemental appropriation of funds in the Hinton Landfill Acquisition Project, Trail Development Program, Shiloh Road – Miller Road to Forest Lane and Shiloh Road – Forest Lane to Westwood Drive projects, Girvin Switch Station Project, Queen Bess Project, Lookout SVC Project, Nevill Road Switch Station Project, Mccree-Oakland Fiber Replacement Project, and Wynn Joyce to Miller Road and Wynn Joyce to Ben Davis 138kv Transmission Line Projects; and providing an effective date.

At the August 17, 2020 Work Session, Council considered approving the amendment of the 2020 Adopted Capital Improvement Program (CIP).

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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5. **PUBLIC HEARING HELD: Hold a Public Hearing Regarding the 2020-21 Proposed Budget**

Section 5, Article VIII, of the City Charter requires that a Public Hearing be held on the Proposed Budget for the coming fiscal year. At the Public Hearing, all interested persons shall be given an opportunity to be heard for or against any item contained in the Proposed Budget. The Proposed Budget for 2020-21 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 5, 2020. A second Public Hearing on the Proposed Budget is scheduled for Tuesday, September 15, 2020.

Mayor LeMay opened the public hearing at 7:07 p.m. There were no speakers on this item; Mayor LeMay closed the hearing at 7:08 p.m.

6. APPROVED Consider Proposing a Tax Rate to be Considered During the Budget Approval and Tax Rate Setting Process for FY 2020/2021

The tax rate setting and budget approval processes (the two being both legally and practically intertwined) are triggered by the receipt of an appraisal roll from appraisal districts. The appraisal roll, together with a certification of a collection rate and a calculation of the no new tax rate and voter approval rate (generally known as a "truth in taxation" form), is then submitted to the City Council. A notice of a proposed tax rate (actually a notice of public hearing on a proposed tax rate) is then issued and hearings are set. A public hearing will be held both in persona and virtually during the September 15, 2020 Regular Meeting on the proposed ad valorem tax rate of 76.96 cents per \$100 of valuation.

Mayor LeMay read the following into the record: "I call for a Public Hearing to be held on the proposed advalorem tax rate of 76.96 cents per \$100 of valuation, which is scheduled for adoption on September 15, 2020 at 7 p.m. at the City Council Regular Meeting.

The hearing will be held on: Tuesday, September 15, 2020 at 7 p.m., City Council Regular Meeting at Garland City Hall, 200 N. Fifth Street, Garland, Texas 75040. Citizens may also participate virtually. Please visit the website at www.garlandtx.gov for vieweing and participant information.

Motion was made by Council Member Rich Aubin, and seconded by Council Member Jerry A. Nickerson to consider establishing a tax rate on September 15, 2020 as presented in the agenda.
Motion carried:

Vote: 9 - 0

7. Hold public hearings on:

- a. APPROVED Consider the application of Eric L. Davis Engineering, Inc., requesting approval of a Detail Plan for Recreational Vehicle Park Phase II Cabins on a site zoned Planned Development (PD) District 18-36 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. Approval of this item may include amendments to Planned Development (PD) District 18-36. The site is located at 3926 Zion Road. (File No. Z 20-13, District 3)**

The applicant proposes to build Phase 2 of a Recreational Vehicle (RV) Park with eighteen (18) cabins.

The staff report was presented by Kira Wauwie, Principal Planner. Speakers on this item were Craig Turner, applicant and Sean Davis.

There was discussion by the Council.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Deputy Mayor Pro Tem Robert Vera to approve the application as presented with an amendment to provide a ten foot setback along the east property line. Motion carried:

Vote: 9 - 0

- b. APPROVED Consider the application of Kimley-Horn and Associates, Inc., requesting to 1) Amend Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; and 2) a Specific Use Provision for Car Wash, Automated/Rollover. The site is located at 5243 Naaman Forest Boulevard. (File No. Z 20-16, District 1)**

The applicant proposes the development of a car wash and a minor automobile repair facility. This item serves as the applicant's Planned Development amendment and Specific Use Provision request.

The staff report was presented by Kimberly Hopkins, Development Planner. Speakers on this item were: Nathan Forney, Kimley-Horn and Tarek Kadowr, owner.

There was discussion by the Council.

Motion was made by Council Member David Gibbons, and seconded by Council Member Deborah Morris to approve the item as presented.

Council Member Bookhout presented additional comments for discussion and or response.

Mayor LeMay restated the main motion. Motion carried:

Vote: 8 - 1

- c. APPROVED Consider the application of Kimley-Horn and Associates, Inc., requesting a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56. The site is located at 5243 Naaman Forest Boulevard. (File No. Z 20-16, District 1)**

The applicant proposes the development of a car wash and a minor automobile repair facility. This item serves as the applicant's Detail Plan request.

Motion was made by Council Member David Gibbons, and seconded by Council Member Deborah Morris to approve the Detail Plan as presented. Motion carried:

Vote: 8 - 1

- d. **APPROVED** Consider the application of COSMAX NBT USA, requesting a Specific Use Provision to allow a High Risk Use on a property zoned Industrial (IN) District. The site is located at 3350 Marquis Drive. (File No. Z 20-18, District 6)

The applicant proposes storage and bottling of ethyl alcohol-based hand sanitizer in an existing building.

The staff report was presented by Kimberly Hopkins, Development Planner. Speakers on this item were: Assistant Fire Chief Eric Lovett, Garland Fire Department and Chad Brumit, applicant.

There was discussion by the Council.

Motion was made by Deputy Mayor Pro Tem Robert Vera, and seconded by Council Member Jim Bookhout to approve as presented. Motion carried:

Vote: 9 - 0

8. Consider appointments to Boards and Commissions.

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

APPROVED Council Member Jim Bookhout

- Bruce Bishop - Board of Adjustment
- CorSharra Jackson - Community Multicultural Commission
- Blanca Sanchez - Cultural Arts Commission
- Dennis Garcia - Environmental and Community Advisory Board
- Linda Waters - Library Board
- Molly Bishop - Parks and Recreation Board
- John O'Hara - Plan Commission
- Michael Sferra - Property Standards Board
- Hal Peterson - Senior Citizens Advisory Board
- Kathleen Handsrote - Tax Increment Finance District - Downtown
- Sal Liberto - Tax Increment Finance #3 - Medical District
- Kim Thiehoff - Tax Increment Finance - South
- James Hall Jr. - Unified Building Standards Commission

Council Member Bookhout read his nominees into the record. A vote was cast to approve all nominations:

Vote 9 - 0

9. Citizen comments: Joshua Garcia

10. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:43 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 09/15/2020

Item Title: GP&L McCree Substation Steel Structures for Autotransformer Addition

Submitted By: Steve Martin, Transmission Director

Bid Number: 1261-19

Purchase Justification:

This request is to approve a Change Order for two A-frame structures including all switch stands and bus supports. ERCOT has requested that GP&L add an autotransformer at the GP&L McCree Substation. This addition will require an upgrade that includes the reconfiguration of the Crist, Shiloh and Centerville transmission lines to terminate at new A-frame structures. This is part of the approved McCree Substation Autotransformer CIP project.

Evaluation:

Klute Inc. Steel Fabrication was awarded the original PO 29961 in the amount of \$116,929.74 at the October 8, 2019, City Council Meeting. Ordering the additional structures from Klute Inc. Steel Fabrication will allow consistency with the structural steel throughout the substation.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Klute Inc. Steel Fabrication	All	\$450,029.13
TOTAL:		\$450,029.13

Basis for Award: Change Order

Purchase Requisition #: 44065

Fiscal Impact

Total Project/Account: \$14,144,500
Expended/Encumbered to Date: 7,316,321
Balance: \$6,828,179

This Item: 450,029
Proposed Balance: \$6,378,150
Account #: 210-3799-3178401-6051, 215-3542-3126701-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines and Substations Upgrades Programs

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 275 and 281

Budget Director Approval:	Ron Young	Approval Date: 09/03/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 09/03/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 09/15/2020

Item Title: GP&L Transmission Line Underbuild

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 1070-20

Purchase Justification:

This request is to provide construction services related to transmission line underbuilds for distribution services. The projects include the rebuild of the Firewheel-3 feeder; partial reconductor of the Jupiter-3 feeder; partial rebuild of the Marquis-3, Castle-1, and Crist-6 feeders; and construction of an express feeder for Crist-3. These are distribution projects needed in response to GP&L Transmission CIP activities. 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. Four (4) bids were received and evaluated based on the published criteria. L.E. Myers Company received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

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

Basis for Award: Best Value

Purchase Requisition #: 43648

Fiscal Impact

Total Project/Account: \$9,143,507
Expended/Encumbered to Date: 6,563,596
Balance: \$2,579,911

This Item: 931,911
Proposed Balance: \$1,648,000
Account #: 210-3599-3143801-7111, 210-3599-3144201-7111,
210-3799-3177601-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines and Substations Upgrades Programs

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 275 and 281

Budget Director Approval: Ron Young

Approval Date: 09/03/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/03/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 09/15/2020

Item Title: Farmersville Area 138kV Transmission CCN Application Management – Phase I

Submitted By: Steve Martin, Transmission Director

Bid Number: 1271-20

Purchase Justification:

This request is to obtain engineering services associated with Phase I of GP&L's Certificate of Convenience and Necessity (CCN) application for the Farmersville Area 138kV Transmission Line project. Phase I includes the identification of a route that best addresses the requirements of the Public Utility Regulatory Act and Public Utility Commission Substantive Rules, as well as identification of viable alternative routes for the project. Phase I also includes activities required to support the development and filing of the CCN application.

Evaluation:

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

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Burns & McDonnell	All	\$359,500.00
		TOTAL:	\$359,500.00

Basis for Award: Most Qualified

Purchase Requisition #: 44052

Fiscal Impact

Total Project/Account:	\$400,000
Expended/Encumbered to Date:	252
Balance:	\$399,748
This Item:	359,500
Proposed Balance:	\$40,248

Account #: 215-3599-3145101-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 275

Budget Director Approval: Ron Young

Approval Date: 09/03/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 09/03/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 09/15/2020

Item Title: Personal Protective Equipment

Submitted By: Mark Lee, Fire Chief

Bid Number: 1306-20

Purchase Justification:

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

Evaluation:

The Personal Protective Equipment (PPE) is being provided by Nafeco, Inc., through the BuyBoard Cooperative Purchasing Contract 603-20.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Nafeco, Inc.	All	\$778,979.00
TOTAL:		\$778,979.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44020

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$778,979
Proposed Balance: N/A
Account #: 451-6999
Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Fire Operations^{1, 2} and CIP³ accounts as incurred.

¹One-time Operations funding of \$137,025 is included in the FY 19-20 Budget.

²On-going Operations funding of \$91,977 is included in the FY 19-20 and FY 20-21 Budgets (\$183,954 total).

³A one-time funding request of \$458,000 for Fire PPE will be included in the 2021 CIP. The City will utilize Tax Notes to fund this request.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 72; CIP - Page N/A

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

Purchasing Director Approval: Gary L. Holcomb Approval Date: 09/04/2020



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 09/15/2020

Item Title: Z 20-13 Eric L. Davis Engineering, Inc. (District 3)

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Zoning Ordinance Z 20-13 Eric L. Davis Engineering, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 20-13 Ordinance

Z 20-13 Exhibit A

Z 20-13 Exhibit B

Z 20-13 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A DETAIL PLAN FOR RECREATIONAL VEHICLE PARK PHASE II CABINS ON A 1.0165-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 18-36 FOR LIGHT COMMERCIAL USES (RECREATIONAL VEHICLE PARK ONLY) AND LOCATED AT 3926 ZION ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of August, 2020, the Plan Commission did consider and make recommendations on a certain request for approval of a Detail Plan for Recreational Vehicle Park Phase II Cabins made by **Eric L. Davis Engineering, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Detail Plan for Recreational Vehicle Park Phase II Cabins on a 1.0165-acre tract of land zoned Planned Development (PD) District 18-36 for Light Commercial Uses (Recreational Vehicle Park Only) located at 3926 Zion Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

Section 3

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

Section 4

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

Section 5

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

Section 6

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

ZONING FILE NO. Z 20-13

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-13

BEING a 1.0165-acre tract of land situated in the James Loving Survey, Abstract No. 791 and in the R. Bateman Survey, Abstract No. 89, City of Garland, Dallas County, Texas and being the same called 1.0165-acre tract of land as conveyed to Via Bayou, Inc., a Texas corporation by deed recorded in Instrument No. 201600054794, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron pin found on the southeast right-of-way line of Zion Road (variable width R.O.W.) for the west corner of said 1.0165-acre tract and the north corner of a 12.8151-acre tract of land conveyed to Via Bayou, Inc. by deed recorded in Instrument No. 201500220999, Official Public Records, Dallas County, Texas;

THENCE, North 54°48'54" East, along the southeast right-of-way line of Zion Road and the northwest line of said 1.0165-acre tract of land, a distance of 122.29 feet to a ½" iron pin found for the north corner of said 1.0165-acre tract and the west corner of a tract of land conveyed to Jo Ann Stanley by deed recorded in Instrument No. 201600141731, Official Public Records, Dallas County, Texas;

THENCE, South 45°01'35" East, along the northeast line of said 1.0165-acre tract and the southwest line of said Stanley tract, a distance of 370.68 feet to a 1" iron pin found on the northwest line of Lot 1, Block 1, of The Terrace, an addition to the City of Garland, according to the plat thereof recorded in Volume 83170, Page 895, Deed Records, Dallas County, Texas and for the east corner of

ZONING FILE NO. Z 20-13

said 1.0165-acre tract and the south corner of said Stanley tract;

THENCE, South $54^{\circ}09'52''$ West, along the southeast line of said 1.0165-acre tract and the northwest line of said Lot 1, a distance of 119.49 feet to a 2" metal fence post found on the northeast line of said 12.8151-acre tract and for the south corner of said 1.0165-acre tract and the west corner of said Lot 1, said post being North $89^{\circ}41'44''$ East, a distance of 2.35 feet from a $\frac{1}{2}$ " iron pin found;

THENCE, North $45^{\circ}25'00''$ West, along the southwest line of said 1.0165-acre tract and the northeast line of said 12.8151-acre tract, a distance of 372.51 feet to the POINT OF BEGINNING and containing 44,277 square feet or 1.016 acres of land.

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-13

3926 Zion Road

- I. Statement of Purpose:** The purpose of this Planned Development is for Phase II (Cabins) of a Recreational Vehicle Park subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 18-36, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Planned Development (PD) District 18-36 and the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance. To the extent of any conflict between this ordinance and the Garland Development Code, the more restrictive provision shall control.
- IV. Development Plan:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; and incorporated herein by reference. To the extent of any conflict between the approved Detail Plan and the Specific Regulations below, the more restrictive provision shall control.
- V. Specific Regulations:**
- A. Permitted Uses: All uses are prohibited except as follows:
- (1) Recreational Vehicle Park for Cabins on Phase 2. Cabins are the only type of use allowed on Phase 2. Recreational Vehicle parking is not allowed on Phase 2.
 - (2) Collectively, the Recreational Park for Recreational Vehicles (Phase 1 located west of the Phase 2 site) and the Recreational Vehicle Park for Cabins (Phase 2) may be referred to as the "Recreational Park".

VI. Specific Regulations:

- A. Site Layout: The site shall be in conformance to the layout reflected on Exhibit C.
- B. Setbacks: The minimum setbacks shall be the following:
- (1) Front yard setbacks adjacent to a street: Five feet (along Zion Road); and
 - (2) No setback is required for yards not adjacent to a street, except where the yard is adjacent to a residential district a setback of ten feet is required along the east property line and a setback of five feet is required along the south property line.
- C. Screening and landscaping: Screening and landscaping shall be in compliance with this ordinance and the landscape plan attached hereto as Exhibit D and incorporated herein by reference.
- D. Perimeter fencing and landscaping: Perimeter fencing and landscaping shall be installed and continually maintained and shall consist of the following:
- (1) A six-foot tall wrought iron fence along the property line fronting Zion Road; and
 - (2) An eight-foot tall board-on-board wood fence with stone columns every fifty feet and high level screening shrubs along the property line adjacent to the Single-Family (SF) Residential and Multi-Family (MF) Residential zoned properties to the east and south.
- E. Landscape buffers: The landscape buffers shall be provided and continually maintained as follows:
- (1) A landscape buffer with a minimum depth of five feet and containing no less than five large canopy trees is required on the south side of Zion Road;

- (2) Turf (grass) shall be allowed to provide 100 percent of coverage within the landscape buffers described in subsection D(2) above.

F. Maintenance requirements:

- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces in the Recreational Park shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
- (2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the recreational vehicle park. See Section 4 of the granting ordinance.

Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance

regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the Recreational Park.

G. Building Elevations: Building elevations shall be constructed and thereafter continuously maintained be in compliance with the descriptions, depictions, and elevations labeled Exhibit E.

H. Length of stay limitation:

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

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

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

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

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

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

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

I. Cabin sites:

- (1) There shall be a maximum of 18 cabin sites as shown on Exhibit C.

J. Water and wastewater systems:

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

K. Driveways and interior roads:

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

L. Vehicles:

- (1) The Cabin Pads located in Phase 2 shall be for cabins only. Recreational Vehicle parking in Phase 2 is prohibited.
- (2) All vehicles on-site must be registered and in operable condition.



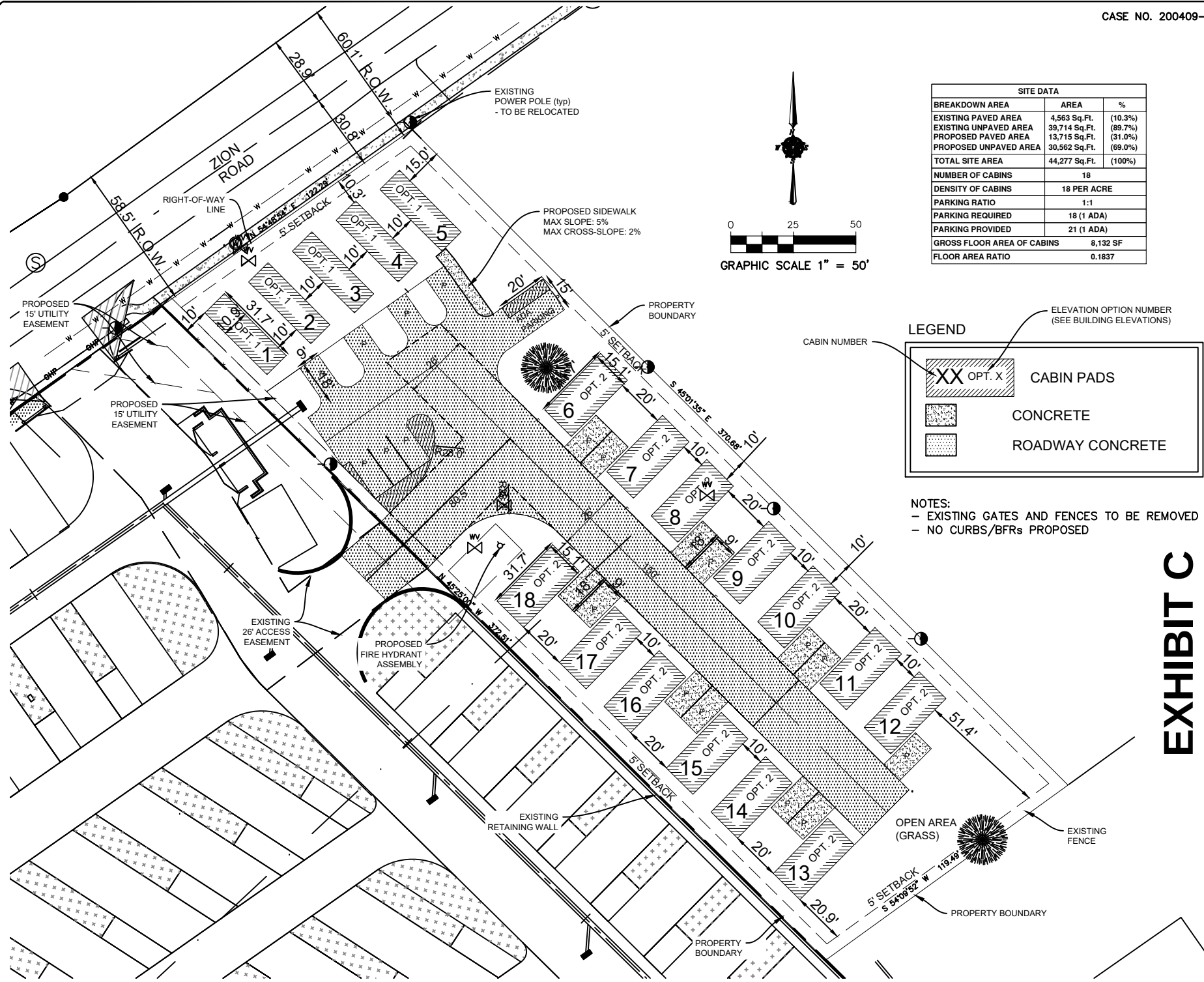
ERIC L. DAVIS ENGINEERING, INC.
 F-3987
 120 East Main Street
 Forney, Texas 75126
 972/564-0592 Fax 972/564-8523
 E-Mail eric@davisengineering.com

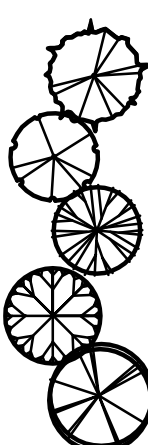
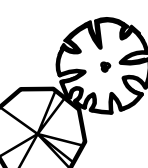
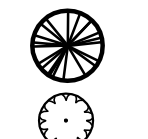
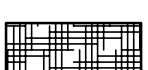
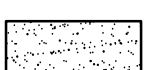
LAKESHORE RV PARK
 PHASE II
 SITE PLAN
 ENGINEERED FOR
 VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.
 PLAN: SITE PLAN
 ELD JOB NO.: 2073
 DRAWN BY: JPH
 ADDRESS: 1233 INTERSTATE 30
 LOT: 1 BLOCK: 1
 CITY: GARLAND, TX
 FIRM REGISTRATION #: 3987

SCALE: 1"=50'

SHEET 01



	PLANT SCHEDULE					
SYMBOL	ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
	Shade Trees					
	BC	Taxodium distichum	Bald Cypress	5 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	CE	Ulmus crassifolia	Cedar Elm	4 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	Cma	Acer saccharum var. caddo	Caddo Maple	2 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	LO	Quercus virginiana	Live Oak	1 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	RO	Quercus shumardii	Shumard's Red Oak	2 Ea.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	Ornamental Trees					
	CM	Lagerstroemia indica 'Watermelon Red'	Crapemyrtle - Watermelon Red	3 EA.	#15, 6 Ft. min. Ht., 3 Ft. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Cane, Min., Well Branched
	TY	Ilex vomitoria	Tree Yaupon Holly	3 EA.	#15, 6 Ft. min. Ht., 3 Ft. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Cane. Min., Well Branched, Berried
	Screening Plants					
	ERC	Juniperus virginiana 'Stag'	Eastern Red Cedar 'Stag'	26 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 10 Ft. O.C.
	NRS	Ilex 'Nellie R. Steven'	Nellie R. Stevens Holly	15 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 8 Ft. O.C.
	Groundcover					
	LS	Liriope spicata	Creeping Liriope	465 EA.	4" Pots	Container, Full, 3-12" Long Bibbs minimum, Plant 12" O.C.
	Lawn Grasses					
	BG	Cynodon dactylon	Bermuda Grass	22,485 Sq. Ft.	Hydromulch	Apply at rate of 4 lbs. per 1,000 sq. ft. with tackifier

Landscape Requirements		
ITEM	REQUIRED	PROVIDED
Total Landscape Area		
Landscape Area: 10% of Site (44,277.2 Sq. Ft.)	4,427.8 Sq. Ft.	23,015 Sq. Ft.
Landscape Buffer		
Zion Road	5 Ft. Width	5 Ft. Width
1 Canopy Tree per 30 Ln. Ft. (122.29 Ln. Ft.)	4 Ea.	5 Ea.
East and South	5 Ft. Width	5 Ft. Width
Screening Plants	Yes	Yes with Eastern Red Cedar and Nellie R. Stevens Holly
Parking Area Landscape		
1 Canopy Tree within 65 ft. of every parking space	Yes	Yes
1 Canopy Tree per 10 Parking Spaces (21 Ea.)	3	9
Screening		
Zion Road: 6 Ft. Ht. Metal Picket Fence w/ Stone Columns at 50 Ft. O. C.	Yes	Yes
East and South: 8 Ft. Ht. Board on Board Solid Cedar Fence w/ Stone Columns at 50 Ft. O. C.	Yes	Yes

PLANTING NOTES:

- Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
- Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
- Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
- Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
- Coordinate with other trades and subcontractors as required to accomplish the planting operation.
- Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
- Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
- Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufacture by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
- Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
- Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
- Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
- Stake tree(s) immediately upon installation and within same day as planted.
- Mulch planting beds and tree pits with shredded hardwood mulch.
- Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
- All landscape areas to be watered by an automatic landscape irrigation system.

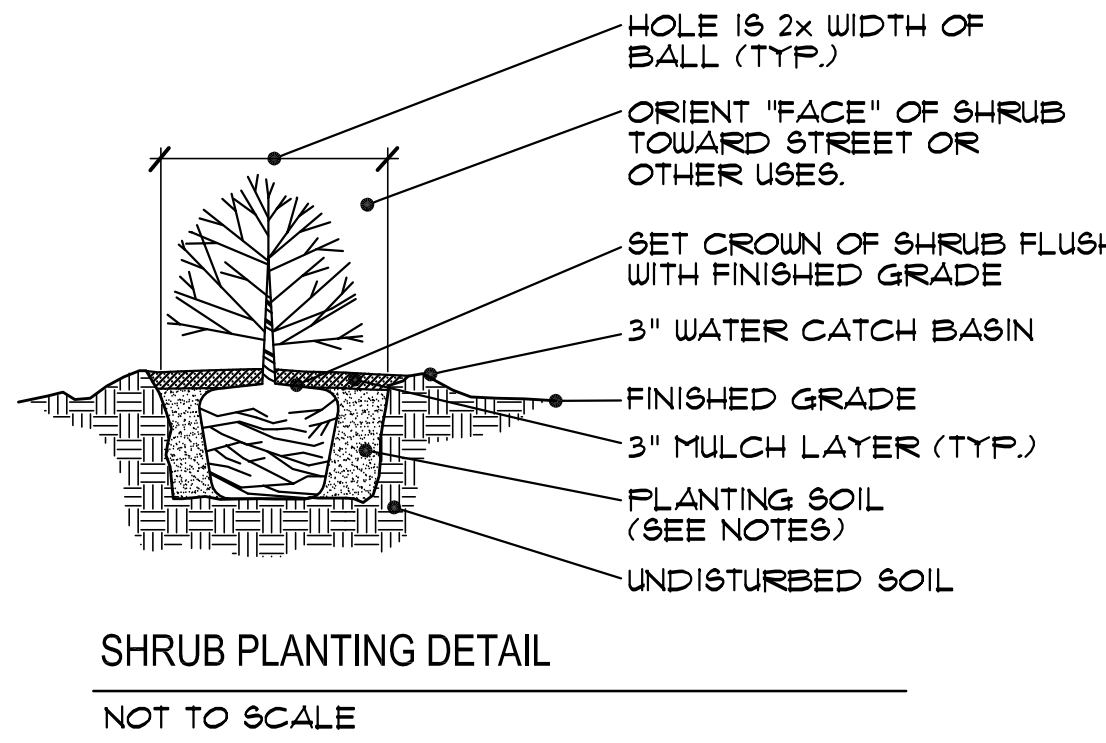
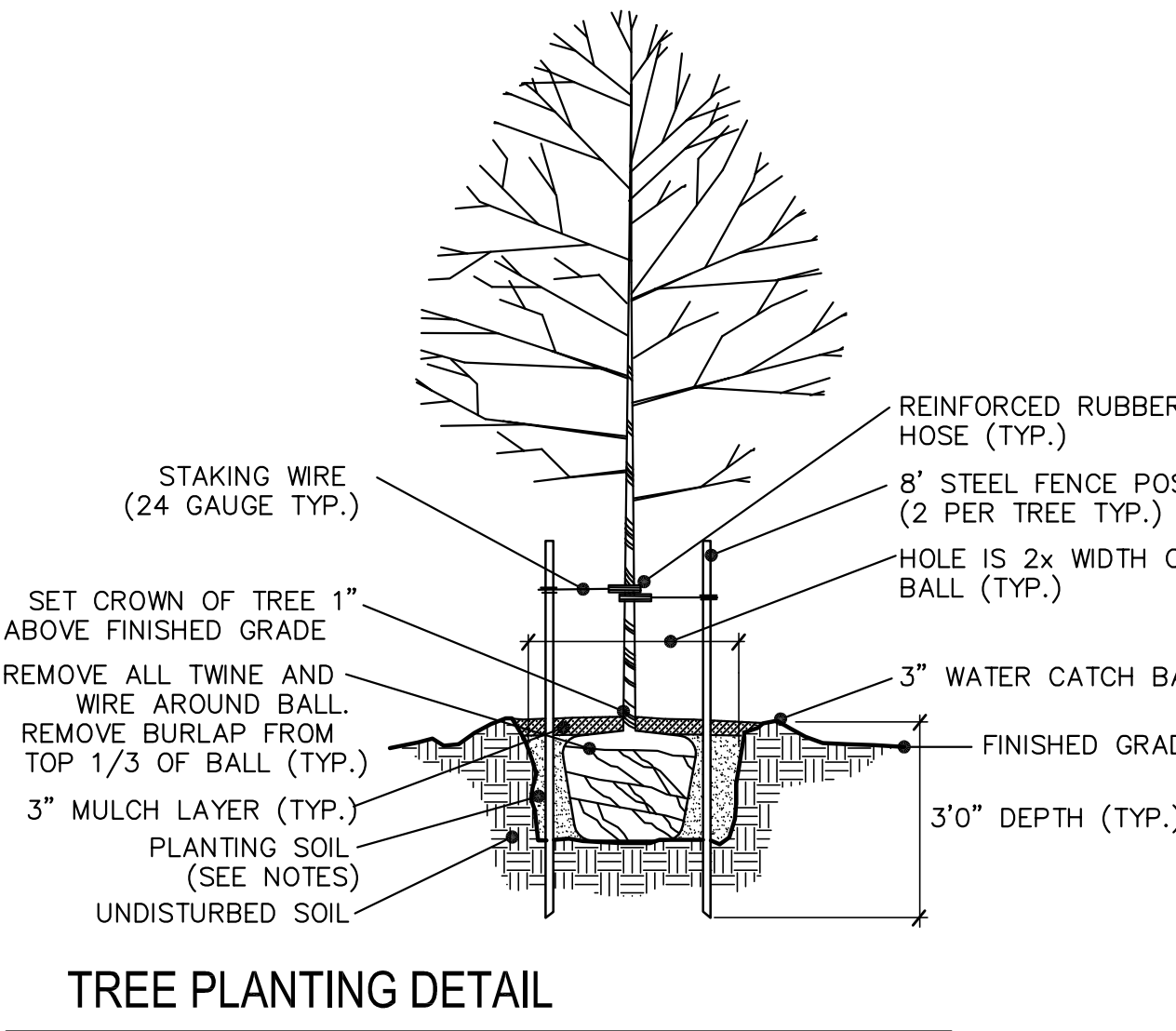
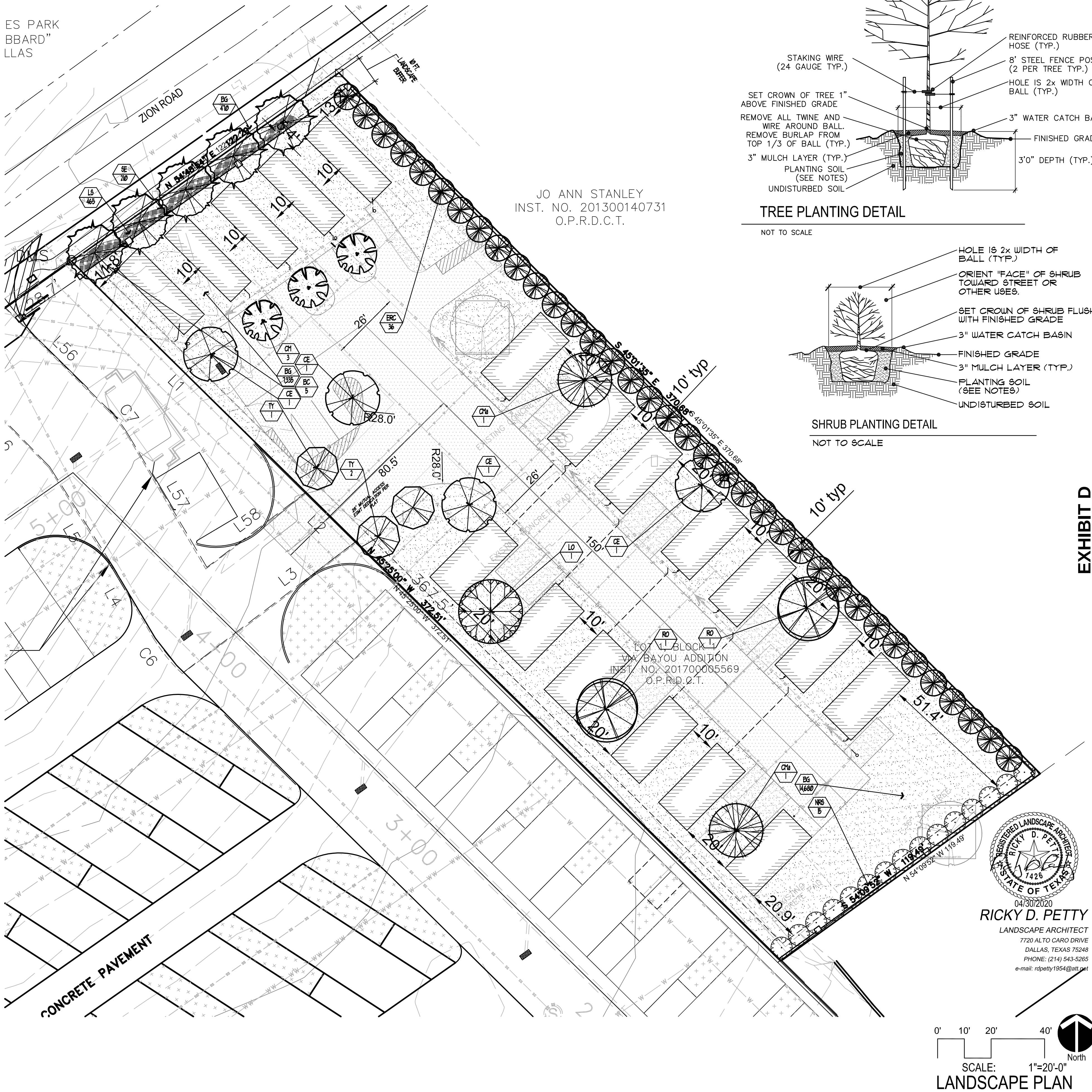


EXHIBIT D

REVISED: 6/8/2020 - CITY COMMENTS

04/30/2020

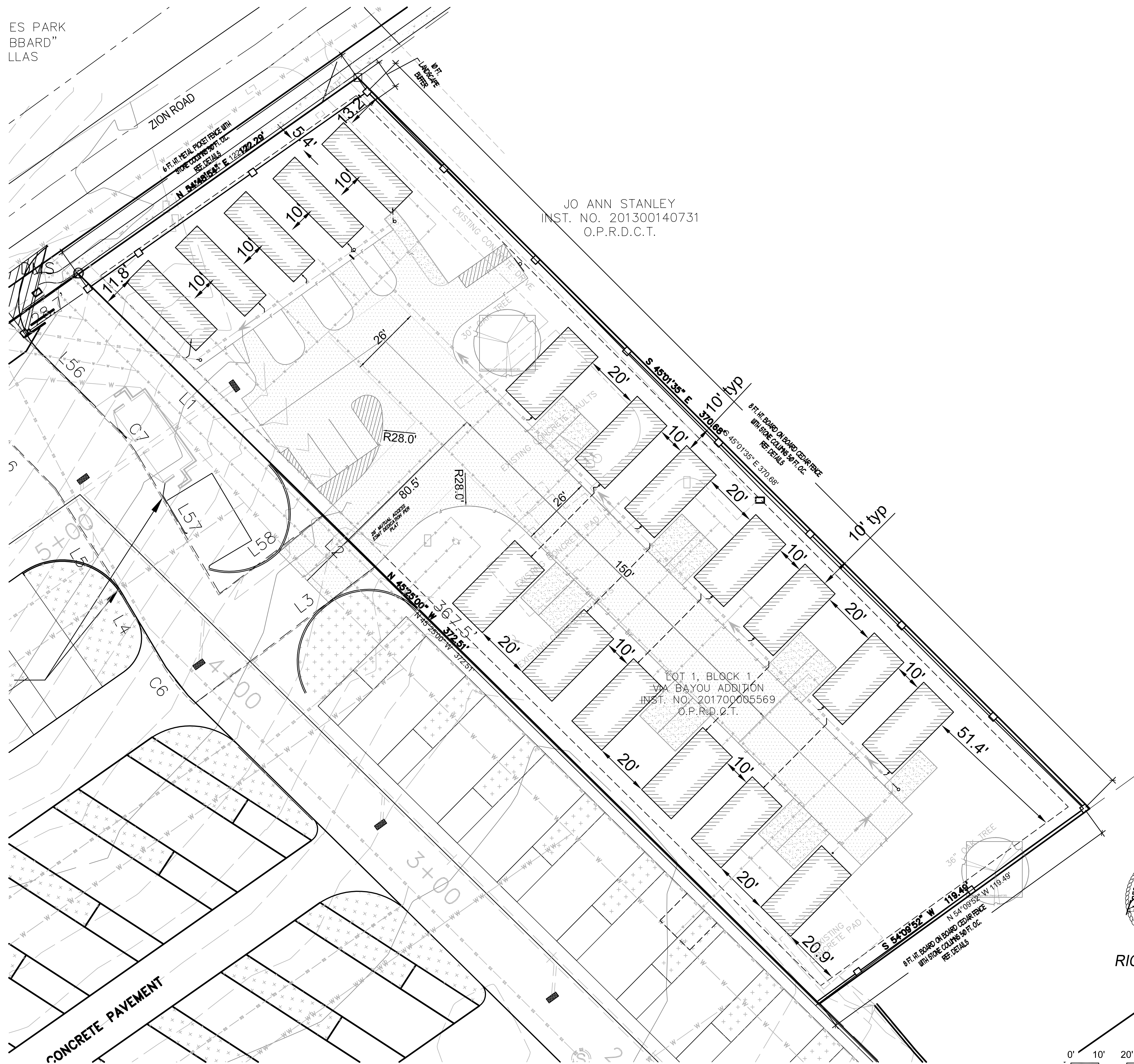
ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@aldengineering.com

LAKESHORE RV PARK
PHASE II
TREE PRESERVATION PLAN
ENGINEERED FOR:
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: LANDSCAPE PLAN
ADDITION: LAKESHORE RV RESORT	ELD JOB NO.: 2073
ADDRESS: 1233 INTERSTATE 30	DRAWN BY: RDP
LOT: 1 BLOCK: 1	CHECKED BY: RDP
CITY: GARLAND, TX	

SCALE: 1"=20'

SHEET L2



0'10'20'40'

SCALE: 1"=20'-0"

SCREENING FENCE PLAN

RICKY D. PETTY

LANDSCAPE ARCHITECT

7720 ALTO CARO DRIVE

DALLAS, TEXAS 75248

PHONE: (214) 543-3265

e-mail: rpetty1954@att.net

REGISTERED LANDSCAPE ARCHITECT

RICKY D. PETTY

1426

STATE OF TEXAS

04/30/2020

EXHIBIT D

BUILDER: VIA BAYOU, INC.	PLAN: SCREENING FENCE PLAN
ADDITION: LAKESHORE RV RESORT	ELD JOB NO.: 2073
ADDRESS: 1233 INTERSTATE 30	DRAWN BY: RDP
LOT: 1 BLOCK: 1	CHECKED BY: RDP
CITY: GARLAND, TX	

SCALE: 1"=20'

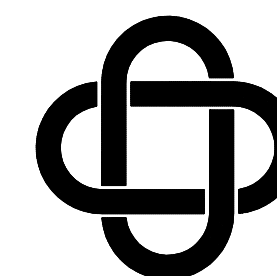
SHEET L3

LAKESHORE RV PARK
PHASE II
TREE PRESERVATION PLAN
ENGINEERED FOR:
VIA BAYOU, INC.

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@aldengineering.com

04/30/2020

04/30/2020



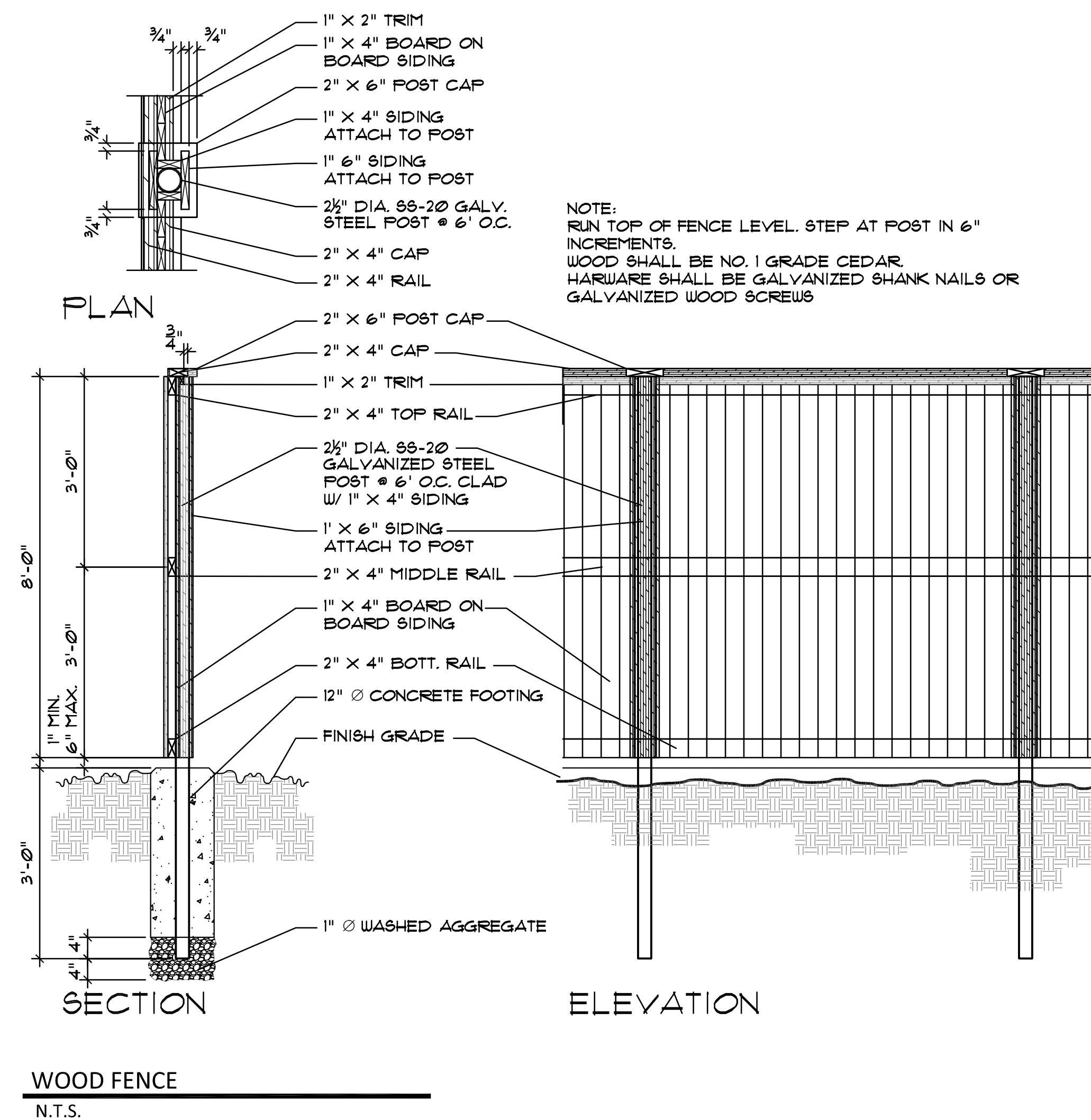
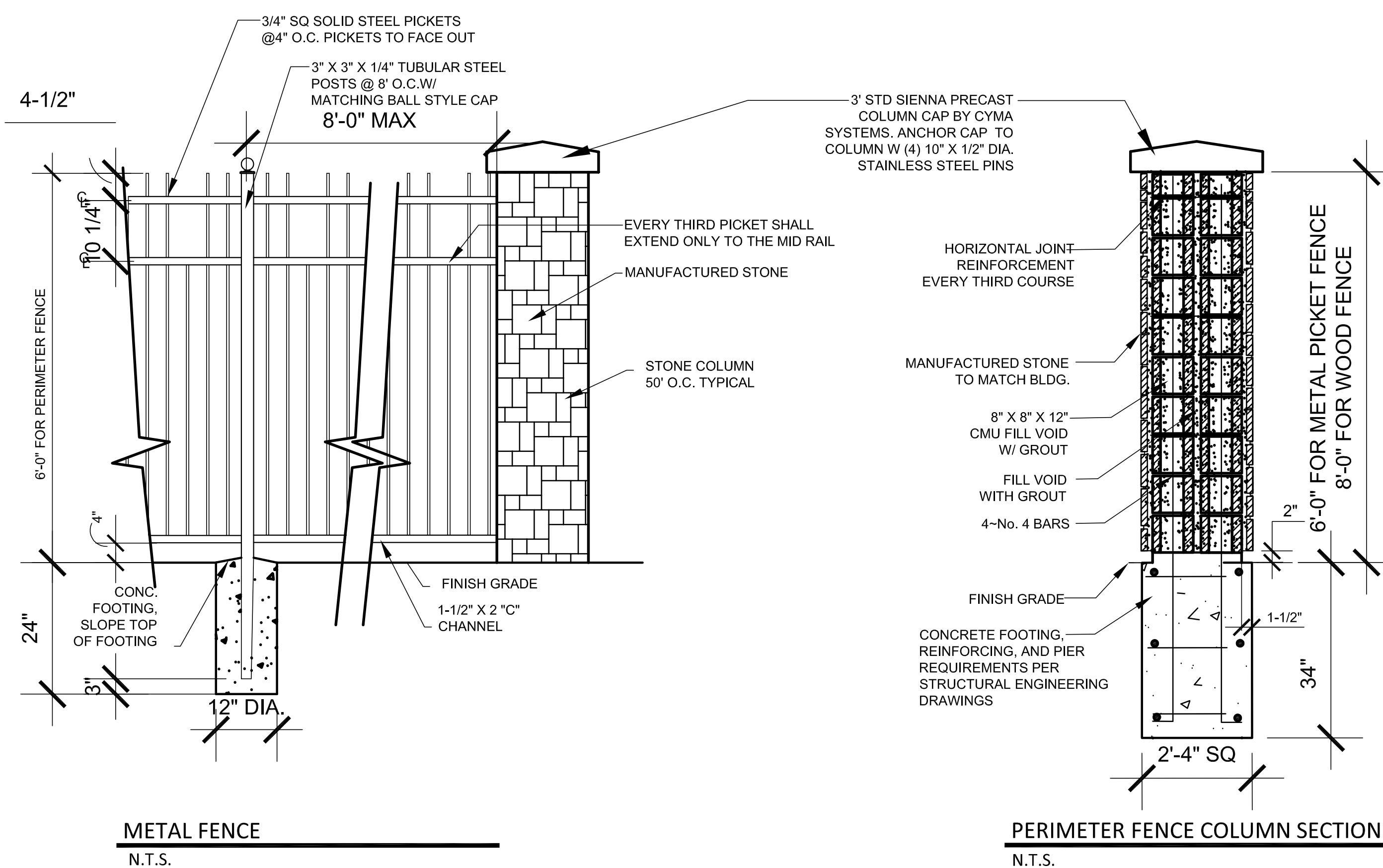
ERIC L. DAVIS ENGINEERING, INC.
 713-3987
 120 East Main Street
 Torrey, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ericdavis@aldengineering.com

LAKESHORE RV PARK
PHASE II
TREES PRESERVATION PLAN
ENGINEERED FOR:
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: FENCE DETAILS
ADDITION: LAKESHORE RV RESORT	ELD JOB NO.: 2073
ADDRESS: 1233 INTERSTATE 30	DRAWN BY: RDP
LOT: 1 BLOCK: 1	CHECKED BY: RDP
CITY: GARLAND, TX	

SCALE: 1"=20'

SHEET L4



04/30/2020
RICKY D. PETRI
LANDSCAPE ARCHITECT
7720 ALTO CARO LANE
DALLAS, TEXAS 75247
PHONE: (214) 544-1100
e-mail: rdpetri1954@aol.com

FENCE DETAILS

EXHIBIT D



ERIC L. DAVIS ENGINEERING, INC.
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Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

LAKESHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: SITE PLAN
ADDRESS: 1233 INTERSTATE 30	ELD JOB NO.: 2073
LOT: 1 BLOCK: 1	DRAWN BY: JPH
CITY: GARLAND, TX	FIRM REGISTRATION #: 3987

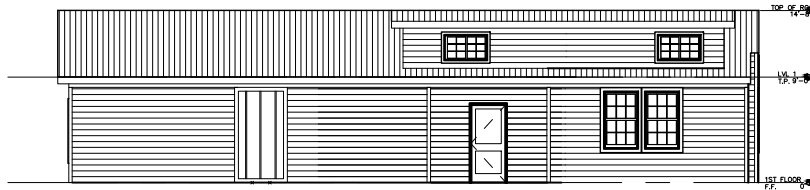
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SHEET 01

EXHIBIT E

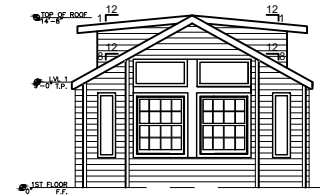
OPTION 1

BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING



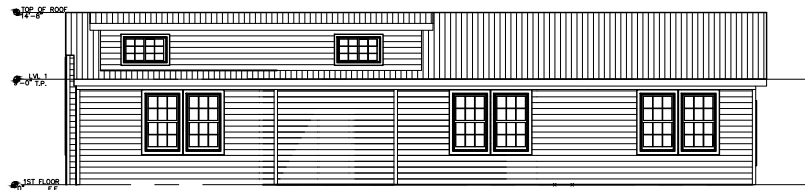
WEST ELEVATION

SCALE = 1"= 5'



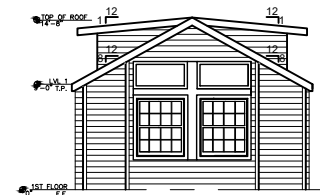
FRONT ELEVATION

SCALE = 1"= 5'



EAST ELEVATION

SCALE = 1"= 5'

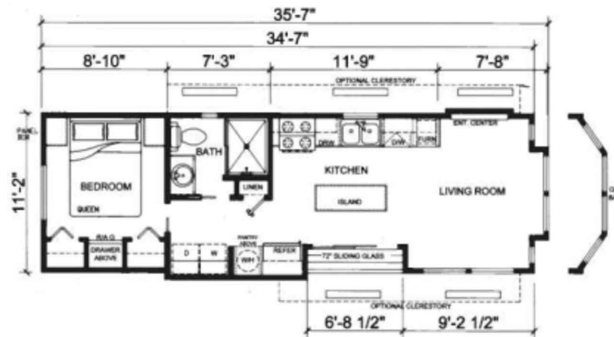


SOUTH ELEVATION

SCALE = 1"= 5'

NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.



FLOOR PLAN

SCALE = N.T.S. 390 SF



IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE



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LAKESHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: SITE PLAN
ADDRESS: 1233 INTERSTATE 30	ELD JOB NO.: 2073
LOT: 1 BLOCK: 1	DRAWN BY: JPH
CITY: GARLAND, TX	FIRM REGISTRATION #: 3987

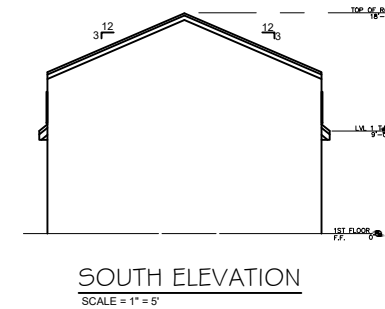
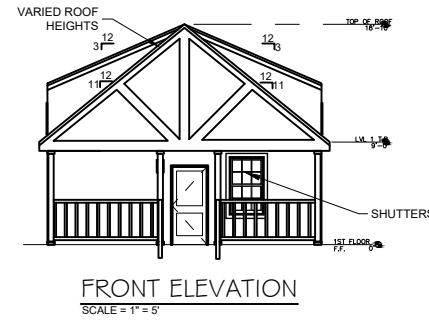
SCALE: 1"=50'

SHEET 01

EXHIBIT E

OPTION 2

BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING



NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.

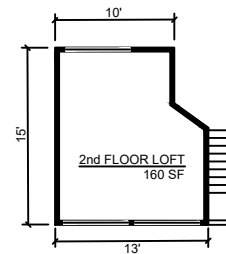
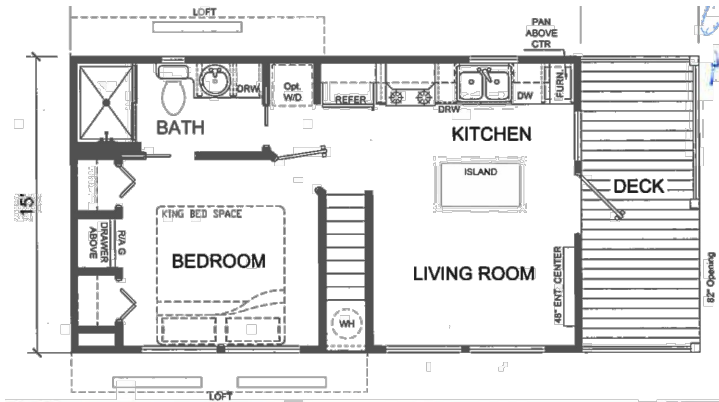


IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 09/15/2020

Item Title: Z 20-16 Kimley-Horn and Associates, Inc. (District 1)

Submitted By: Kimberly Hopkins, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 20-16 Kimley-Horn and Associates, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 20-16 Ordinance

Z 20-16 Exhibit A

Z 20-16 Exhibit B

Z 20-16 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 12-56 TO ADD CAR WASH, AUTOMATED/ROLLOVER AND AUTOMOBILE REPAIR, MINOR USES; 2) A SPECIFIC USE PROVISION FOR CAR WASH, AUTOMATED/ROLLOVER; AND 3) A DETAIL PLAN FOR CAR WASH, AUTOMATED/ROLLOVER AND AUTOMOBILE REPAIR, MINOR USE ON A 1.8-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 12-56 AND LOCATED AT 5243 NAAMAN FOREST BOULEVARD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of August, 2020, the Plan Commission did consider and make recommendations on a certain request for approval of 1) an amendment to Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; 2) a Specific Use Provision for Car Wash, Automated/Rollover; and 3) a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor Use made by Kimley-Horn and Associates, Inc.; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an amendment to Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; 2) a Specific Use Provision for Car Wash, Automated/Rollover; and 3) a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor Use on a 1.8-acre tract of land zoned Planned Development (PD) District

ZONING FILE NO. Z 20-16

12-56 located at 5243 Naaman Forest Boulevard and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-16

BEING all of Lot 6, Block 1 of Mayor Foundation Addition No.2, an addition to the City of Garland, Dallas County, Texas, according to the plat recorded thereof recorded under Clerk's File No. 20130079042, Plat Records, Dallas County, Texas.

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-16

5243 Naaman Forest Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to allow development of Car Wash, Automated/Rollover and Automobile Repair, Minor Uses.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 12-56, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 12-56 and Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Detail Plan: Development is to be in general conformance with the approved site plan, landscape and elevations labeled Exhibits C, D and E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Permitted Land Uses: Land Uses are permitted as in Planned Development (PD) District 12-56 and with the addition of Car Wash, Automated/Rollover (by SUP only) and Automobile Repair, Minor Uses.
- B. The Minor Automobile Repair use shall not include any overnight storage of automobiles waiting repair.
- C. There shall be no wrecker kept on site.
- D. Site Layout: The Car Wash, Automated/Rollover and Automobile Repair, Minor Uses operation shall be in conformance with the site layout as shown on Exhibit C.

EXHIBIT B

- E. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- F. The refuse enclosure shall be located as shown on Exhibit C and D.
- G. The canopies and vacuum stations shall be located as shown on Exhibit C and D.
- H. Parking shall be provided as shown on Exhibit C.
- I. Elevations: Elevations shall be provided as shown on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-16

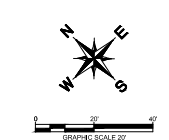
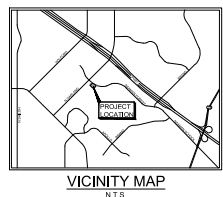
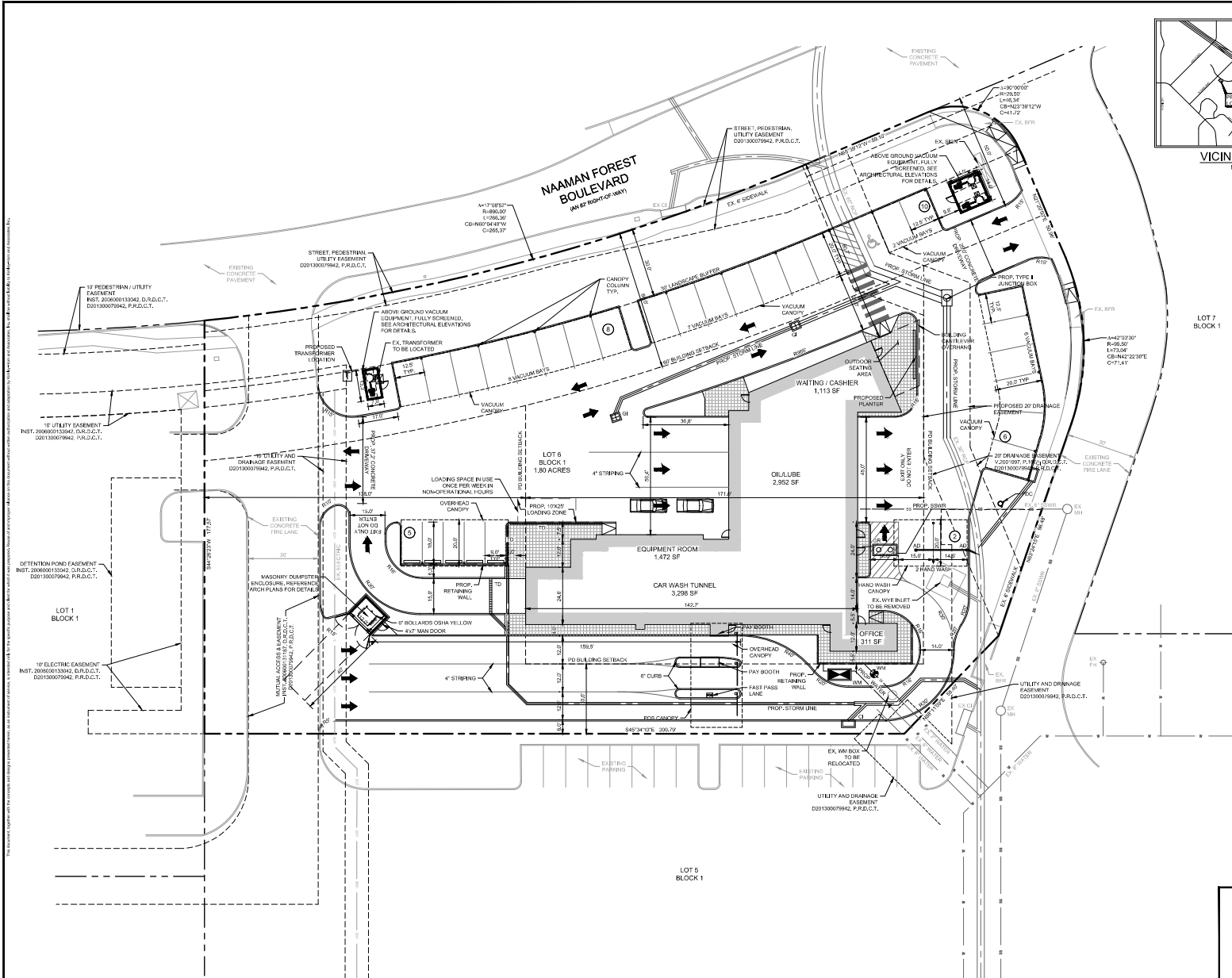
5243 Naaman Forest Boulevard

- II. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash, Automated/Rollover.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 12-56, as amended prior to adoption of this ordinance, except as specifically provided herein.
- VI. General Regulations:** All regulations of the Planned Development (PD) District 12-56 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- VII. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision shall be in effect for a period of thirty (30) years.

(EXHIBIT C)

This document is a preliminary design and is not to be used for construction. It is the responsibility of the user to verify the accuracy of the information and to obtain the necessary permits and approvals from the appropriate authorities. The user acknowledges that the use of this document for any purpose other than that intended by the author is at their own risk. The author disclaims any liability for any damages, including consequential damages, arising from the use of this document.

DATE: 07/15/2020
DRAWN BY: JTL
CHECKED BY: JTL
DESIGNED BY: JTL
PROJECT: 200402-1
SHEET: 01 OF 02



LEGEND	
	PROPOSED BUILDING
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (and VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	CULVERT SEPARATOR
	RETAINING WALL
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SEWER MAIN
	BUILDING LINE/STACK
	CURB INLET
	WYE INLET
	TRENCH DRAIN
	AREA DRAIN
	MANHOLE
	EXISTING
	PROPOSED

SITE DATA TABLE	
ZONING	PD 20-16-CH
LOT AREA (SF / AC)	78,488 SF / 1.80 ACRES
BUILDING AREA BY USE (SF)	CAR WASH: 5,061 SF AUTO REPAIR, MINOR: 4,065 SF + 3 REPAIR BAYS
BUILDING HEIGHT PERMITTED	35 FT
BUILDING HEIGHT PROVIDED	<35 FT
NUMBER OF STORIES	1 STORY
FINISHED FLOOR ELEVATIONS	533.1
FAR	0.12
MAXIMUM LOT COVERAGE	40%
BUILDING COVERAGE	12%
IMPERVIOUS SURFACE (SF / %)	61,595 SF / 78.6%
PARKING REQUIRED BY USE	CAR WASH: 1 SP / 200 GFA + 26 SP AUTO REPAIR, MINOR: 1 SP / 400 GFA OF WAITING/CASHER + 2 SP / REPAIR BAY = 17 SP
TOTAL PARKING REQUIRED	43 SPACES
TOTAL PARKING PROVIDED	31 SPACES (SEE REQUESTED ALT. COMPLIANCE)
LOADING SPACES REQUIRED	1 SPACE (10'X25')
LOADING SPACES PROVIDED	1 SPACE (10'X25')
OPEN SPACE REQUIRED	7,823 SF
OPEN SPACE PROVIDED	18,298 SF

SITE PLAN
THE BUBBLE ZONE
BLOCK 1, LOT 6
Being ±1.80 Acres Out Of The
Mayor Foundation Addition No. 2
City of Garland, Dallas County, Texas
City Project No. 200402-1
Submitted June 15, 2020

Owner/Applicant: Developer:
Berk of Texas LLC
Attn: Berk of Texas LLC
P.O. Box 10178
Oklahoma City, Oklahoma 73154
Contact: Alton Goudreau
Phone: 577-489-8888

Developer:
Kimley-Horn and Associates, Inc.
4091 Copper Mountain Lane
Richardson, Texas 75082
Contact: Travis Kestner
Phone: 214-338-8500
Email: travis.kestner@kimley-horn.com

Engineer:
Kimley-Horn and Associates, Inc.
13455 Road 101
Two Oaks Office Tower, Ste. 700
Dallas, Texas 75240
Contact: Nathan Zorn
Phone: 972-750-1204
Email: Nathan.Zorn@kimley-horn.com

DATE: _____

REVISIONS: _____

NO. _____

Kimley-Horn

13455 ROAD 101, TWO OAKS OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 214-338-8500
WWW.KIMLEY-HORN.COM TX-0480
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

THE BUBBLE ZONE

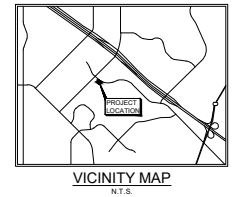
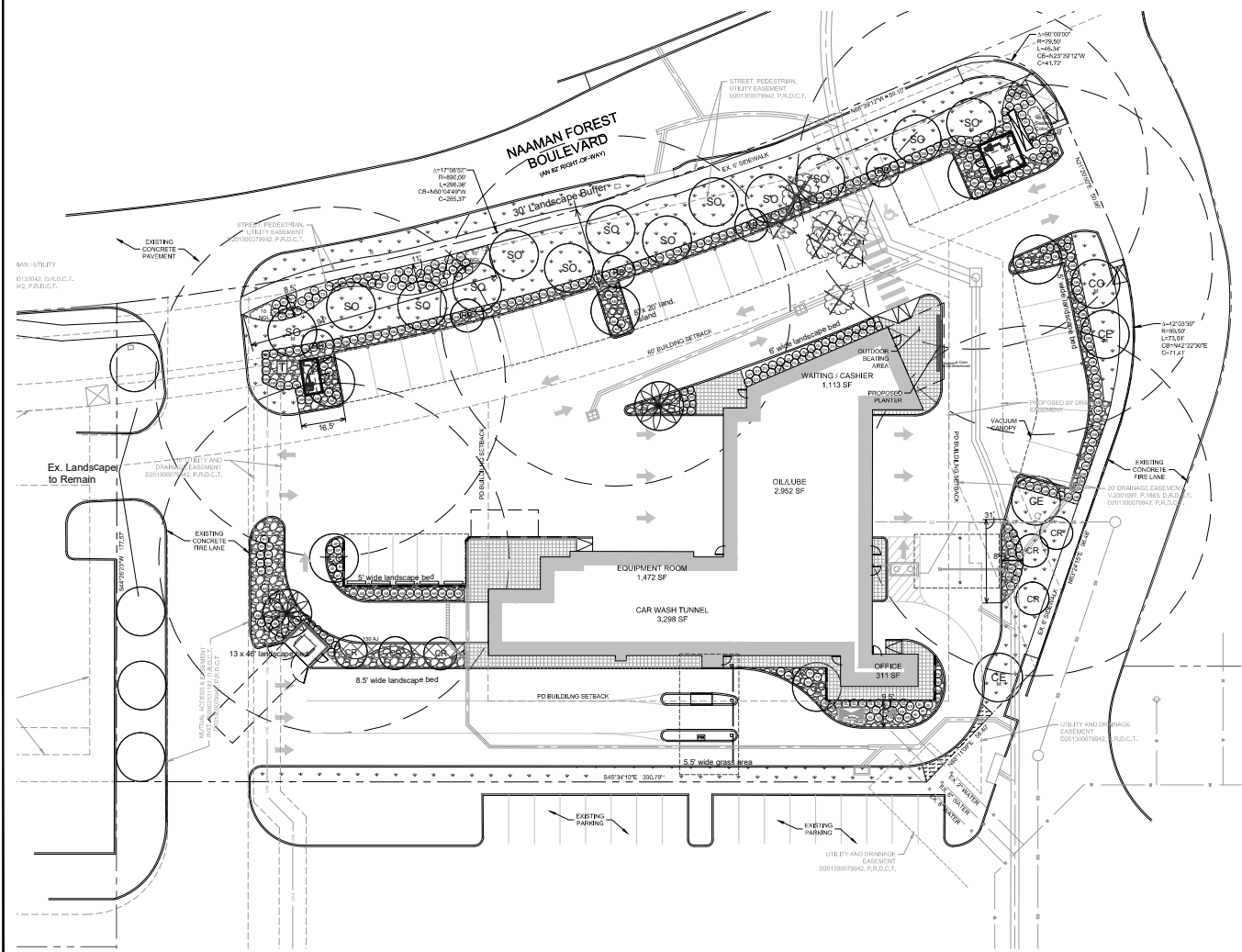
THE BUBBLE ZONE

THE BUBBLE ZONE

SITE PLAN

SHEET NUMBER
SP

(EXHIBIT D)



Integration studio
Landscape Architecture • Sustainable Site Planning • Natural Resource Policy
John F. Murphy, ASLA
2000 Green Valley Way
Dallas, TX 75244
Phone: 214.636.2000
www.integrationstudio.com

ASLA 2021 - Fellow
ASLA 2020 - Fellow
www.asla.org

TREE & SHRUB LEGEND

Canopy Trees

SO	Shumard Oak	CO	Chinquapin Oak
CE	Cedar Elm	TS	Texas Satin Palm

Starting tree to be retained

Ornamental Trees

CR	Red Crapemyrtle	RB	Redbud
----	-----------------	----	--------

Shrubs

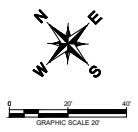
DB	Dwarf Burford Holly	AJ	Asian Jasmine
AB	Abelia	SP	Spiraea
PM	Pink Muhly	DY	Dwarf Yucca
BS	Black-eyed Susan	KR	Knockout Rose
GL	Gladiolus	WD	Dwarf Pittosporum
RY	Red Yucca	BI	Butterfly Iris
NGL	New Gold Lantana	BM	Big Muhly
BA	Red Barberry	BD	Blackfoot Daisy
DH	Dwarf Indian Hawthorne	NR	Nellie R. Stevens Holly
TX	Texas Sage		

HATCH LEGEND

[Hatch Pattern]	Solid Soil
[Hatch Pattern]	Barren Soil
[Hatch Pattern]	Decomposed Granite
[Hatch Pattern]	4 inch depth washed gravel on weed barrier

LANDSCAPE NOTES

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 8 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand).
- Shredded hardwood mulch must be contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Hydromulch or solid soil all areas disturbed by construction activities as shown on plan and to extend completely to property lines and curb / R.O.W.



SITE PLAN
THE BUBBLE ZONE
BLOCK 1, LOT 6
Being ±1.80 Acres Out Of The
Mayor Foundation Addition No. 2
City of Garland, Dallas County, Texas
City Project No. 200402-01
Submitted July 30, 2020

Owner/Applicant: Developer:
Bubble Zone Realty
4801 Copper Mountain Lane
Richardson, Texas 75082
Contact: Teak Kuebler
Phone: 214.354.0200
Email: teak@bubblezone.com

Engineer:
Integration Studio and Associates, Inc.
13455 North Rd.
New Dallas Office Tower, Ste. 700
Dallas, Texas 75240
Contact: Natalie Ferry, P.E.
Phone: (972) 770-1334
Email: natalie2@integrationstudio.com

Kimley-Horn
13455 N. DALLAS ROAD, TWO DALLAS OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONES: 214.354.0200
WWW.KIMLEY-HORN.COM, TX F 408
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THE BUBBLE ZONE

LANDSCAPE PLAN

SHEET NUMBER
L-1

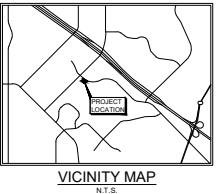
DATE
REVISIONS

PLANT LIST

CANOPY TREES				
6	CO	Chinquapin Oak	Quercus muhlenbergia	3" cal. B&B 11' ht. 5' spread
13	SO	Shumard Oak	Quercus shumardi	3" cal. B&B 11' ht. 5' spread
4	CE	Cedar Elm	Ulmus crassifolia	3" cal. B&B 11' ht. 5' spread
2		Texas Sabal Palm	Sabal mexicana	11-15' ht. clear trunk
ORNMANTAL TREES				
6	CR	Red Crapemyrtle	Lagerstroemia indica 'Dynamite'	30 gal. 8' ht. 3 trunk 3" cal. min.
5	RB	Redbud	Cercis canadensis	30 gal. 8' ht. 2" cal. min.
SHRUBS & GROUNDCOVERS				
131	DB	Dwarf Burford Holly	Ilex chinensis burfordi 'Nana'	7 gal. 36" oc. 24" ht. at time of planting
28	AB	Abelia	Abelia x grandiflora	5 gal. 36" oc.
32	PM	Pink Muhly	Muhlenbergia capillaris	5 gal. 36" oc.
27	BS	Blackeyed Susan	Rudbeckia 'goldstrum'	1 gal. 24" oc.
22	GL	Giant Liriope	Liriope gigantea	3 gal. 36" oc.
26	RY	Red Yucca	Hesperaloe parviflora	5 gal. 36" oc.
27	NGL	New Gold Lantana	Lantana 'New Gold'	1 gal. 18" oc.
6	BA	Red Barberry	Berberis thunbergii 'atropurpurea'	1 gal. 30" oc.
21	TX	Texas Sage	Leucophyllum frutescens 'silverado'	5 gal. 36" oc.
130	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal. 18" oc.
5	SP	Spiraea	Spiraea 'Anthony Waterer'	5 gal. 36" oc.
40	DF	Dwarf 'Yaupon	Ilex vomitoria 'nana'	5 gal. 36" oc.
4	KR	Kayak Kout Rose	Rosa 'Rhapsody'	5 gal. 36" oc.
4	WD	Dwf. Pittosporum	Pittosporum tobira 'Wheeler's Dwarf'	5 gal. 36" oc.
11	BI	Butterfly Iris	Dietes bicolor	3 gal. 36" oc.
3	BM	Big Muhly	Muhlenbergia lindheimeri	5 gal. 36" oc.
10	BD	Blackfoot Daisy	Melampodium leucanthum	1 gal. 24" oc.
41	NR	Nellie R. Stevens Holly	Ilex 'Nellie R. Stevens'	container 6 R. ht. at time of planting 36" oc.
43 sf		Seasonal Color		To be selected by owner at time of planting

City of Garland, Texas
LANDSCAPE CALCULATIONS

Total Lot Area	78,294.46 SF	Required	Provided
Landscape Area 10%		7,829 SF	18,298 SF (23%)
Landscape Buffer 30' Width (4,815 SF buffer area)			
1 Shade tree or 3 Orn. trees per 30 LF			
Naaman Forest Blvd 321 LF		11 Canopy	11 Canopy
		75 Shrubs	86 Shrubs
75% turf max. (2,673 SF total planted area)		2,005 SF max.	1,980 SF turf
Parking Area 22,126 Total Parking area			
5% Landscape Area min.		1,106 SF	1,531 SF
Parking Spaces 32 spaces			
1 tree per 10 spaces		4 Canopy	6 Canopy
1 tree within 65 ft. of a space			3 Ornamental



Integration studio
Landscape Architecture • Sustainable Site Planning • Urban Design • Interiors
John F. Murphy, ASLA
2000 Owen Ross Way
Dallas, Texas 75240
Phone: (214) 343-8800
www.integrationstudio.com
214.488.2822 • Text
214.488.2822 • Email
www.jfmurphy.com

No.	Type	Size
100	Hackberry	12"
101	Hackberry	12"
102	Hackberry	10"
103	Hackberry	6"
104	Hackberry	6"
105	Hackberry	6"
106	Hackberry	9"
107	Hackberry	9"

Total inches removed 70"
Mitigation required 70" x 25 = 17.5"
Mitigation provided
3 - 3" Shumard Oak
2 - 3" Cedar Elm
1 - 3" Chinquapin Oak
18" total mitigation



Tree Stake Solutions
TREE STAKE SOLUTIONS LLC
8075 FM 521 ROAD
ROCKWELL, TX 75087
PHONE: (817) 775-4400
FAX: (817) 775-4402
www.treestakesolutions.com

1 CANOPY TREE PLANTING
SCALE NONE

2 MULTI-TRUNK PLANTING
SCALE NONE

3 SHRUB PLANTING
SCALE NONE

4 GROUNDCOVER PLANTING
SCALE NONE

SITE PLAN
THE BUBBLE ZONE
BLOCK 1, LOT 6
Being ±1.80 Acres Out Of The
Mayor Foundation Addition No. 2
City of Garland, Dallas County, Texas
City Project No. 200402-01
Submitted July 30, 2020

Owner/Applicant: Developer:
Siskin Zone Realty
4801 Copper Mountain Lane
Richardson, Texas 75082
Contact: Teak Kasker
Phone: (214) 343-8800
Email: teak@kasker.com

Engineer:
Integration Studio and Associates, Inc.
13451 North Rd.
Richardson, Texas 75082
Contact: Teak Kasker
Phone: (214) 343-8800
Email: teak@kasker.com

Engineer:
John F. Murphy, ASLA
2000 Owen Ross Way
Dallas, Texas 75240
Contact: John F. Murphy, ASLA
Phone: (214) 343-8800
Email: john@integrationstudio.com

Kimley-Horn
13455 NOEL ROAD, TWO DALLAS OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: (214) 343-8800
WWW.KIMLEY-HORN.COM, TX #428
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

THE BUBBLE ZONE

LANDSCAPE DETAILS

REVISIONS

DATE

SHEET NUMBER
L-2

Vertical Building Articulation

one vertical articulation required that is 20% of buildings street facing façade width
Street facing façade is 168.5', 20% of which is 33.7' articulation, not possible, exceed building's max height
Building has 3 tower elements with sloped roofs, and 3 different flat roof heights.

Horizontal Building Articulation

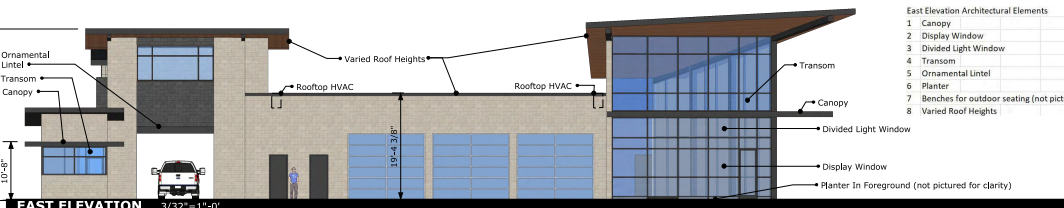
B (Building Length) 148'-2"
A (articulation length) 60'-6"
C (depth of articulation) 85'-7"

Note: Signage not in contract. Signage will be submitted to The City of Garland for review and permit prior to installation.

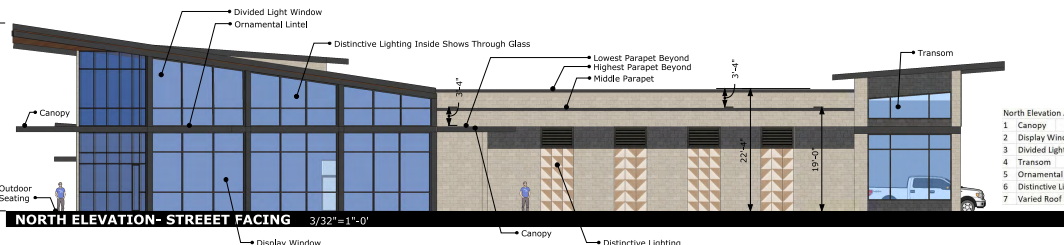
articulation in 40% of building length
articulation depth is 58% of building length



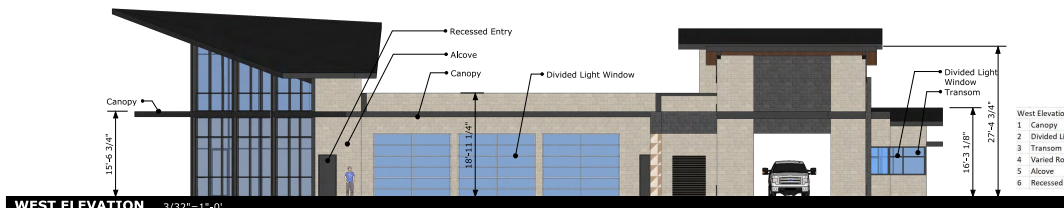
- South Elevation Architectural Elements
1. Canopy
 2. Display Window
 3. Divided Light Window
 4. Transom
 5. Varied Roof Heights
 6. Alcove
 7. Ornamental Lintel
 8. Distinctive Lighting Feature



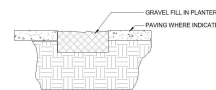
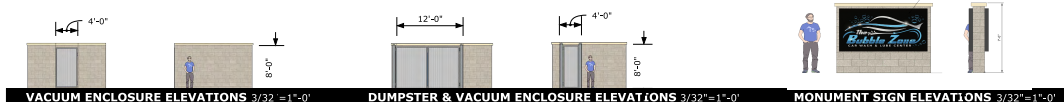
- East Elevation Architectural Elements
1. Canopy
 2. Display Window
 3. Divided Light Window
 4. Transom
 5. Ornamental Lintel
 6. Planter
 7. Benches for outdoor seating (not pictured for clarity)
 8. Varied Roof Heights



- North Elevation Architectural Elements
1. Canopy
 2. Display Window
 3. Divided Light Window
 4. Transom
 5. Ornamental Lintel
 6. Distinctive Lighting Features
 7. Varied Roof Heights



- West Elevation Architectural Elements
1. Canopy
 2. Divided Light Window
 3. Transom
 4. Varied Roof Heights
 5. Alcove
 6. Recessed Entry



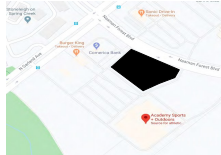
PLANTER SECTION



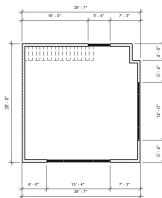
RETAINING WALL MATERIAL



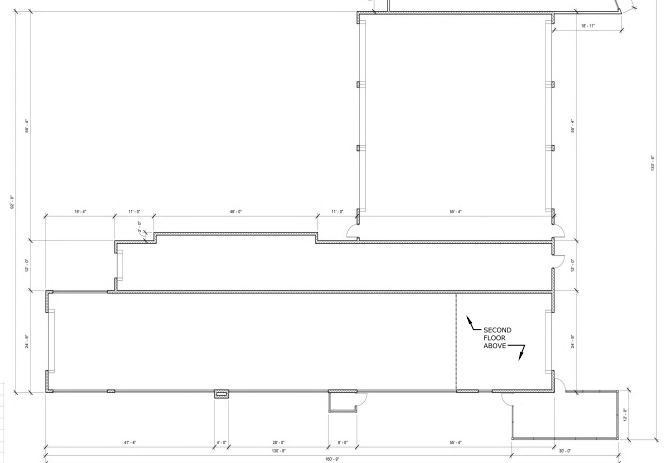
PATIO SEATING CONCEPTUAL EXAMPLE



VICINITY MAP



SECOND FLOOR PLAN



FLOOR PLAN NOT TO SCALE



3D VIEW NOT TO SCALE



A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION
972-724-4440
972-691-7731 FAX
APDG.US

CONCEPT & PLUS DESIGN GROUP 2020

Trent W. Clark Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

OWNER & APPLICANT :
BANK OF TEXAS TR CO NA
PO BOX 24128
OKLAHOMA CITY, OK 73124
TERRY L. ADAMANTZ
972-589-8999

A NEW FACILITY FOR:
THE BUBBLE ZONE
CAR WASH & LUBE CENTER
5243 NAAMAN FOREST BLVD
GARLAND, TX

CASE #: 200402-1
Existing Zoning: CR
Proposed Zoning: CR
Date: 06/05/20

ELEVATIONS

A3.1



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. c.

Meeting Date: 09/15/2020

Item Title: Z 20-18 COSMAX NBT USA (District 6)

Submitted By: Kimberly Hopkins, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 20-18 COSMAX NBT USA

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 20-18 Ordinance

Z 20-18 Exhibit A

Z 20-18 Exhibit B

Z 20-18 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A HIGH RISK USE ON A PROPERTY ZONED INDUSTRIAL (IN) DISTRICT LOCATED AT 3350 MARQUIS DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of August, 2020, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a High Risk Use made by **COSMAX NBT USA**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District and located at 3350 Marquis Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

ZONING FILE NO. Z 20-18

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-18

BEING Lot 4, Block 1 of Jupiter-Miller Business Center, a subdivision of part of the Benjamin Dye Survey Abstract No. 417, to the City of Garland, Dallas County, Texas, according to the plat recorded thereof recorded in Instrument No. 201800030306 of the Deed Records of Dallas County, Texas.

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

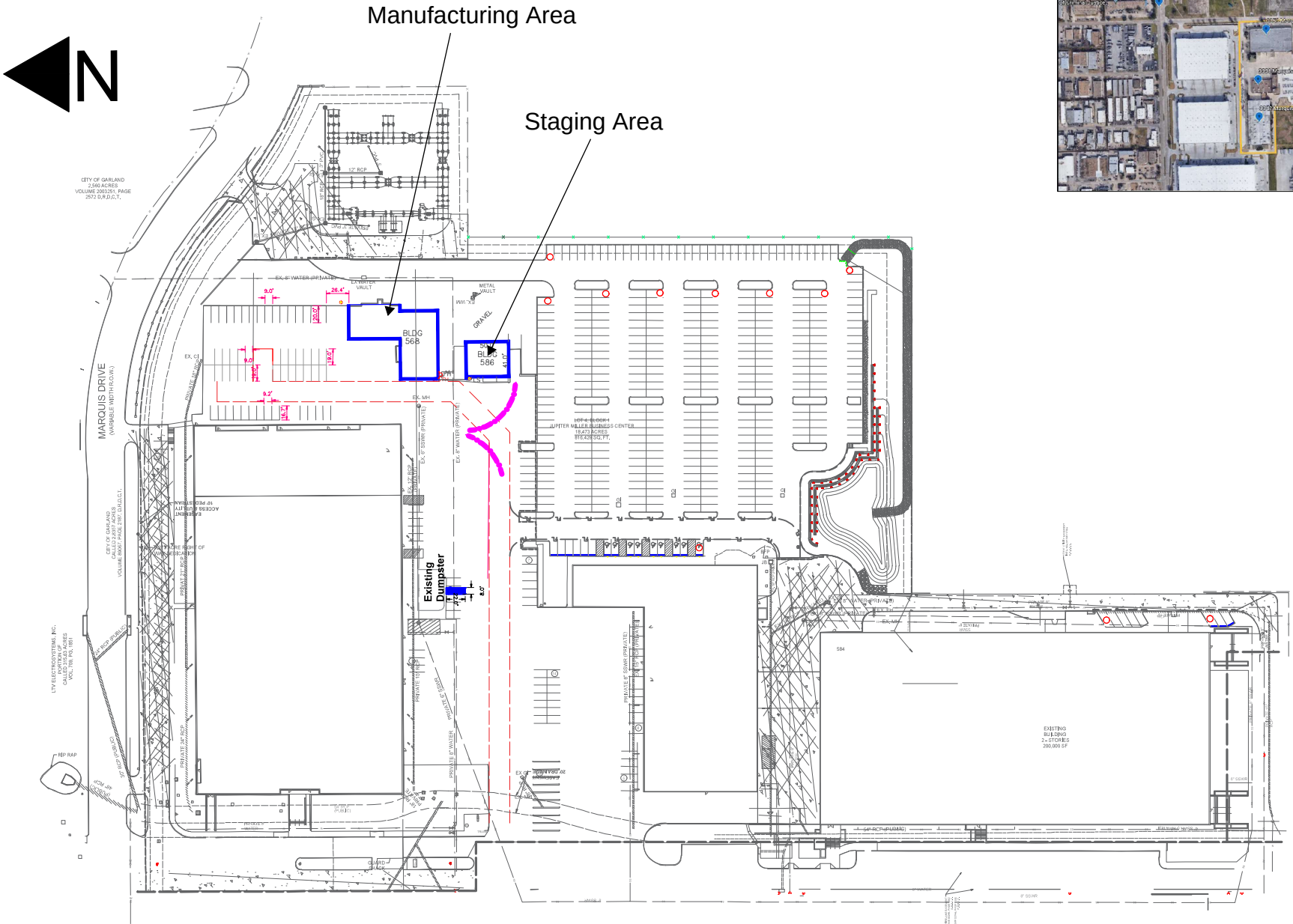
ZONING FILE Z 20-18

3350 Marquis Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a High Risk Use on a property zoned Industrial (IN) District.
- 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 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:** Development is to be in general conformance with the approved site plan, floor plan, and elevations labeled Exhibits C, D and E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Conditions:**
 - A. The High Risk Use authorized by this Specific Use Provision shall consist of Staged Cosmax Hand Sanitizer 72% Ethanol and is limited in each pump room to the amount required for one continuous 24-hour period. No other product or any greater volume of such product may be stored on the subject property without an amendment to this Specific Use Provision. All operations conducted under this Specific Use Provision shall comply fully with all applicable local, State, and Federal laws and regulations, including permitting and inspections requirements. The operator of the permitted premises shall, on no less than an annual basis, provide access to the Garland Fire Department for purpose of inspection to determine compliance. The operator of the permitted premises shall keep and

maintain documentation of the most recent annual inspection(s) on the premises; this documentation must be produced to the City of Garland upon request.

- B. The rolling fire door shall remain closed between Material Staging Room 1 and Material Staging Room 2 at all times, while the pumps are operating.
- C. Time Period: The Specific Use Provision shall be in effect for a period of ten (10) years.
- D. Storage and bottling of the Staged Cosmax Hand Sanitizer 72% Ethanol shall be limited to the manufacturing building ["Manufacturing Area"] on the eastern portion of the subject property, as shown on Exhibit C. Loading of the finished product may take place in the staging area ["Staging Area"] on the eastern portion of the subject property, as shown on Exhibit C.

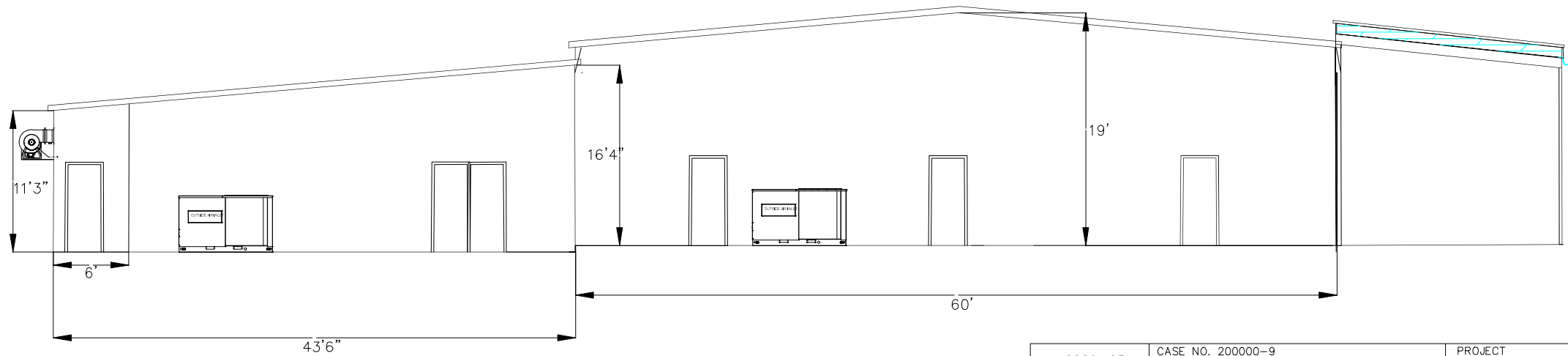
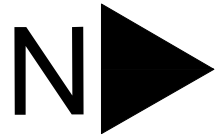


SYMBOL	DESCRIPTION
	Fire Lane
	Truck Backing up Route

2020. 06.		CASE NO. 200000-9					PROJECT	
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE	
UNIT DATE	SCALE	AVINASH					Overall Site Plan	
ft	1: 588							

Case# 200000-9

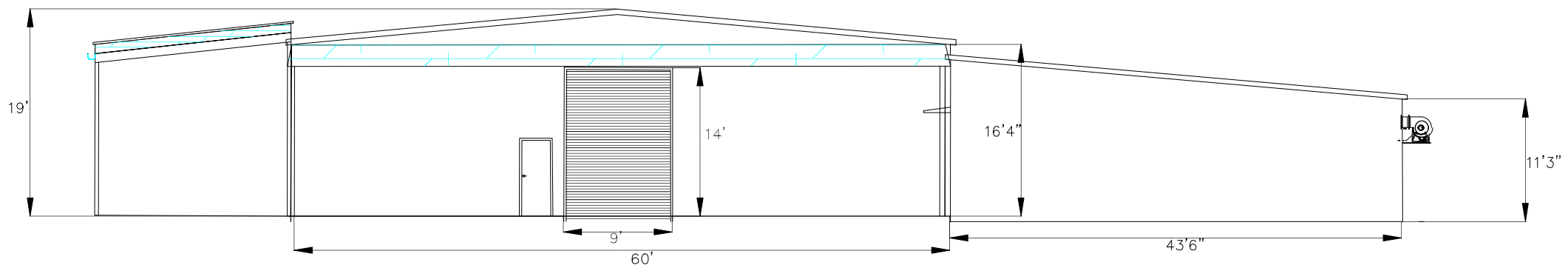
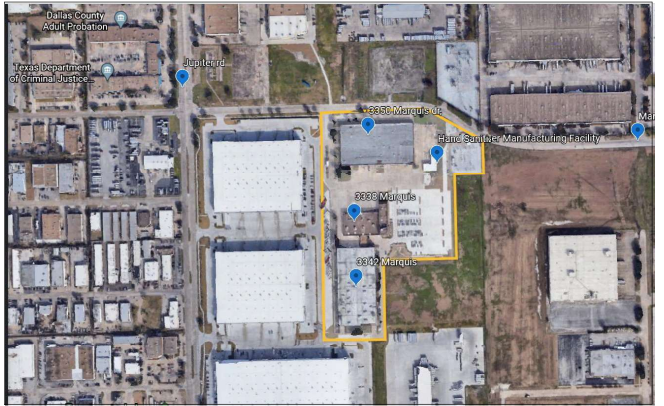
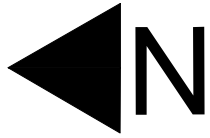
(EXHIBIT D)



East Elevation

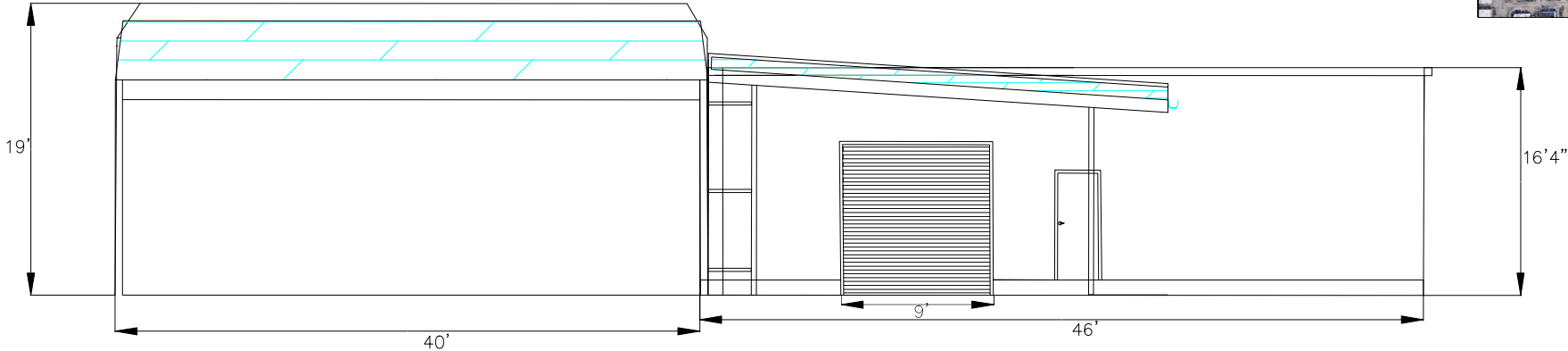
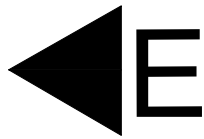
2020. 05.		CASE NO. 200000-9					PROJECT	
TRIGONOMETRY		DRAWING BY AVINASH	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE	
UNIT DATE ft	SCALE 1:588						Building East Elevation	

(EXHIBIT D)



West Elevation

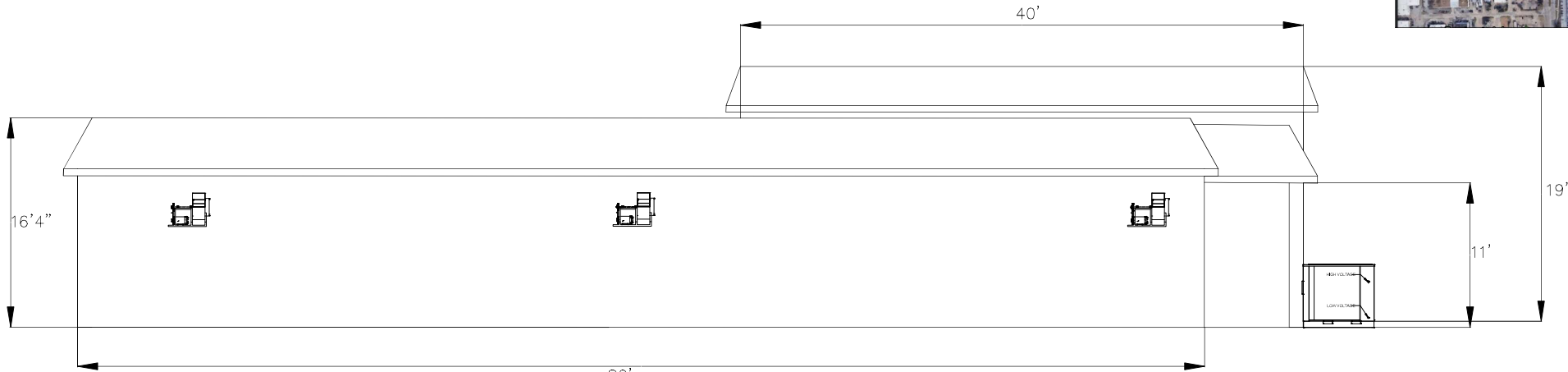
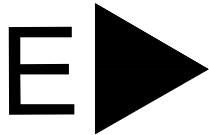
2020. 05.		CASE NO. 200000-9					PROJECT
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE Building West Elevation
UNIT DATE ft	SCALE 1:588	AVINASH					



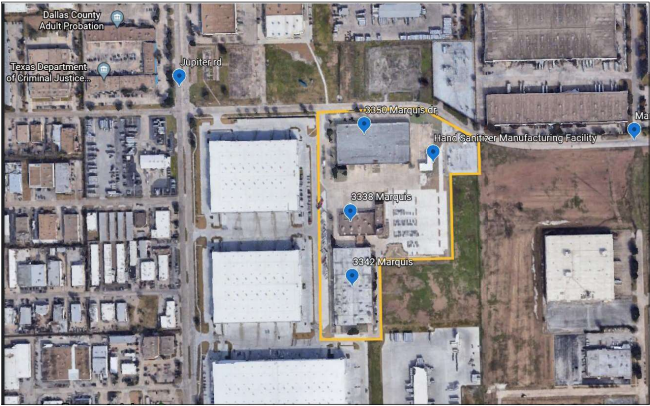
North Elevation



2020. 05.		CASE NO. 200000-9					PROJECT
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE
UNIT DATE	SCALE	AVINASH					Building North Elevation
ft	1:588						

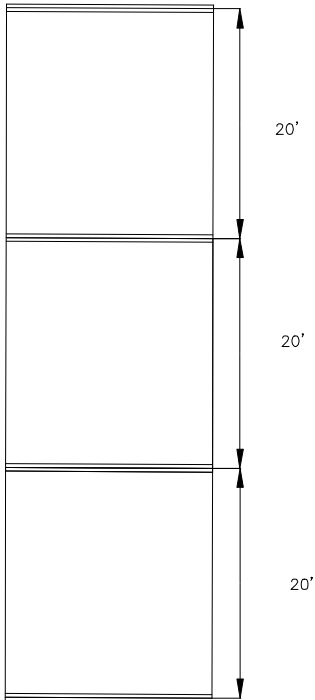
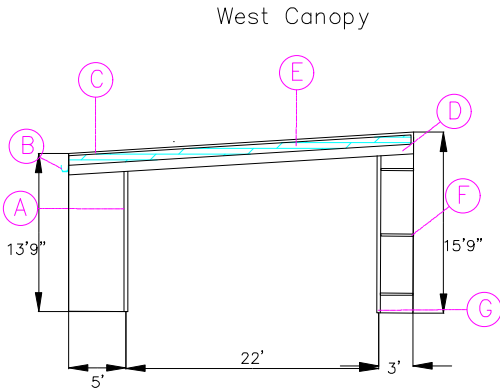
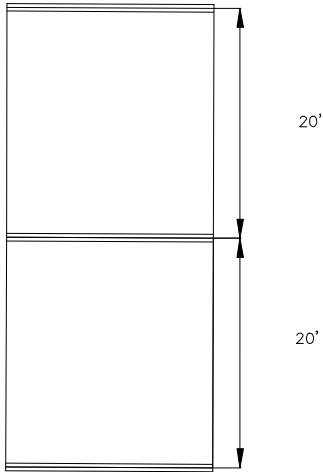
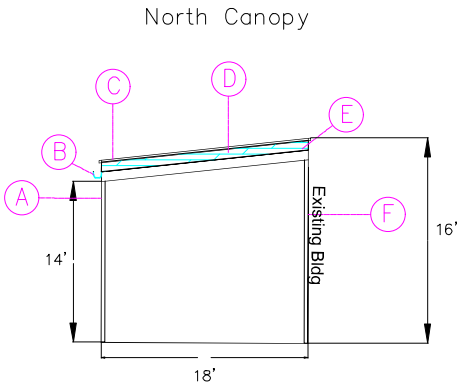


South Elevation



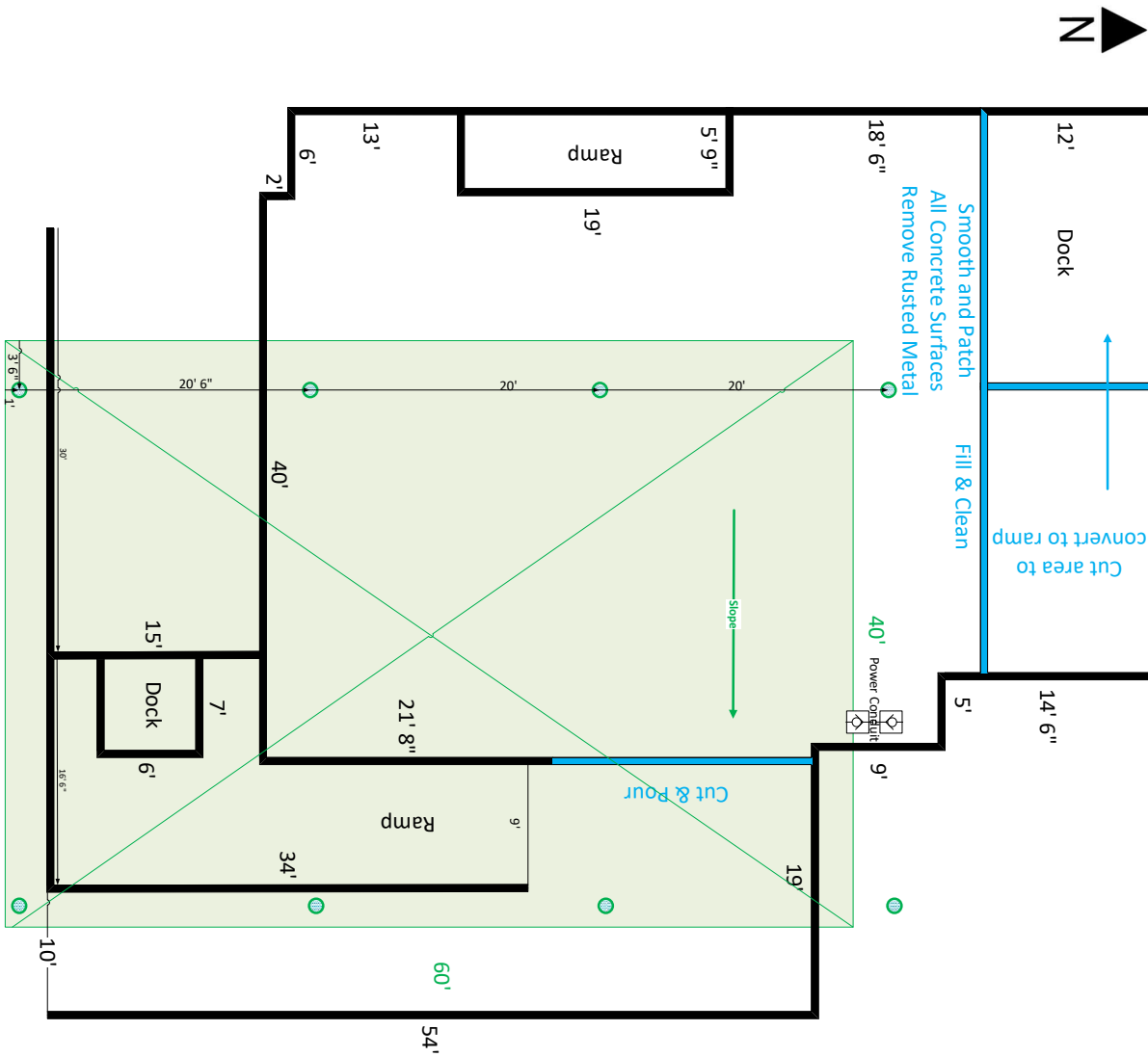
2020. 05.		CASE NO. 200000-9					PROJECT
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE
UNIT DATE	SCALE	AVINASH					Building South Elevation
ft	1:588						

Notes	
Legend	Description
A	4" sq. tube $\frac{3}{16}$ "
B	Gutter
C	R-Panel
D	2 x 10" Purlins welded together
E	Z Purlins
F	4" Square Tube



2020. 05.		CASE NO. 200000-9					PROJECT
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE
UNIT DATE	SCALE	AVNASH					North and West Canopy Elevation
ft	1:588						







GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 09/15/2020

Item Title: Consider an Ordinance to Issue Tax Notes, Series 2020

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Approval of this request will provide additional funding in the FY 2020-21 Proposed Budget for street and infrastructure improvements with no impact to the debt service tax rate.

Attachments

Tax Notes Ordinance

ORDINANCE NO. _____

AN ORDINANCE authorizing the issuance of "CITY OF GARLAND, TEXAS, TAX NOTES, SERIES 2020"; specifying the terms and features of said notes; levying a continuing direct annual ad valorem tax for the payment of said notes; and resolving other matters incident and related to the issuance, sale, payment, and delivery of said notes, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Letter; and providing an effective date.

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 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; (iv) acquiring equipment for the streets and parks and recreation departments; (v) acquisition of firefighting equipment and (vi) 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 \$24,860,000, to be designated and bear the title "CITY OF GARLAND, TEXAS, TAX NOTES, SERIES 2020" (hereinafter referred to as the "Notes"), for the purpose of paying contractual obligations to be incurred for (i) constructing and improving streets 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; (iv) acquiring equipment for the streets and parks and recreation departments; (v) acquisition of firefighting equipment and (vi) 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, 2020 (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, 2021 (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 30, 2020) 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, 2021, May 15, 2021, August 15, 2021 and at maturity on November 15, 2021 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 (provided that the Holder shall only be required to present the Notes for payment on the Stated Maturity), initially in _____, _____, 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 wire transfer to the wiring instructions of the Holder provided to the City 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, 2021 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 shall 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 2020

Note Date:
September 1, 2020

Stated Maturity:
November 15, 2021

Initial Delivery Date:
September 30, 2020

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, 2021, May 15, 2021, August 15, 2021 and at maturity on November 15, 2021 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 _____, _____ office (the "Designated Payment/Transfer Office") of _____, _____, Texas (the "Paying Agent/Registrar"), provided that the Holder shall only be required to present the Notes for payment on the Stated Maturity. 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 wire transfer to the wiring instructions of the Holder provided to the City 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, on February 15, 2021 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 \$24,860,000 (herein referred to as the "Notes") for the purpose of paying contractual obligations to be incurred for (i) constructing and improving streets 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; (iv) acquiring equipment for the streets and parks and recreation departments; (v) acquisition of firefighting equipment and (vi) 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 provisions relating to an adjustment in interest rate; 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 aforesated. 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

THE STATE OF TEXAS

(
(
(REGISTER NO. _____
(

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

_____ BANK
_____, Texas
as Paying Agent/Registrar

Registration Date: _____

By: _____
Authorized Signature
Amegy Bank Division

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 2020 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, 2021, May 15, 2021, August 15, 2021 and November 15, 2021, 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, 2021, May 15, 2021, August 15, 2021 and November 15, 2021.

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 by the Paying Agent/Registrar,

or an authorized escrow agent, or (ii) Government Securities shall have been irrevocably deposited 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 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.

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 1.148-1(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.

Upon the occurrence of any event arising from an action or inaction of the City which has the result that, under the Code and/or the Regulations, all or any portion of the interest on the Notes is or becomes includable in the gross income of a holder or former holder of the Notes, then the City shall pay to such holder or former holder such past and future amounts as are needed to provide the same after-tax yield as would have been due to such holder or former holder on the Notes prior to the occurrence of such event.

SECTION 14: Sale of the Notes - Purchase Agreement. The offer of _____ and its successors and assigns (herein referred to as the "Purchasers") to purchase the Notes in accordance with the Purchase Letter, dated as of September 15, 2020, 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 or Mayor Pro Tem 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, 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. The City Council confirms the continuation of the engagement of Norton Rose Fulbright US LLP as the City's bond counsel.

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: Waiver of Jury Trial. TO THE EXTENT ALLOWED BY LAW, THE CITY AND THE PURCHASER EACH HEREBY WAIVES, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS ORDINANCE, THE NOTES OR THE TRANSACTIONS CONTEMPLATED HEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY). EACH SUCH PARTY (A) CERTIFIES THAT NO REPRESENTATIVE, AGENT OR ATTORNEY OF ANY OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVER AND (B) ACKNOWLEDGES THAT IT AND THE OTHER PARTIES HERETO HAVE BEEN INDUCED TO ENTER INTO THE TRANSACTIONS CONTEMPLATED HEREBY BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.

SECTION 24: 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 25: Effect of Headings. The Section headings herein are for convenience of reference only and shall not affect the construction hereof.

SECTION 26: 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 27: 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 28: 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 29: 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 15, 2020.

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

5.

Meeting Date: 09/15/2020

Item Title: Amendment to the Tax Roll

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the August 31, 2020 Work Session, Council was provided a written briefing regarding 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 \$71,549.86 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 amend the tax roll of the City for ad valorem tax amounts that have remained uncollected for a period of at least four years (two years bankruptcy settlements).

Attachments

2020 Tax Roll Write Off

2020 Tax Roll Amendment Ordinance



GARLAND

RECAP SHEET FOR TAX ADJUSTMENTS

EXHIBIT A REAL PROPERTY

<u>YEAR</u>	<u>AMOUNT</u>
1999	\$ 12,426.55

TOTAL \$ 12,426.55

EXHIBIT B PERSONAL PROPERTY

<u>YEAR</u>	<u>TYPE</u>	<u>AMOUNT</u>
2014	TAX	\$ 1,407.25
2015	TAX	\$ 53,500.89
2015	MISC	\$ 4,215.17

TOTAL \$ 59,123.31

GRAND TOTAL: \$ 71,549.86

ADJUSTMENTS TO TAX ROLL
REAL PROPERTY
EXHIBIT A

YEAR	ACCOUNT #	CAD ACCOUNT #	OWNER NAME	LOCATION ADDRESS	AMOUNT	REASON
1999	179988	2657832902R0010000	3407 Miller Park North llc	3407 Miller Park N	\$ 208.62	Statute of Limitation Expired
1999	175422	26553500050260000	Baker Allen	1525 Nash St	\$ 251.58	Statute of Limitation Expired
1999	215589	65115759710010100	Bryne Development Co	760 IH 30	\$ 510.88	Statute of Limitation Expired
1999	215148	65095209010010000	Cambridge Consolidated	2901 Centerville Rd	\$ 766.75	Statute of Limitation Expired
1999	186495	26596000010010000	Cascade Ppties Inc	230 W IH 30	\$ 145.67	Statute of Limitation Expired
1999	66765	26179490CG0010000	COLLECTING BANK	0 COMMON AREAS	\$ 6.14	Statute of Limitation Expired
1999	66768	261794900000010000	COLLECTING BANK	1 FOREST COVE LN	\$ 24.54	Statute of Limitation Expired
1999	66771	26179490000020000	COLLECTING BANK	FOREST CREEK TH	\$ 21.66	Statute of Limitation Expired
1999	213705	6505425401350000	DAVIS LILLARD	3900 NAAMAN SCHOOL	\$ 1.66	Statute of Limitation Expired
1999	176610	26562500050190000	Dawson William A Rt Ux	3821 Douglas Dr	\$ 537.39	Statute of Limitation Expired
1999	161757	26502500040110000	Ervin Alfred	241 E Marguerita Dr	\$ 159.54	Statute of Limitation Expired
1999	43419	26103500180020000	Garland City of	504 Clark St	\$ 152.97	Statute of Limitation Expired
1999	53109	26128500010020000	Garland City of	2000 N 1st St	\$ 571.32	Statute of Limitation Expired
1999	53115	26128500010030000	Garland City of	111 E Buckingham St	\$ 327.11	Statute of Limitation Expired
1999	53121	26128500010040000	Garland City of	121 E Buckingham St	\$ 325.15	Statute of Limitation Expired
1999	62196	26178420010012500	Garland City of	3902 Easton Meadows Dr	\$ 107.69	Statute of Limitation Expired
1999	63789	26178650010010000	Garland City of	6125 Marvin Loving Dr	\$ 259.61	Statute of Limitation Expired
1999	63927	26178730010010000	Garland City of	4411 Bass Pro Dr	\$ 731.60	Statute of Limitation Expired
1999	63930	26178730010010100	Garland City of	4401 Chaha Rd	\$ 598.20	Statute of Limitation Expired
1999	154464	26468500060120000	Garland City of	610 Parker Cir	\$ 30.68	Statute of Limitation Expired
1999	186000	26587500000730000	Garland City of	111 McKinley St	\$ 45.77	Statute of Limitation Expired
1999	198246	26629500010010100	Garland City of	414 S Barnes Dr	\$ 198.87	Statute of Limitation Expired
1999	212370	65006247510290000	Garland City of	2500 S Garland Ave	\$ 1,082.51	Statute of Limitation Expired
1999	212994	65022762610200000	Garland City of	1201 Dairy Rd	\$ 29.51	Statute of Limitation Expired
1999	213687	65054254010180000	Garland City of	4100 Naaman School	\$ 100.88	Statute of Limitation Expired
1999	214449	6507613701002D400	Garland City of	5218 Duck Creek Dr	\$ 379.02	Statute of Limitation Expired
1999	214452	6507613701002D500	Garland City of	5218 Duck Creek Dr	\$ 379.02	Statute of Limitation Expired
1999	214455	6507613701002D600	Garland City of	5218 Duck Creek Dr	\$ 379.02	Statute of Limitation Expired
1999	214458	6507613701002D700	Garland City of	5218 Duck Creek Dr	\$ 379.02	Statute of Limitation Expired
1999	214890	65079157410220000	Garland City of	5530 Marina Dr	\$ 272.62	Statute of Limitation Expired
1999	214893	65079157410230000	Garland City of	5520 Marina Dr	\$ 1,018.33	Statute of Limitation Expired
1999	216018	65148315070160000	Garland City of	238 E Ave B	\$ 49.09	Statute of Limitation Expired
1999	63957	261787400203A0000	Garland City of & et al	328 Oaks Trail	\$ 1,514.79	Statute of Limitation Expired
1999	215550	65109912010280000	Hallauer W C & E Lassen	302 N Kirby St	\$ 4.42	Statute of Limitation Expired
1999	211728	60179500000040000	Indigo Builders Inc	4231 Rosehill Rd	\$ 202.30	Statute of Limitation Expired
1999	214026	65073508610160000	Kyle Henry H	1903 S Glenbrook	\$ 6.14	Statute of Limitation Expired
1999	18957	26019010000000000	LSB Corp	9999 Waterford Cir	\$ 0.61	Statute of Limitation Expired

ADJUSTMENTS TO TAX ROLL
REAL PROPERTY
EXHIBIT A

YEAR	ACCOUNT #	CAD ACCOUNT #	OWNER NAME	LOCATION ADDRESS	AMOUNT	REASON
1999	52272	26126600000000100	Mortgage Corp of Texas	4402 Crystal Ln	\$ 70.56	Statute of Limitation Expired
1999	52275	26126600000000200	Mortgage Corp of Texas	4314 Baccarat Dr	\$ 0.61	Statute of Limitation Expired
1999	161985	26503500060310000	Ramon Francisca	208 Sendero	\$ 113.88	Statute of Limitation Expired
1999	213537	65048070910070100	Roan David Tr	1725 Highgate Pl	\$ 17.55	Statute of Limitation Expired
1999	63921	26178710030030100	Wildflower Dev Co	5700 Marvin Loving Dr	\$ 349.08	Statute of Limitation Expired
1999	51462	26124500110080000	Williams Sophie T	1520 Elizabeth Dr	\$ 94.19	Statute of Limitation Expired
					\$ 12,426.55	

\$	12,426.55	TOTAL TAX AMOUNT (# OF RECORDS =43)
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ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2014	266349	99110112500000000	Matts Rancho	\$ 1,407.25	\$ -	Statute of Limitations Expired
2014 TOTAL				\$ 1,407.25	\$ -	
YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2015	274074	99140916210000000	1 Vio Wireless Llc	\$ 151.35	\$ 15.14	Statute of Limitations Expired
2015	269892	99121107750000000	5 Star Fabrication & Custom	\$ 89.55	\$ 8.96	Statute of Limitations Expired
2015	263187	99090810960000000	7M Distributors Inc	\$ 433.12	\$ 43.31	Statute of Limitations Expired
2015	273966	99140908900000000	A & T Mufflers & Tires	\$ 95.90	\$ 9.59	Statute of Limitations Expired
2015	275169	99L15692800000000	A T Cross	\$ 4.44	\$ 0.44	Statute of Limitations Expired
2015	271236	99P11967000000000	Abbe Reece	\$ 212.01		Statute of Limitations Expired
2015	269265	99P11402200000000	Abera Yohannes	\$ 163.05		Statute of Limitations Expired
2015	263787	99091223280000000	Abundance of Hope	\$ 15.15	\$ 1.52	Statute of Limitations Expired
2015	258135	PP081215104000000	Academy of Arts Dance Classes	\$ 46.57	\$ 4.66	Statute of Limitations Expired
2015	263544	99090923690000000	Adrians Carpets Inc	\$ 137.96	\$ 13.80	Statute of Limitations Expired
2015	273801	99081008990000000	Aena Feme	\$ 17.26	\$ 1.73	Statute of Limitations Expired
2015	267216	99111121970000000	Aguilera Jorje	\$ 271.55	\$ 27.16	Statute of Limitations Expired
2015	263160	99080110260000000	Air Essential Heating & Air	\$ 31.35	\$ 3.14	Statute of Limitations Expired
2015	243945	99200408300125500	All world transmissions	\$ 261.12	\$ 26.11	Statute of Limitations Expired
2015	273102	99140225500000000	Alvarado Hector	\$ 52.92	\$ 5.29	Statute of Limitations Expired
2015	274326	99141013170000000	Ameriseguros Insurance	\$ 25.37	\$ 2.54	Statute of Limitations Expired
2015	274023	99140910500000000	Ana Auto Repair	\$ 8.81	\$ 0.88	Statute of Limitations Expired
2015	272862	99140108920000000	Anthony Anjakor	\$ 3.59	\$ 0.36	Statute of Limitations Expired
2015	273831	99130115130000000	Anyiam Chris	\$ 37.91	\$ 3.79	Statute of Limitations Expired
2015	248538	99200001000070200	APW Inc	\$ 91.25	\$ 9.13	Statute of Limitations Expired
2015	241065	99200408300380950	Aqeel M Syed	\$ 8.60	\$ 0.86	Statute of Limitations Expired
2015	274623	99150225300000000	ASAP After School	\$ 108.86	\$ 10.89	Statute of Limitations Expired
2015	270225	99130107190000000	Automatic rain	\$ 3.16	\$ 0.32	Statute of Limitations Expired
2015	269958	99121119170000000	Awad David	\$ 65.11	\$ 6.51	Statute of Limitations Expired
2015	272562	99131021220000000	Bac Tazar Collision	\$ 203.21	\$ 20.32	Statute of Limitations Expired
2015	258384	99090121700000000	Bates Dee Dee	\$ 140.50	\$ 14.05	Statute of Limitations Expired
2015	274734	99150327210000000	Beijing Yan Yang	\$ 6,553.98	\$ 704.60	Statute of Limitations Expired
2015	264360	99100428230000000	Best Data Products Inc	\$ 8.46	\$ 0.85	Statute of Limitations Expired
2015	274491	99141231440000000	Bice Rebecca	\$ 220.68	\$ 22.07	Statute of Limitations Expired
2015	273912	99140904260000000	Blue General Contracting	\$ 31.00	\$ 3.10	Statute of Limitations Expired
2015	270246	99130115270000000	Body Central Stores Inc	\$ 1,022.80	\$ 102.28	Statute of Limitations Expired
2015	267440	99111222210000000	Bogo Bistro	\$ 271.41	\$ -	Statute of Limitations Expired
2015	264108	99100202480000000	Brooklyns Old Neighborhood STY	\$ 1,300.62	\$ 130.06	Statute of Limitations Expired
2015	9717	99933060000127650	Brooks Clayton	\$ 61.16	\$ 6.12	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2015	274836	99150406990000000	Bruno Jose	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	272781	99131204420000000	Bubb Mary	\$ 66.87	\$ 6.69	Statute of Limitations Expired
2015	239313	99902190000075350	Bui Michael	\$ 514.57	\$ 51.46	Statute of Limitations Expired
2015	274044	99140911170000000	C & N Auto Sales	\$ 195.17	\$ 19.52	Statute of Limitations Expired
2015	247860	99060208970000000	Calcanas Norma Elisa	\$ 44.18	\$ -	Statute of Limitations Expired
2015	272598	99131023500000000	Carlos Juan	\$ 79.34	\$ 7.93	Statute of Limitations Expired
2015	274842	99150407102000000	Carroll Ma Elsie	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	269760	99120917600000000	Cash 4 Gold	\$ 36.01	\$ 3.60	Statute of Limitations Expired
2015	268620	99120125189000000	Castaneda Mauricio	\$ 6.55		Statute of Limitations Expired
2015	269319	99P1157620000000	Castaneda Mauricio	\$ 7.54		Statute of Limitations Expired
2015	274674	99150319680000000	Castellanos Villamen	\$ 292.06	\$ 29.21	Statute of Limitations Expired
2015	275265	99P1248620000000	Caze Motive LLC	\$ 12.89		Statute of Limitations Expired
2015	274821	99150406142000000	Cecilia	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	2916	99200029800007100	Cejom Investments Inc	\$ 650.77	\$ 65.08	Statute of Limitations Expired
2015	268707	99120301410000000	Celairo Wireless	\$ 56.37	\$ 5.64	Statute of Limitations Expired
2015	268137	99111024260000000	Centro Bienstart Natural	\$ 9.72	\$ 0.97	Statute of Limitations Expired
2015	272505	99131009250000000	Certified Carland	\$ 115.91	\$ 11.59	Statute of Limitations Expired
2015	273621	99P1213590000000	Certified Carland	\$ 3,262.30		Statute of Limitations Expired
2015	263052	99091217196000000	Chavez Barbara	\$ 5.08		Statute of Limitations Expired
2015	270138	99121212171000000	Chavez Enrique	\$ 9.30	\$ 0.93	Statute of Limitations Expired
2015	270207	99121219270000000	Chavez Ricky	\$ 85.40	\$ 8.54	Statute of Limitations Expired
2015	274605	99150210140000000	Chico Polanco	\$ 20.50	\$ 2.05	Statute of Limitations Expired
2015	2349	99200001000210350	Chocolates Turin Sa	\$ 14.09	\$ 1.41	Statute of Limitations Expired
2015	274794	99150406132000000	Clark Debie	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	273930	99140908320000000	Clay Tommy	\$ 5.28	\$ 0.53	Statute of Limitations Expired
2015	270699	99130327220000000	CLS Scents Braids	\$ 7.75	\$ 0.78	Statute of Limitations Expired
2015	263478	99090916970000000	Cole Phyllis	\$ 6.13	\$ 0.61	Statute of Limitations Expired
2015	272196	99130827260000000	Cole Shannon	\$ 10.57	\$ 1.06	Statute of Limitations Expired
2015	273348	99140508180000000	Columbia Auto Sales	\$ 112.74		Statute of Limitations Expired
2015	273696	99P1234820000000	Columbis Auto Sales	\$ 40.08		Statute of Limitations Expired
2015	274182	99140918370000000	Communications Cost	\$ 35.58	\$ 3.56	Statute of Limitations Expired
2015	270234	99130107400000000	Continental Thery	\$ 40.80	\$ 4.08	Statute of Limitations Expired
2015	269844	99121030110000000	Contreras Pedro	\$ 134.09	\$ 13.41	Statute of Limitations Expired
2015	11892	99963520000045100	Cook Randy	\$ 319.89	\$ 31.99	Statute of Limitations Expired
2015	274470	99141231260000000	Courtesy Medical Supply	\$ 8.03	\$ 0.80	Statute of Limitations Expired
2015	274776	99150330680000000	Cuadros Julio	\$ 14.51	\$ 1.45	Statute of Limitations Expired
2015	273750	99140924470000000	Cuevas Ana	\$ 21.14	\$ -	Statute of Limitations Expired
2015	272424	99131003120000000	Dallas Auto Outlet	\$ 114.64	\$ 11.46	Statute of Limitations Expired
2015	267222	99111227120000000	Dallas Home Health Care	\$ 34.31	\$ 3.43	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2015	266214	99101222170000000	Dang Xua Café	\$ 120.28	\$ 12.03	Statute of Limitations Expired
2015	271176	99P1183930000000	Davila Monica Vanessa	\$ 331.37		Statute of Limitations Expired
2015	273498	99B03939000000000	Davila Monica Vanessa	\$ 35.23		Statute of Limitations Expired
2015	272661	99131030790000000	Davis Balnca	\$ 14.09	\$ 1.41	Statute of Limitations Expired
2015	263214	99090827200000000	Davis Greg	\$ 84.97	\$ 8.50	Statute of Limitations Expired
2015	270120	99121211790000000	Declare Decree Ministries	\$ 20.57	\$ 2.06	Statute of Limitations Expired
2015	250590	99061010340000000	Delias Inc	\$ 1,387.29	\$ 138.73	Statute of Limitations Expired
2015	274164	99140918310000000	Deutsch David	\$ 133.24	\$ 13.32	Statute of Limitations Expired
2015	274785	99150406104000000	Dgollado Dorian	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	274797	99150406133000000	Discount Terry	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	273663	99P122348000000000	Dimisa Enterprises Inc	\$ 574.67	\$ -	Statute of Limitations Expired
2015	274077	99140916220000000	Doan Danny	\$ 11.63	\$ 1.16	Statute of Limitations Expired
2015	274812	99150406138000000	Doanthi Clifton	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	274071	99140916200000000	Eguadarrama Lopez	\$ 14.44	\$ 1.44	Statute of Limitations Expired
2015	268461	99120103290000000	El Poder La Naturaleza	\$ 95.05	\$ 9.51	Statute of Limitations Expired
2015	269982	99121119550000000	El Tiger	\$ 26.70	\$ 2.67	Statute of Limitations Expired
2015	274041	99140911100000000	Ellis Dorothy	\$ 39.60	\$ 3.96	Statute of Limitations Expired
2015	267936	99111003850000000	Expert Remodeling Inc	\$ 13.81	\$ 1.38	Statute of Limitations Expired
2015	272676	99131106170000000	Fay Auto Sales Inc	\$ 139.23	\$ 13.92	Statute of Limitations Expired
2015	268608	99120123140000000	Feagin Donald	\$ 11.34	\$ 1.13	Statute of Limitations Expired
2015	271056	99952150000013450	Ferguson Dr Jay	\$ 770.55	\$ 77.06	Statute of Limitations Expired
2015	267708	99110726115000000	Feysal Nadim Ahmed	\$ 18.11	\$ 1.81	Statute of Limitations Expired
2015	270615	99130325900000000	Fio	\$ 21.07	\$ 2.11	Statute of Limitations Expired
2015	267687	99100902370000000	Fit Logistics	\$ 107.80	\$ 10.78	Statute of Limitations Expired
2015	240540	99P490070000000000	Flores Marcos A	\$ 68.42	\$ -	Statute of Limitations Expired
2015	274560	99150204110000000	Flores Walter	\$ 101.67	\$ 10.17	Statute of Limitations Expired
2015	274839	99150407101000000	Force of Faith Rhema Ministry	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	270378	99130213120000000	Forest Motors LLC	\$ 4.51	\$ 0.45	Statute of Limitations Expired
2015	275184	99L157377000000000	Franklin Electronic Pub	\$ 5.35	\$ 0.54	Statute of Limitations Expired
2015	272802	99131211650000000	Fritts Jim	\$ 41.08	\$ 4.11	Statute of Limitations Expired
2015	274719	99150326260000000	Frujuici Corp	\$ 7,046.00	\$ 704.60	Statute of Limitations Expired
2015	274266	99140930130000000	Full Throttle	\$ 104.00	\$ 10.40	Statute of Limitations Expired
2015	256293	99L086856000000000	Gaia Leasing LLLC	\$ 46.86	\$ 4.69	Statute of Limitations Expired
2015	270258	99130116100000000	Galaxy Town Gate	\$ 395.70	\$ 39.57	Statute of Limitations Expired
2015	272178	99130820590000000	Garcia Carlos	\$ 26.00	\$ 2.60	Statute of Limitations Expired
2015	270009	99121120160000000	Garland Apostolic	\$ 47.21	\$ 4.72	Statute of Limitations Expired
2015	272373	99130919440000000	Garza Randy	\$ 13.25	\$ 1.33	Statute of Limitations Expired
2015	273885	99140902900000000	Gaskin Verna	\$ 28.61	\$ 2.86	Statute of Limitations Expired
2015	272604	99131023800000000	Get Money Records	\$ 154.03	\$ 15.40	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2015	274542	99150114230000000	Glam Accissories	\$ 200.60	\$ 20.06	Statute of Limitations Expired
2015	271209	99P1191850000000	Global Auto Sales	\$ 103.22	\$ -	Statute of Limitations Expired
2015	270390	99130218960000000	Global Auto Sales	\$ 6.13	\$ 0.61	Statute of Limitations Expired
2015	270351	99130209300000000	Gold Cashers	\$ 4.16	\$ 0.42	Statute of Limitations Expired
2015	270213	99121219510000000	Gonzales Carmen	\$ 22.83	\$ 2.28	Statute of Limitations Expired
2015	274248	99140924950000000	Gonzales Daniel	\$ 280.08	\$ 28.01	Statute of Limitations Expired
2015	265431	99100728920000000	Gonzales Carlos Augusto	\$ 12.19	\$ 1.22	Statute of Limitations Expired
2015	267027	99P110912000000000	Gonzales Carlos Augusto	\$ 69.05		Statute of Limitations Expired
2015	273495	99B03877000000000	Gonzales Carlos Augusto	\$ 35.23		Statute of Limitations Expired
2015	274773	99150330670000000	Gonzalez Fadel	\$ 14.51	\$ 1.45	Statute of Limitations Expired
2015	273240	99140416240000000	Griffin James	\$ 7.75	\$ 0.78	Statute of Limitations Expired
2015	273828	99121231100000000	Guerrero Risher	\$ 48.97	\$ 4.90	Statute of Limitations Expired
2015	275292	99P125630000000000	Guerrero-Risher	\$ 9.34		Statute of Limitations Expired
2015	257781	99081067500000000	Guzman Martin	\$ 198.49	\$ 19.85	Statute of Limitations Expired
2015	272760	99131202440000000	Hair Factory Salon	\$ 63.98	\$ 6.40	Statute of Limitations Expired
2015	274779	99150330690000000	Hayes Bob	\$ 14.51	\$ 1.45	Statute of Limitations Expired
2015	274362	99141013450000000	He A Inc	\$ 6.91	\$ 0.69	Statute of Limitations Expired
2015	272175	99130820280000000	Headlines Hair	\$ 18.46	\$ 1.85	Statute of Limitations Expired
2015	266286	99110110570000000	Heit Cindy	\$ 10.29	\$ 1.03	Statute of Limitations Expired
2015	265473	99100825100000000	Herbal Life	\$ 20.22	\$ 2.02	Statute of Limitations Expired
2015	272787	99131205600000000	Hernandez Auto Service	\$ 8.95	\$ -	Statute of Limitations Expired
2015	273027	99140206900000000	Hernandez Joe	\$ 11.63	\$ 1.16	Statute of Limitations Expired
2015	268731	99120315410000000	Hernandez Rosa	\$ 33.96	\$ 3.40	Statute of Limitations Expired
2015	270603	99130325150000000	Herrara Lyn	\$ 18.04	\$ 1.80	Statute of Limitations Expired
2015	3267	99200101700031750	Hines Jim	\$ 3.52	\$ 0.35	Statute of Limitations Expired
2015	272718	99131125410000000	Ho Thanh	\$ 6.20	\$ 0.62	Statute of Limitations Expired
2015	272577	99131023110000000	Hunter Jeremy	\$ 252.11	\$ 25.21	Statute of Limitations Expired
2015	262734	99090908580000000	I Heart Boba	\$ 85.33	\$ 8.53	Statute of Limitations Expired
2015	268029	99111017360000000	Iglesia Cristiana Peniel	\$ 16.49	\$ 1.65	Statute of Limitations Expired
2015	257886	99081013940000000	Iglesia Nueva Alabanza	\$ 3.88	\$ 0.39	Statute of Limitations Expired
2015	263238	99090827460000000	Imperial Carpet	\$ 28.40	\$ 2.84	Statute of Limitations Expired
2015	255072	99071210340000000	Infinity Digital	\$ 127.39	\$ 12.74	Statute of Limitations Expired
2015	273978	99140910140000000	J Avila Auto	\$ 8.81	\$ 0.88	Statute of Limitations Expired
2015	8265	99900030000020550	J C Sound Corp	\$ 186.86	\$ 18.69	Statute of Limitations Expired
2015	273018	99140206160000000	J & D Painting	\$ 3.59	\$ 0.36	Statute of Limitations Expired
2015	274614	99150211200000000	Jackson Hewitt Tax	\$ 16.70	\$ 1.67	Statute of Limitations Expired
2015	270708	99130327300000000	James Fisher I D Shop	\$ 7.75	\$ 0.78	Statute of Limitations Expired
2015	271053	99952140000109400	Jardon Rosa	\$ 20.36	\$ 2.04	Statute of Limitations Expired
2015	275124	99L15476500000000	Jasco Products	\$ 19.45	\$ 1.95	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2015	263127	99P10728900000000	Jawad Bazih LLC	\$ 185.73	\$ -	Statute of Limitations Expired
2015	268848	99120327111000000	Jeny	\$ 24.10	\$ 2.41	Statute of Limitations Expired
2015	274818	99150406141000000	Jeny	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	274770	99150330650000000	Jmac Enterprise	\$ 16.63	\$ -	Statute of Limitations Expired
2015	272202	99130827310000000	Johnson USAA	\$ 115.77	\$ 11.58	Statute of Limitations Expired
2015	274422	99141027450000000	Jonathan Mahood	\$ 145.57	\$ 14.56	Statute of Limitations Expired
2015	274272	99141001280000000	Jose Duran Et	\$ 30.65	\$ 3.07	Statute of Limitations Expired
2015	274239	99140924910000000	Jump N Jack Party	\$ 73.28	\$ 7.33	Statute of Limitations Expired
2015	240048	99200334600376050	Just Floors	\$ 86.60	\$ 8.66	Statute of Limitations Expired
2015	268752	99120316160000000	Kadler Mohammad Abdel	\$ 28.25	\$ 2.83	Statute of Limitations Expired
2015	270243	99130108270000000	Kankara Lovemore	\$ 252.32	\$ 25.23	Statute of Limitations Expired
2015	274218	99140924410000000	Karen Furniture & More	\$ 109.57	\$ 10.96	Statute of Limitations Expired
2015	9219	99922160000115450	Karobar Group	\$ 176.85		Statute of Limitations Expired
2015	5562	99200225200204500	Kathy Danback Insurance Agency	\$ 5.92	\$ 0.59	Statute of Limitations Expired
2015	274800	99150406134000000	Kelly Patricia	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	272163	99130820190000000	Kettle International	\$ 17.90	\$ 1.79	Statute of Limitations Expired
2015	267702	99110725340000000	Kheirgouyan Kamran	\$ 68.35		Statute of Limitations Expired
2015	269247	99P11327400000000	Kheirgouyan Kamran	\$ 2,777.96		Statute of Limitations Expired
2015	274563	99150204120000000	Kick N Ash	\$ 38.96		Statute of Limitations Expired
2015	268386	99111212590000000	Kiet Ky	\$ 24.59	\$ 2.46	Statute of Limitations Expired
2015	268188	99111027120000000	Kingz Motors	\$ 17.97	\$ 1.80	Statute of Limitations Expired
2015	268866	99120327520000000	Lailands Peak	\$ 7.75	\$ 0.78	Statute of Limitations Expired
2015	13695	99983420000056750	Lampro Inc	\$ 512.53		Statute of Limitations Expired
2015	453	99P483170000000000	Last Frontier Auto Sales Corp	\$ 72.87	\$ -	Statute of Limitations Expired
2015	265521	99100830460000000	Law Office Of Raymond L Hopson	\$ 50.31	\$ 5.03	Statute of Limitations Expired
2015	270666	99130326460000000	Lawton Ruby	\$ 33.89	\$ 3.39	Statute of Limitations Expired
2015	272445	99131003700000000	Le Photography Video Décor	\$ 165.86	\$ 16.59	Statute of Limitations Expired
2015	270618	99130326100000000	Lee Mei Fu	\$ 11.13	\$ 1.11	Statute of Limitations Expired
2015	269847	99121030800000000	Lee Richard	\$ 123.80	\$ 12.38	Statute of Limitations Expired
2015	269886	99121107690000000	Leon Genoveva	\$ 9.23	\$ 0.92	Statute of Limitations Expired
2015	269967	99121119330000000	Lester George	\$ 9.16	\$ 0.92	Statute of Limitations Expired
2015	273651	99P122113000000000	Lester Timothy	\$ 17.47		Statute of Limitations Expired
2015	10665	99950170000229950	Libas Services	\$ 11.41	\$ 1.14	Statute of Limitations Expired
2015	10671	99950170000230500	Libas Services Inc	\$ 55.17	\$ 5.52	Statute of Limitations Expired
2015	268065	99111019340000000	Liberty Shoes	\$ 132.39	\$ 13.24	Statute of Limitations Expired
2015	269784	99121001170000000	Lighthouse Academy	\$ 116.07	\$ 11.61	Statute of Limitations Expired
2015	258795	99922950000106950	Lively John	\$ 25.01	\$ 2.50	Statute of Limitations Expired
2015	274224	99140924620000000	Logo Plus	\$ 30.93	\$ 3.09	Statute of Limitations Expired
2015	272289	99130911800000000	Lopez Calvin	\$ 65.03	\$ 6.50	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2015	272889	99140122110000000	Lopez Edgar	\$ 54.82	\$ 5.48	Statute of Limitations Expired
2015	274131	99140917880000000	Lorenas Restaurant	\$ 45.80	\$ 4.58	Statute of Limitations Expired
2015	272442	99131003600000000	Lovos Williams	\$ 26.63	\$ 2.66	Statute of Limitations Expired
2015	274113	99140917640000000	Lowe Emily	\$ 307.35	\$ 30.74	Statute of Limitations Expired
2015	272334	99130918170000000	LTP Tuning	\$ 194.26	\$ 19.43	Statute of Limitations Expired
2015	274338	99141013320000000	Luis Alonso	\$ 24.31	\$ 2.43	Statute of Limitations Expired
2015	272706	99131119150000000	Luna Ruben	\$ 137.40	\$ 13.74	Statute of Limitations Expired
2015	275259	99P124806000000000	Manochahri Massoud	\$ 20.64		Statute of Limitations Expired
2015	268863	99120327430000000	Marker	\$ 29.66	\$ 2.97	Statute of Limitations Expired
2015	271335	99131106230000000	Martinez Jaime	\$ 140.85	\$ 14.09	Statute of Limitations Expired
2015	274806	99150406136000000	Martinez Jaime	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	264537	99200334600364000	Masterpiece Inc	\$ 81.03	\$ 8.10	Statute of Limitations Expired
2015	272367	99130919410000000	Mattress Zone	\$ 165.58	\$ 16.56	Statute of Limitations Expired
2015	263610	99091002500000000	Maverick Bail Bonds	\$ 23.53	\$ 2.35	Statute of Limitations Expired
2015	268173	99111026480000000	Mcclure Ken	\$ 35.58	\$ 3.56	Statute of Limitations Expired
2015	265578	99100902560000000	McCray Dedric	\$ 11.41	\$ 1.14	Statute of Limitations Expired
2015	274167	99140918320000000	McDowell Darrel	\$ 160.93	\$ 16.09	Statute of Limitations Expired
2015	268569	99120112250000000	MCS	\$ 78.28	\$ 7.83	Statute of Limitations Expired
2015	263163	99080116200000000	Medical Rehab Center LLC	\$ 663.80	\$ 66.38	Statute of Limitations Expired
2015	272925	99140127610000000	Metcalf Robert	\$ 148.39	\$ 14.84	Statute of Limitations Expired
2015	255339	99080212420000000	Metroplex Insurance Agency	\$ 34.10	\$ 3.41	Statute of Limitations Expired
2015	273843	99140827100000000	MG Furniture	\$ 179.46	\$ 17.95	Statute of Limitations Expired
2015	267978	99111012100000000	Mijares Auto Repair	\$ 112.95	\$ 11.30	Statute of Limitations Expired
2015	269409	99121003830000000	Miles Ralette	\$ 44.25	\$ 4.43	Statute of Limitations Expired
2015	247869	99060209137000000	Millan Francisco	\$ 30.30		Statute of Limitations Expired
2015	240588	99P504990000000000	Millan Francisco	\$ 341.42		Statute of Limitations Expired
2015	270774	99130415150000000	Millennium Notary Service	\$ 14.44	\$ 1.44	Statute of Limitations Expired
2015	11598	99962980000089900	Miranda Mario	\$ 19.80	\$ 1.98	Statute of Limitations Expired
2015	274194	99140922440000000	MNHA	\$ 37.06	\$ 3.71	Statute of Limitations Expired
2015	263763	99091221600000000	Mobile Computing Technologies	\$ 11.98	\$ 1.20	Statute of Limitations Expired
2015	272436	99131003160000000	Mogrovejo Oscar	\$ 35.02	\$ 3.50	Statute of Limitations Expired
2015	270228	99130107230000000	Mondragon Oscar	\$ 57.42	\$ 5.74	Statute of Limitations Expired
2015	274833	99150406980000000	Moon Salon	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	270141	99121212172000000	Moore Jonathan	\$ 42.91	\$ 4.29	Statute of Limitations Expired
2015	274974	99933060000070550	Morton Susan	\$ 15.71	\$ 1.57	Statute of Limitations Expired
2015	270600	99130325110000000	Movies Eng and Span	\$ 17.97	\$ 1.80	Statute of Limitations Expired
2015	251901	99200210700020350	MPMI	\$ 20.29		Statute of Limitations Expired
2015	273600	99P120634000000000	Muraira Auto Sales	\$ 77.98		Statute of Limitations Expired
2015	271368	99140106210000000	Nathan Wheeler	\$ 4.79	\$ 0.48	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2015	270669	99130326500000000	Nathaniel Rickie	\$ 33.89	\$ 3.39	Statute of Limitations Expired
2015	273855	99140828170000000	Nelsons Karate Do	\$ 3.52	\$ 0.35	Statute of Limitations Expired
2015	273864	99140828220000000	Nest Empowerment Centers	\$ 3.88	\$ 0.39	Statute of Limitations Expired
2015	268704	99120228510000000	Netport Health Ltd	\$ 52.85	\$ 5.29	Statute of Limitations Expired
2015	274437	99141113380000000	New York Pizza & Kabob	\$ 131.67	\$ 13.17	Statute of Limitations Expired
2015	274791	99150406109000000	Nguyen Antony	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	239127	99200324700164550	Nguyen Kim trang	\$ 7.96	\$ 0.80	Statute of Limitations Expired
2015	263385	99090910200000000	Nguyen Lam	\$ 24.87	\$ -	Statute of Limitations Expired
2015	3957	99200126700148150	Nguyen Vu	\$ 10.43	\$ 1.04	Statute of Limitations Expired
2015	272970	99140130620000000	Night Moon Inc	\$ 192.99	\$ -	Statute of Limitations Expired
2015	3006	99200029800014350	Okons Beatrice	\$ 44.11	\$ 4.41	Statute of Limitations Expired
2015	262674	99090827490000000	Old School Choppers	\$ 73.42	\$ 7.34	Statute of Limitations Expired
2015	274416	99141022490000000	Onyia Fabian	\$ 99.92	\$ 15.93	Statute of Limitations Expired
2015	272475	99131007280000000	P S S Servicion De Taxes	\$ 5.99	\$ -	Statute of Limitations Expired
2015	247986	99060216128000000	Padilla Olivia	\$ 281.28	\$ 28.13	Statute of Limitations Expired
2015	275280	99P125289000000000	Paixao Luiz Silva	\$ 35.23	\$ -	Statute of Limitations Expired
2015	275106	99L153071000000000	Pandigtal Inc	\$ 3.17	\$ 0.32	Statute of Limitations Expired
2015	263256	99090901230000000	Papa Osh	\$ 24.66	\$ -	Statute of Limitations Expired
2015	243267	99200324700048550	Perception Motorsport Inc	\$ 4.86	\$ 0.49	Statute of Limitations Expired
2015	268773	99120316900000000	Perez Jose & Garcia Jorge	\$ 60.81	\$ 6.08	Statute of Limitations Expired
2015	9762	99933490000043750	Phung Huong	\$ 3.80	\$ -	Statute of Limitations Expired
2015	272223	99130828380000000	Pickle Shack Gourment	\$ 20.79	\$ 2.08	Statute of Limitations Expired
2015	272751	99131202270000000	Plumeria Garden Esrhetics Spa	\$ 181.01	\$ 18.10	Statute of Limitations Expired
2015	274659	99150316450000000	Porter Greg	\$ 11.98	\$ 1.20	Statute of Limitations Expired
2015	270153	99121212310000000	Preston Gemal Sanders Kimberly	\$ 60.17	\$ 6.02	Statute of Limitations Expired
2015	274446	99141120570000000	Pro Life Auto	\$ 110.76	\$ 11.08	Statute of Limitations Expired
2015	257637	99080827390000000	Purple Haze Smoke Shop	\$ 78.21	\$ 7.82	Statute of Limitations Expired
2015	274683	99150319720000000	Quintanilla Tony	\$ 19.73	\$ 1.97	Statute of Limitations Expired
2015	272526	99131016300000000	Rabah Nasser	\$ 16.21	\$ 1.62	Statute of Limitations Expired
2015	272664	99131104101000000	Ragsdale Dustin	\$ 37.41	\$ 3.74	Statute of Limitations Expired
2015	274032	99140910800000000	Raj Prakesh & Sabzali	\$ 25.01	\$ 2.50	Statute of Limitations Expired
2015	273042	99140212310000000	Ramos Stacie	\$ 85.40	\$ 8.54	Statute of Limitations Expired
2015	274398	99141020530000000	Rats & Relics	\$ 87.02	\$ 8.70	Statute of Limitations Expired
2015	274761	99150330550000000	RBTS LLC	\$ 16.63	\$ 1.66	Statute of Limitations Expired
2015	275271	99P124926000000000	Rence Ripudaman	\$ 35.23	\$ -	Statute of Limitations Expired
2015	274788	99150406107000000	Reyes Juan	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	272406	99130930110000000	Rincones Oscar	\$ 54.47	\$ 5.45	Statute of Limitations Expired
2015	273918	99140908130000000	Rivas David	\$ 72.22	\$ 7.22	Statute of Limitations Expired
2015	271281	99P120342000000000	Rocha Manuel Guerrero	\$ 75.35	\$ -	Statute of Limitations Expired
2015	270660	9913026200000000000	Ronal Amaya	\$ 19.52	\$ 1.95	Statute of Limitations Expired
2015	9780	99933490000047200	Roofrex Inc	\$ 273.88	\$ 27.39	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2015	270195	9912121820000000	Rosas Omar	\$ 69.40	\$ 6.94	Statute of Limitations Expired
2015	243618	99200408300040600	Runyon Chris	\$ 2,121.06	\$ 212.11	Statute of Limitations Expired
2015	271245	99P11975300000000	RV Liquidators	\$ 68.86	\$ -	Statute of Limitations Expired
2015	272316	991309168900000000	Salon C Latrice	\$ 45.16	\$ 4.52	Statute of Limitations Expired
2015	274608	991502101600000000	Sante Rehab	\$ 29.80	\$ 2.98	Statute of Limitations Expired
2015	10455	99943120000021400	Schefer Evanor	\$ 90.33	\$ 9.03	Statute of Limitations Expired
2015	273972	991409101000000000	Serrano Francisco	\$ 9.16	\$ 0.92	Statute of Limitations Expired
2015	274116	991409176900000000	Shaw Paul	\$ 838.47	\$ 83.85	Statute of Limitations Expired
2015	268413	991112143200000000	Shields Med Art Inc	\$ 1,135.96		Statute of Limitations Expired
2015	247629	990601296000000000	Shuttleworth Gary	\$ 62.71	\$ 6.27	Statute of Limitations Expired
2015	12621	999728000000029800	Smith Nathan	\$ 98.29	\$ 9.83	Statute of Limitations Expired
2015	269727	991110253200000000	Snyder David	\$ 63.06	\$ 6.31	Statute of Limitations Expired
2015	267882	991109264100000000	Somiari Bala	\$ 42.70	\$ 4.27	Statute of Limitations Expired
2015	272292	991309122300000000	Sosa Magaly	\$ 84.34	\$ 8.43	Statute of Limitations Expired
2015	275193	99L1575530000000000	Southern Telecom	\$ 2.40	\$ 0.24	Statute of Limitations Expired
2015	262962	990912217000000000	Spines R Us	\$ 113.51	\$ 41.35	Statute of Limitations Expired
2015	274524	991501073700000000	Srtorm Jenny	\$ 169.67	\$ 16.97	Statute of Limitations Expired
2015	267942	991110051200000000	Strickland Marus	\$ 11.98	\$ 1.20	Statute of Limitations Expired
2015	243564	99200408300031950	Sturdevant Richard	\$ 79.41	\$ 7.94	Statute of Limitations Expired
2015	274824	991504069100000000	Suniga Luz	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	270027	991211291100000000	Sunrise Landscape	\$ 137.40	\$ 13.74	Statute of Limitations Expired
2015	272985	991402031100000000	Susans Resturant	\$ 199.05	\$ 19.91	Statute of Limitations Expired
2015	265920	991010202300000000	T Fashions	\$ 79.90	\$ 7.99	Statute of Limitations Expired
2015	270354	991302094000000000	T Mobile	\$ 4.16	\$ 0.42	Statute of Limitations Expired
2015	267765	991108311300000000	Tabernacle of Praise Evangelis	\$ 36.57	\$ 3.66	Statute of Limitations Expired
2015	11496	99962560000213450	Tadia Jose	\$ 137.47	\$ 13.75	Statute of Limitations Expired
2015	273702	99P12372000000000	Texas Fine Cars Inc	\$ 139.09	\$ -	Statute of Limitations Expired
2015	4191	99200133100023200	Texas Hack Shack	\$ 87.93	\$ 8.79	Statute of Limitations Expired
2015	265074	99933490000029650	Texas resins Inc	\$ 81.03	\$ 8.10	Statute of Limitations Expired
2015	274323	991410131600000000	Texas Western Wear & Gifts	\$ 120.13	\$ 12.01	Statute of Limitations Expired
2015	3645	99200121400057050	Thornton Terry	\$ 130.00	\$ 13.00	Statute of Limitations Expired
2015	274809	991504061370000000	Thredquill Freddie	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	274245	991409249300000000	Tobacco Talk	\$ 153.81	\$ 15.38	Statute of Limitations Expired
2015	270492	991303043400000000	Tobar Gabriel	\$ 60.31	\$ 6.03	Statute of Limitations Expired
2015	268764	991203166000000000	Torres Lucia	\$ 25.15	\$ 2.52	Statute of Limitations Expired
2015	255030	990712051700000000	Tri Tran Hieu	\$ 129.15	\$ 12.92	Statute of Limitations Expired
2015	264342	991004281270000000	Trident Press Intl	\$ 8.46	\$ 0.85	Statute of Limitations Expired
2015	270642	991303261270000000	Tripty Marker	\$ 7.75	\$ 0.78	Statute of Limitations Expired
2015	13827	99990220000064150	Tristan Menardo	\$ 179.56	\$ 17.96	Statute of Limitations Expired
2015	274452	991411266900000000	Truong Tich Md	\$ 19.94		Statute of Limitations Expired
2015	265833	991010133700000000	Tunigants Amy	\$ 187.49	\$ 18.75	Statute of Limitations Expired
2015	274275	991410013300000000	TWFG Ins	\$ 76.45	\$ 7.65	Statute of Limitations Expired

ADJUSTMENTS TO TAX ROLL
PERSONAL PROPERTY
EXHIBIT B

YEAR	ACCT#	CAD ACCOUNT#	NAME	TAX AMOUNT	MISC AMOUNT	REASON
2015	274140	99140917940000000	Twisted Kustoms Airbrushing	\$ 10.99	\$ 1.10	Statute of Limitations Expired
2015	272352	99130918500000000	Unique Income Tax	\$ 23.53	\$ 2.35	Statute of Limitations Expired
2015	265203	99P1108860000000	USAT Auto Sales	\$ 653.80		Statute of Limitations Expired
2015	265428	99100728830000000	USAT Auto Sales	\$ 9.86	\$ 0.99	Statute of Limitations Expired
2015	272874	99140115260000000	Valadez Agustin	\$ 18.32	\$ 1.83	Statute of Limitations Expired
2015	263853	99100106130000000	Valdivia Perla	\$ 25.44	\$ 2.54	Statute of Limitations Expired
2015	272415	99130930800000000	Valenzuela Ericka	\$ 38.26	\$ 3.83	Statute of Limitations Expired
2015	265914	99101020160000000	Vargas Mario	\$ 42.14	\$ 4.21	Statute of Limitations Expired
2015	270285	99130128860000000	Varitrans Merchant Service	\$ 71.38	\$ 7.14	Statute of Limitations Expired
2015	273159	99140409175000000	Velocita Wireless LP	\$ 49.32	\$ 4.93	Statute of Limitations Expired
2015	11592	99962980000089100	Vita Mart	\$ 156.21	\$ 15.62	Statute of Limitations Expired
2015	270405	99130219750000000	Vixens	\$ 175.23	\$ 17.52	Statute of Limitations Expired
2015	266466	99110207200000000	Ward Matt	\$ 318.13	\$ 31.81	Statute of Limitations Expired
2015	265572	99100902540000000	Wells Lawrence	\$ 14.87	\$ 1.49	Statute of Limitations Expired
2015	9543	99932280000110150	Whintey Bill	\$ 20.72	\$ 2.07	Statute of Limitations Expired
2015	274815	99150406139000000	Williams Stacey	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	274827	99150406960000000	Wood Gene	\$ 7.05	\$ 0.71	Statute of Limitations Expired
2015	275307	99P1261450000000	WP Aventuras Inc	\$ 35.23	\$ -	Statute of Limitations Expired
2015	275148	99L1555910000000	WRAPOL	\$ 8.53	\$ 0.85	Statute of Limitations Expired
2015	268491	99120105160000000	Your Price Shoes Inc	\$ 158.61	\$ 15.86	Statute of Limitations Expired
2015	272799	99131211530000000	Your Stop Beer & Wine	\$ 326.44	\$ 32.64	Statute of Limitations Expired
2015	275178	99L1571480000000	Zoom Telephonics	\$ 4.51	\$ 0.45	Statute of Limitations Expired
2015 TOTAL				\$ 54,908.14	\$ 4,215.17	
\$	54,908.14	TOTAL TAX AMOUNT				
\$	4,215.17	TOTAL MISC. AMOUNT				
\$	59,123.31	TOTAL ADJ AMOUNT				
		(# OF RECORDS = 336)				

Year	Account#	CAD#	Name	Tax amt.	Misc Amt.	Status Notes	NOTE FROM ATTORNEY
2013	265491	99100826150000000	Durango Mechanic Inc	\$ 214.55	\$ 21.46	JS18-00038D	EXCLUDE
2013	265800	99101012120000000	R and M tires	\$ 69.71	\$ 9.55	JS18-00042	EXCLUDE
2013	251451	99070301170000000	Ventura William	\$ 15.24	\$ 4.47	JS16-00654D	EXCLUDE
2013	239259	99200324700184600	WLS Landscape Inc	\$ 45.80	\$ -	JS18-00052	EXCLUDE
2014	272655	99131030750000000	Avila Jose	\$ 127.11	\$ 12.71	JS19-00054D	EXCLUDE
2014	264189	99100317180000000	Choe Yung Sung	\$ 67.22	\$ 6.72	JS19-00089D	EXCLUDE
2014	243780	99200408300090950	Correas Maria	\$ 36.43	\$ 3.64	TXJS19-00077D/13-	EXCLUDE
2014	266349	99110112500000000	Estella in Garland LLC	\$ 1,407.25	\$ -	15-40017-BTR	EXCLUDE
2014	263046	99091217183000000	JEG Computers	\$ 20.79	\$ 2.08	JS19-00070D	EXCLUDE
2014	250470	99061002320000000	Laton Gentry	\$ 68.84	\$ 6.88	JS19-00059D	EXCLUDE
2014	251190	99061228180000000	Martinez John	\$ 34.74	\$ 3.47	JS16-00019D	EXCLUDE
2014	266415	99110119400000000	McDowell Darryl	\$ 36.15	\$ 3.62	JS18-00056	EXCLUDE
2014	269925	99121112136000000	Metroplex Sports Uniforms &	\$ 38.13	\$ -	JS19-00027D	EXCLUDE
2014	247914	99060213560000000	Nunez Auto Repair	\$ 31.71	\$ 3.17	JS19-00084D	EXCLUDE
2014	272262	99130905100000000	Okea Nnaemeka	\$ 1.74	\$ 0.18	JS19-00045D	EXCLUDE
2014	250395	99060912120000000	Ovie Medical Supply	\$ 57.94	\$ 7.57	JS19-00073D	EXCLUDE
2014	265800	99101012120000000	R and M Tires	\$ 95.54	\$ 9.55	JS18-00042	EXCLUDE
2014	272472	99131007250000000	Raypha Urgent Care Clinic	\$ 483.99	\$ 48.40	18-42743-BTR / JS18	EXCLUDE
2014	255171	99080132100000000	Rodriguez Cesar	\$ 21.49	\$ 2.15	JS19-00071D	EXCLUDE
2014	273543	99114469300000000	Second City Leasing	\$ 1,031.68	\$ 103.17	JS15-00565D	EXCLUDE
2014	254790	99071106320000000	Tacos Pancho 2	\$ 284.87	\$ 28.49	TX18-00025D	EXCLUDE
2014	251451	99070301170000000	Ventura William	\$ 44.74	\$ 4.47	JS16-00654D	EXCLUDE
2014	257727	99080929250000000	Wallace Jimmy	\$ 114.00	\$ 11.40	JS19-00025D	EXCLUDE
2014	239259	99200324700184600	WLS Landscape Inc	\$ 45.80	\$ 4.58	JS18-00052	EXCLUDE
2015	3126	99200029800224450	ADA GROUP INC	\$ 316.72	\$ -	JC 12-01192	EXCLUDE
2015	273969	99140909270000000	AMAYAS AUTO REPAIR	\$ 124.71	\$ 12.47	JS20-00019D	EXCLUDE
2015	269880	99121107490000000	AMBRY MARINE	\$ 69.76	\$ 6.98	JS20-00029D	EXCLUDE
2015	272655	99131030750000000	EXCLUSIVE AUTO CARE	\$ 127.11	\$ 12.71	JS19-00054D	EXCLUDE
2015	274236	99140924890000000	CARRINGTON AC & HEAT	\$ 185.17	\$ 18.52	JS20-00022D	EXCLUDE
2015	247818	99060207370000000	CAZARES MECHANIC	\$ 65.49	\$ 6.55	JS18-00120D	EXCLUDE
2015	264189	99100317180000000	YUNG SUNG CHOE LAW OFFICE	\$ 69.19	\$ 6.92	JS19-00089D	EXCLUDE
2015	243780	99200408300090950	EDITH UNISEX SALA DE BELLEZA	\$ 36.43	\$ 3.64	JS19-00077D/13-00	EXCLUDE
2015	265491	99100826150000000	DURANGO MECHANIC INC	\$ 372.03	\$ 37.20	JS18-00038D	EXCLUDE
2015	268767	99120316700000000	ROSA SHOES II	\$ 153.60	\$ 15.36	JS20-00018D	EXCLUDE

2015	274308	99141006410000000	STATE FARM INS GUERRERO	\$ 58.48	\$ 5.85	JS20-00023D	EXCLUDE
2015	259020	99090603600000000	GUERRERO STATE FARM INS	\$ 33.40	\$ 3.34	JS20-00023D	EXCLUDE
2015	5634	99200229500056550	GARLAND SAW & LAWNMOWER	\$ 53.12	\$ 38.12	16-33113-SGJ	EXCLUDE
2015	263046	99091217183000000	JEG COMPUTERS	\$ 22.90	\$ 2.29	JS19-00070D	EXCLUDE
2015	250470	99061002320000000	UNIQUE TECHNIQUES	\$ 70.74	\$ 7.07	JS19-00059D	EXCLUDE
2015	251190	99061228180000000	MARTINEZ JOHN LAW OFFICE	\$ 34.74	\$ 3.47	JS16-00019D/ HC10	EXCLUDE
2015	266415	99110119400000000	DMC CUTZ	\$ 37.34	\$ 3.73	JS18-00056D	EXCLUDE
2015	264078	99100201260000000	MESHACK BBQ	\$ 27.34	\$ 2.73	JS20-00043D	EXCLUDE
2015	269925	99121112136000000	Metroplex Sports Uniforms &	\$ 172.27	\$ 17.23	JS19-00027D	EXCLUDE
2015	247914	99060213560000000	Nunez Auto Repair	\$ 32.41	\$ 3.24	JS19-00084D	EXCLUDE
2015	272262	99130905100000000	CENTRIC NURSING INSTITUTE	\$ 93.01	\$ 9.30	JS19-00045D	EXCLUDE
2015	250395	99060912120000000	OVIE MEDICAL SUPPLY	\$ 76.45	\$ 7.65	JS19-00073D	EXCLUDE
2015	263673	99091019620000000	PEGASUS SCREEN PRINTING	\$ 67.97	\$ 6.79	JS19-00060D	EXCLUDE
2015	265800	99101012120000000	R & M TIRES	\$ 96.25	\$ 9.63	JS18-00042D	EXCLUDE
2015	273924	99140908270000000	CHERYL BROWN RAINES ATTY	\$ 32.41	\$ 3.24	JS20-00046D	EXCLUDE
2015	272472	99131007250000000	Raypha Urgent Care Clinic	\$ 426.07	\$ 42.61	JS18-00185D	EXCLUDE
2015	6609	99832510000208600	C&N AUTO GROUP	\$ 35.23	\$ -	15-12406-KG	EXCLUDE
2015	255171	99080103210000000	EMILIANO WINDOW TINT &	\$ 22.12	\$ 2.21	JS19-00071D	EXCLUDE
2015	273543	99L14469300000000	Second City Leasing	\$ 1,031.68	\$ 103.17	JS15-00565D	EXCLUDE
2015	269991	99121119890000000	SECOND HANDZ THRIFT	\$ 19.24	\$ 1.92	JS15-00565D	EXCLUDE
2015	268599	99120118510000000	SEWING FACTORY	\$ 236.11	\$ 23.61	JS20-00025D	EXCLUDE
2015	251451	99070301170000000	VENTURA BODY SHOP	\$ 45.52	\$ 4.55	JS16-00654D	EXCLUDE
2015	257727	99080929250000000	JIMMY WALLACE GUITARS	\$ 114.22	\$ 11.42	JS19-00025D	EXCLUDE
2015	239259	99200324700184600	WLS LANDSCAPE INC	\$ 46.79	\$ 4.68	JS18-00052D	EXCLUDE
				\$ 8,801.48	\$ 735.93		

<u>EXHIBIT A - TOTAL</u>		
\$	12,426.55	TAX AMOUNT
\$	-	MISC AMOUNT
\$	12,426.55	

<u>EXHIBIT B - TOTAL</u>		
\$	54,908.14	TAX AMOUNT
\$	4,215.17	MISC AMOUNT
\$	59,123.31	

<u>EXCLUDED TOTALS</u>		
\$	8,801.48	TAX AMOUNT
\$	735.93	MISC AMOUNT
\$	9,537.41	

<u>REPORT TOTALS</u>		
\$	76,136.17	TAX AMOUNT
\$	4,951.10	MISC AMOUNT
\$	81,087.27	

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 15th day of September, 2020.

CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 09/15/2020

Item Title: Atmos Settlement Agreement

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

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

The City, along with 171 other Mid-Texas cities served by Atmos, is a member of the Atmos Cities Steering Committee ("ACSC"). 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 in 2018. On March 31, 2020, Atmos filed a rate request pursuant to the RRM Tariff adopted by ACSC members. Atmos claimed that its cost-of-service in a test year ending December 31, 2019, entitled it to additional system-wide revenues of \$141.2 million. However, application of the standards set forth in ACSC's RRM Tariff required Atmos to reduce its request to \$136.3 million, \$98.7 million of which would be applicable to ACSC members. After further review by the ACSC's consultants, the ACSC's Executive Committee negotiated a settlement whereby Atmos would receive an increase of \$90 million from ACSC member cities.

The impact of the settlement on average residential rates is an increase of \$5.15 on a monthly basis, or 9.9 percent. The increase for average commercial usage will be \$15.48 or 6.56 percent.

Recommendation/Action Requested and Justification

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

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2020 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

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, charges, and services 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 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 current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about March 31, 2020, Atmos Mid-Tex filed its 2020 RRM rate request with ACSC Cities based on a test year ending December 31, 2019; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2020 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 \$90 million applicable to ACSC Cities with an Effective Date of December 1, 2020; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately \$9 million off new rates imposed by the attached tariffs (Exhibit A), the impact on ratepayers should approximate the reasonable value of the rate filing found by the ACSC Consultants' Report, which was \$81 million; 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 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 prepared by Atmos Mid-Tex (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 Resolution are hereby in all things approved.

Section 2

That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$90 million for ACSC Cities 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 2020 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 despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4

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 \$90 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5

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 6

That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

Section 7

That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2020 RRM filing.

Section 8

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

Section 9

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

Section 10

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

Section 11

That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after December 1, 2020.

Section 12

That a copy of this Resolution 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 LBJ 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.

Section 13

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

PASSED AND APPROVED this _____ day of September, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Exhibit A
to 2020 RRM Resolution or Ordinance

Mid-Tex Tariffs
Effective December 1, 2020

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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	\$ 20.25 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 20.30 per month
Commodity Charge – All <u>Ccf</u>	\$0.26651 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.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2020.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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	\$ 54.50 per month
Rider CEE Surcharge	\$ 0.02 per month ¹
Total Customer Charge	\$ 54.52 per month
Commodity Charge – All Ccf	\$ 0.11728 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, 2020.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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	\$ 1,014.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4157 per MMBtu
Next 3,500 MMBtu	\$ 0.3044 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0653 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.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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	\$ 1,014.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4157 per MMBtu
Next 3,500 MMBtu	\$ 0.3044 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0653 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 UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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**

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 12/01/2020	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 i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} 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.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j^{th} customer in i^{th} rate schedule is computed as:

$$WNA_{ji} = WNAF_i \times q_{ji}$$

Where q_{ji} is the relevant sales quantity for the j^{th} customer in i^{th} 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 12/01/2020	PAGE:

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	10.73	0.1545	94.79	0.7284
Austin	9.53	0.1489	211.76	0.9405
Dallas	15.77	0.1792	199.74	0.9385
Waco	9.99	0.1341	145.27	0.7110
Wichita Falls	11.61	0.1402	120.34	0.5747

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
to 2020 RRM Resolution or Ordinance

Mid-Tex
2020 Benchmark for Pensions
and Retiree Benefits

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2019**

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	Proposed Benefits Benchmark - Fiscal Year 2020 Willis Towers						
2	Watson Report as adjusted (1) (2) (3)	\$ 3,460,135	\$ 3,695,384	\$ 6,132,704	\$ 280,578	\$ 4,992,449	
	Allocation to Mid-Tex	43.29%	43.29%	76.59%	100.00%	76.59%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 1,497,774	\$ 1,599,605	\$ 4,697,072	\$ 280,578	\$ 3,823,744	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	\$ 1,497,774	\$ 1,599,605	\$ 4,697,072	\$ 280,578	\$ 3,823,744	\$ 11,898,774
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	79.55%	79.55%	37.83%	11.67%	37.83%	
11							
12							
13	Total Pension Account Plan	\$ 1,191,410		\$ 1,777,056			\$ 2,968,466
14	Total Post-Employment Benefit Plan		\$ 1,272,412			\$ 1,446,647	\$ 2,719,060
15	Total Supplemental Executive Benefit Plan				\$ 32,754		\$ 32,754
16	Total (Ln 13 + Ln 14 + Ln 15)	\$ 1,191,410	\$ 1,272,412	\$ 1,777,056	\$ 32,754	\$ 1,446,647	\$ 5,720,280
17							

- Notes:
- Studies not applicable to Mid-Tex or Shared Services are omitted.
 - Mid-Tex is proposing that the Fiscal Year 2020 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 benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.
 - SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

Exhibit C
to 2020 RRM Resolution or Ordinance

Mid-Tex 2020 Schedule for
Amortization for Regulatory Liability

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2019
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 (2)	Corrected Balance for December 31, 2017 (3)
	(a)	(b)	(c)	(d)	(e)
1	2017		\$ -	\$ 292,268,881	\$ 292,268,881
2	2018	292,268,881	12,075,562	280,193,319	
3	2019	280,193,319	12,085,165	268,108,155	
4	2020	268,108,155	11,171,173	256,936,982	
5	2021	256,936,982	11,171,173	245,765,809	
6	2022	245,765,809	11,171,173	234,594,635	
7	2023	234,594,635	11,171,173	223,423,462	
8	2024	223,423,462	11,171,173	212,252,289	
9	2025	212,252,289	11,171,173	201,081,116	
10	2026	201,081,116	11,171,173	189,909,943	
11	2027	189,909,943	11,171,173	178,738,770	
12	2028	178,738,770	11,171,173	167,567,597	
13	2029	167,567,597	11,171,173	156,396,424	
14	2030	156,396,424	11,171,173	145,225,251	
15	2031	145,225,251	11,171,173	134,054,077	
16	2032	134,054,077	11,171,173	122,882,904	
17	2033	122,882,904	11,171,173	111,711,731	
18	2034	111,711,731	11,171,173	100,540,558	
19	2035	100,540,558	11,171,173	89,369,385	
20	2036	89,369,385	11,171,173	78,198,212	
21	2037	78,198,212	11,171,173	67,027,039	
22	2038	67,027,039	11,171,173	55,855,866	
23	2039	55,855,866	11,171,173	44,684,692	
24	2040	44,684,692	11,171,173	33,513,519	
25	2041	33,513,519	11,171,173	22,342,346	
26	2042	22,342,346	11,171,173	11,171,173	
27	2043	11,171,173	11,171,173	(0)	
28					
29	Revenue Related Tax Factor		7.16%	See WP_F-5.1	
	Revenue Related Taxes on Annual			Amortization * Tax	
30	Amortization		\$ 799,924	Factor	
31	Amortization Including Revenue		<u>\$ 11,971,097</u>	Amortization + Taxes	

Notes:

1. The annual amortization of a 26 year recovery period is based on the Reverse South Georgia Method.
2. The Regulatory Liability is recorded to FERC Account 253, Sub Account 27909.
3. This is the final Mid-Tex liability balance filing the Fiscal Year 2018 tax return.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 09/15/2020

Item Title: Volunteer Appointment - Civil Service Commission

Submitted By: Kristen Smith, HR Director

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Approve by minute action the appointment of Rick Parra for three years to the Civil Service Commission.

Attachments

Rick Parra

Julius Jenkins

Mindy Le



CITY OF GARLAND
RECEIVED
MAY 06 2020

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: May 6, 2020

Name: Ricardo (Rick) Parra

Phone:

Address: 113 Lake Forest Ct

Phone:

City, State, Zip: Garland, TX 75044

Email:

Resident of Garland for 17 years

Resident of Texas for 64 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 been a commissioner on the Civil Service Commission since 2003.

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

September 2003 - present.

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

YMCA Hispanic Mentoring Program and Habitat for Humanity

What is your educational background?

University of Texas at Arlington - BBA Accounting 1983

What is your occupational experience?

Director Customer Service & Commercial Sales - Taylor Publishing Company, Dallas, TX 1984 - present

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

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

___ Board of Adjustment

___ Garland Youth Council **

___ Parks and Recreation Board

___ Citizens Environmental and Neighborhood Advisory Committee

___ Property Standards Board

___ Plan Commission

___ Community Multicultural Commission

___ Library Board

___ Senior Citizens Advisory Committee

___ Garland Cultural Arts Commission

___ Unified Building Standards Commission

**Garland Youth Council has a separate application

☒ Civil Service Commission

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vanover

Date Notified

Disclosure Form Filed

Revised 03/2018



GARLAND

TEXAS MADE HERE



Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: Monday, March 30, 2020

Name: Julius Evan Jenkins

Phone: [REDACTED]

(Home)

Address: 1213 McCormick Street

Phone: N/A

(Other)

City, State, Zip: Garland, TX, 75040

Email: [REDACTED]

Resident of Garland for 5 years

Resident of Texas for 34 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.

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

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

Dallas County Welfare Advisory Board Member, 2011- 2013

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

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

What is your educational background?

University of North Texas at Dallas College of Law - Juris Doctor May 2019; University of Texas at Dallas

What is your occupational experience?

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

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

/s/ Julius E. Jenkins

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

☐ 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

Civil Service

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒
Courtney Vanover
5.14.19

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAY 08 2020
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 5/4/2020

Name: Mindy Le

Phone: [REDACTED]

(Home)

Address: 1006 Walnut Pkwy

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 75042

Email: [REDACTED]

Resident of Garland for 20 years

Resident of Texas for 23 years

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

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

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

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

Denton Citizen Police Academy Graduate

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

Garland Youth Council: 2010-2013

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

Refer to Attached Document

What is your educational background?

Refer to Attached Document

What is your occupational experience?

Refer to Attached Document

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

[Signature] *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

☒ Civil Service
Garland Youth Council **

☐ Property Standards Board

☐ Library Board

☐ Parks and Recreation Board

☐ Plan Commission

☐ Senior Citizens Advisory Committee

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

City of Garland Tax Status
City of Garland Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed [REDACTED]

Appointed By [REDACTED]

Mindy Le

Education

Southern Methodist University, Dallas, TX

Aug. 2017 - Oct. 2018

Master of Arts in Dispute Resolution

G.P.A. 3.95/4.0

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

University of North Texas, Denton, TX

Aug. 2013 - May 2017

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

G.P.A. 3.68/4.0

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

Experience

PRODUCT DEVELOPMENT COORDINATOR – *Michaels*, Irving, TX

Jan 2019 – Present

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

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

Aug 2017 – Jan 2019

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

Civic and Community Endeavors

COMMUNITY INVOLVEMENT

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

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

ON-CAMPUS UNDERGRADUATE INVOLVEMENT

LEADERSHIP

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

SERVICE

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

MENTORING

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

OTHER ON-CAMPUS ACTIVITIES

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



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 09/15/2020

Item Title: C2W Wellness Platform

Submitted By: Kristen Smith, HR Director

Summary of Request/Problem

The Commit to Wellness Program (C2W) has been utilized since 2007 to engage employees in preventive care, health education and cost saving disease management. In exchange for their participation, employees receive a discounted health care premium.

To promote employee wellness, the City receives an annual incentive “rebate” from its third party administrator (currently Blue-Cross Blue-Shield of Texas) that can be applied to off-set program costs. In the past, the incentive has been used in various ways including C2W program enhancements, digital fitness tracking tools, and reimbursements.

During FY 20-21, the incentive will be increased from \$75,000 annually to \$125,000 and is proposed to be partially applied to the cost of implementing a wellness technology platform which will:

- Incorporate health partner data, reporting and analytics to gauge program effectiveness
- Automate manual activity tracking currently performed via paper forms
- Integrate partner education, programming and resources creating a one-stop source for all things related to employee wellness
- Provide on-demand challenges and activities promoting individual, team, departmental, and dependent engagement
- Expand access to wellness programming for all employees, regardless of their participation in health benefit programs

Through a competitive request for proposal (RFP) process, the City advertised and received responses from seven (7) potential providers.

- Protocol Driven Healthcare Inc.
- Reconcile Care Management Services
- VirginPulse (Engage)
- Vitality
- WebMD

- WellRight
- WorkPartners

Through a combined employee and broker panel, Virgin Pulse (Engage) was reviewed and selected as the finalist based on the following criteria:

- 50% Thoroughness of Proposal
- 20% Budget Maximization
- 20% Full Range of Services
- 10% Experience

Cost Impact

- \$3,500 Implementation Cost (one-time)
- Annual Investment (recurring)
- \$79,838 *incl. spouses, dependents and domestic partners at no additional cost*

Recommendation/Action Requested and Justification

At this time, City Council is asked to approve the vendor selection and associated annual recurring costs for implementation, which will be fully off-set by the annual wellness incentive. This is a 3-year agreement renewable annually for a total cost of \$239,514 (\$79,838 annually for 3 years).

No impact is anticipated to the City budget for the implementation of this program.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 09/15/2020

Item Title: Discretionary Service Agreement with Oncor for the Burying of Oncor's Facilities along Rosehill Road from Bobtown Road to IH-30

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

As part of the Rosehill Road Streetscape project from Bobtown Road to IH-30, the overhead power lines on both sides of the road are to be buried to accommodate the streetscape improvements within the right-of-way. GP&L has already completed the burial of their electric facilities on the east side of Rosehill Road.

Oncor owns the electric facilities on the west side and requires a DSA to bury their facilities along the corridor. The agreement authorizes them to bury their facilities and identifies the City as having the fiduciary responsibility for said adjustments. Per the DSA, the City's total commitment is \$933,756.72 for this item. Funding was included in the 2020 CIP for this work (CIP Project No. 10511).

City Council considered this item at the August 31, 2020 Work Session.

Recommendation/Action Requested and Justification

Recommend City Council authorize the City Manager to execute the Discretionary Service Agreement with Oncor.

Attachments

Discretionary Service Agreement
Location Map

**Tariff for Retail Delivery Service
Oncor Electric Delivery Company LLC**



6.3 Agreements and Forms

Applicable: Entire Certified Service Area

Effective Date: September 21, 2009

Page 1 of 2

6.3.5 Discretionary Service Agreement

WR # 3474936

Transaction ID: _____

This Discretionary Service Agreement ("Agreement") is made and entered into this 17th day of July, 2020, by Oncor Electric Delivery Company LLC ("Oncor Electric Delivery Company" or "Company"), a Delaware limited liability company and distribution utility, and The City of Garland ("Customer"), a Municipality, each hereinafter sometimes referred to individually as "Party" or both referred to collectively as the "Parties". In consideration of the mutual covenants set forth herein, the Parties agree as follows:

1. **Discretionary Services to be Provided** – Company agrees to provide, and Customer agrees to pay for, the following discretionary services in accordance with this Agreement.

The City has requested that Oncor remove a portion of our overhead line and install underground facilities along Rosehill Road. This overhead to underground relocation will consist of the installation of 3 poles, (4) 4-Way manholes, 1 padmounted switchgear, approx. 1,700' of duct bank, and approx. 2,000' of 1000 aluminum/copper conductor. This will also include the removal of 10 poles. Per this DSA, the City will reimburse Oncor \$933,756.72 for work to install equipment and facilities to maintain existing service and for removal of the overhead line.

2. **Nature of Service and Company's Retail Delivery Service Tariff** – Any discretionary services covered by this Agreement will be provided by Company, and accepted by Customer, in accordance with applicable Public Utility Commission of Texas ("PUC") Substantive Rules and Company's Tariff for Retail Delivery Service (including the Service Regulations contained therein), as it may from time to time be fixed and approved by the PUC ("Company's Retail Delivery Tariff"). During the term of this Agreement, Company is entitled to discontinue service, interrupt service, or refuse service initiation requests under this Agreement in accordance with applicable PUC Substantive Rules and Company's Retail Delivery Tariff. Company's Retail Delivery Tariff is part of this Agreement to the same extent as if fully set out herein. Unless otherwise expressly stated in this Agreement, the terms used herein have the meanings ascribed thereto in Company's Retail Delivery Tariff.

3. **Discretionary Service Charges** – Charges for any discretionary services covered by this Agreement are determined in accordance with Company's Retail Delivery Tariff. Company and Customer agree to comply with PUC or court orders concerning discretionary service charges.

4. **Term and Termination** -- This Agreement becomes effective upon acceptance by Customer and continues in effect until Oncor work is completed. Termination of this Agreement does not relieve Company or Customer of any obligation accrued or accruing prior to termination.

5. **No Other Obligations** – This Agreement does not obligate Company to provide, or entitle Customer to receive, any service not expressly provided for herein. Customer is responsible for making the arrangements necessary for it to receive any further services that it may desire from Company or any third party.

6. **Governing Law and Regulatory Authority** -- This Agreement was executed in the State of Texas and must in all respects be governed by, interpreted, construed, and enforced in accordance with the laws thereof. This Agreement is subject to all valid, applicable federal, state, and local laws, ordinances, and rules and regulations of duly constituted regulatory authorities having jurisdiction.

7. **Amendment** – This Agreement may be amended only upon mutual agreement of the Parties, which amendment will not be effective until reduced to writing and executed by the Parties. But changes to applicable PUC Substantive Rules and Company's Retail Delivery Tariff are applicable to this Agreement upon their effective date and do not require an amendment of this Agreement.

8. **Entirety of Agreement and Prior Agreements Superseded** – This Agreement, including all attached Exhibits, which are expressly made a part hereof for all purposes, constitutes the entire agreement and understanding between the Parties with regard to the service(s) expressly provided for in this Agreement. The Parties are not bound by or liable for any statement, representation, promise, inducement, understanding, or undertaking of any kind or nature (whether written or oral) with regard to the subject matter hereof not set forth or provided for herein. This Agreement replaces all prior agreements and undertakings, oral or written, between the Parties with regard to the subject matter hereof, including without limitation n/a, and all such agreements and undertakings are agreed by the Parties to no longer be of any force or effect. It is expressly acknowledged that the Parties may have other agreements covering other services not expressly provided for herein, which agreements are unaffected by this Agreement.

9. **Notices** -- Notices given under this Agreement are deemed to have been duly delivered if hand delivered or sent by United States certified mail, return receipt requested, postage prepaid, to:

- (a) If to Company:
Oncor Electric Delivery
Attn: Andrew Fujarski
1616 Woodall Rodgers Fwy
Dallas, TX 75202

Tariff for Retail Delivery Service
Oncor Electric Delivery Company LLC



6.3 Agreements and Forms

Applicable: Entire Certified Service Area

Effective Date: September 21, 2009

Page 2 of 2

(b) If to Customer:
The City of Garland
Attn: Donna Manhart
Engineering Dept.
PO Box 469002
Garland, TX 75046

The above-listed names, titles, and addresses of either Party may be changed by written notification to the other.

10. **Invoicing and Payment** – Invoices for any discretionary services covered by this Agreement will be mailed by Company to the following address (or such other address directed in writing by Customer), unless Customer is capable of receiving electronic invoicing from Company, in which case Company is entitled to transmit electronic invoices to Customer.

The City of Garland
Attn: Donna Manhart
Engineering Dept.
PO Box 469002
Garland, TX 75046

If Company transmits electronic invoices to Customer, Customer must make payment to Company by electronic funds transfer. Electronic invoicing and payment by electronic funds transfer will be conducted in accordance with Company's standard procedures. Company must receive payment by the due date specified on the invoice. If payment is not received by the Company by the due date shown on the invoice, a late fee will be calculated and added to the unpaid balance until the entire invoice is paid. The late fee will be 5% of the unpaid balance per invoice period.

11. **No Waiver** -- The failure of a Party to this Agreement to insist, on any occasion, upon strict performance of any provision of this Agreement will not be considered to waive the obligations, rights, or duties imposed upon the Parties.

12. **Taxes** -- All present or future federal, state, municipal, or other lawful taxes (other than federal income taxes) applicable by reason of any service performed by Company, or any compensation paid to Company, hereunder must be paid by Customer.

13. **Headings** -- The descriptive headings of the various articles and sections of this Agreement have been inserted for convenience of reference only and are to be afforded no significance in the interpretation or construction of this Agreement.

14. **Multiple Counterparts** -- This Agreement may be executed in two or more counterparts, each of which is deemed an original but all constitute one and the same instrument.

15. **Other Terms and Conditions** --

(i) Customer has disclosed to Company all underground facilities owned by Customer or any other party that is not a public utility or governmental entity, that are located within real property owned by Customer. In the event that Customer has failed to do so, or in the event of the existence of such facilities of which Customer has no knowledge, Company, its agents and contractors, shall have no liability, of any nature whatsoever, to Customer, or Customer's agents or assignees, for any actual or consequential damages resulting from damage to such undisclosed or unknown facilities.

(ii) The City of Garland agrees that payment shall be made within 30 days of the date the project is completed or the date the invoice is received, whichever is later.

(iii) The Discretionary Service Charges provided in this agreement are for Oncor Electric Delivery facilities only and do not include any charges related to the relocation of any facilities owned by a franchised utility, governmental entity, or licensed service provider (Joint User). The customer must contact all Joint Users and make arrangements to have their facilities transferred or relocated. Oncor Electric Delivery cannot complete the relocation/removal of facilities outlined in this agreement until Joint User(s) remove their facilities attached to Oncor Electric Delivery Poles.

(iv)

The cost provided above and DSA are only valid for 60 days and will expire on Tuesday, September 15th, 2020. After expiration, a new DSA and cost will need to be provided to the City for consideration.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be signed by their respective duly authorized representatives.

Oncor Electric Delivery Company LLC

The City of Garland

Customer / Entity

Signature

Signature

Bryan L. Bradford

Printed Name

Printed Name

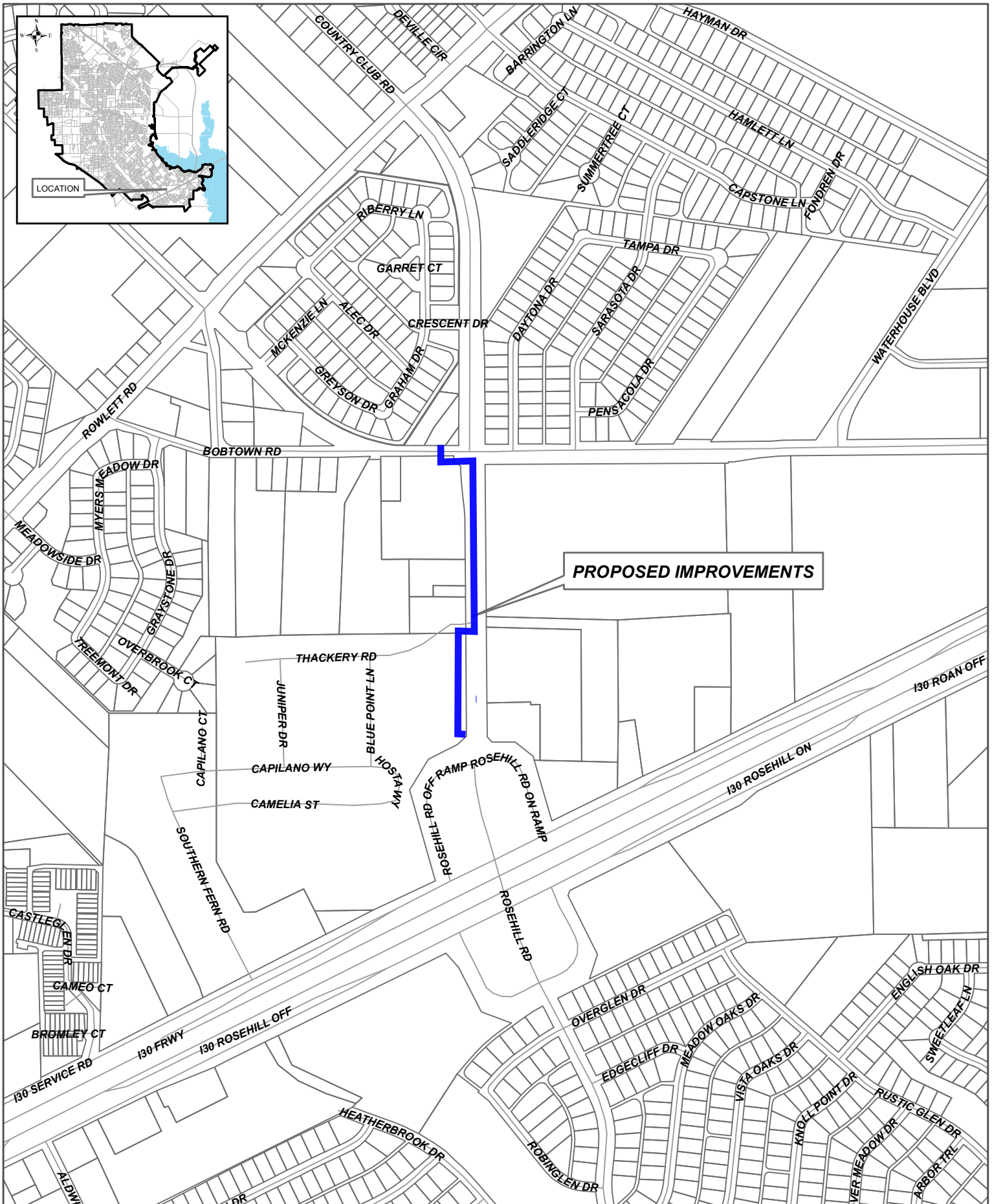
City Manager

Title

Title

Date

Date





GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

10.

Meeting Date: 09/15/2020

Item Title: Authorizing the City Manager to Execute a Settlement of the Water Rate Appeal

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

The City has been involved in a rate appeal regarding the charges for water imposed by the North Texas Municipal Water District. The City and its co-petitioners in that appeal prevailed at the Public Utility Commission. However, before engaging in the next phase of the proceeding, the PUC ordered all the parties (the 13 member cities, which includes Garland) and the District to engage in settlement discussions to determine whether a settlement is possible. The parties have worked diligently since that time to devise a settlement agreeable to all the 13 member cities and the District inasmuch as any settlement will require unanimity among the parties to the controlling contract. The parties agree that a settlement is imminent and desire to get that settlement in place as soon as possible so that the benefits of the settlement may be realized.

Recommendation/Action Requested and Justification

Authorize by minute action the execution of a settlement agreement by the City Manager with the concurrence of the City Attorney.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

11.

Meeting Date: 09/15/2020

Item Title: Public Hearing on 2020-21 Proposed Budget

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

Section 5, Article VIII, of the City Charter requires that a Public Hearing be held on the Proposed Budget for the coming fiscal year. At the Public Hearing, all interested persons shall be given an opportunity to be heard for or against any item contained in the Proposed Budget.

The Proposed Budget for 2020-21 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 5, 2020.

A previous Public Hearing was held on September 1, 2020.

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

Recommendation/Action Requested and Justification

Open public hearing.

Take citizens' comments.

Close public hearing.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

12.

Meeting Date: 09/15/2020

Item Title: Public Hearing on Proposed 2020-21 Tax Rate

Submitted By: Corey Worsham, Tax Administrator

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 voter approval rate or the no new revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2020-21 Proposed budget is based on a tax rate of 76.96 cents per \$100 of valuation, which exceeds the no new revenue tax rate of \$.741031 cents per \$100 of value.

Proposed Tax Rate
(Cents per \$100 Value)

	2019-20	2020-2021	
	Current	Proposed	Change
O&M	39.40	39.40	0
Debt Service	37.56	37.56	0
Total Tax Rate	76.96	76.96	0

Mayor should read the following:

The tax rate is scheduled for adoption this evening, Tuesday, September 15, 2020.

Recommendation/Action Requested and Justification

Open Public Meeting.

Take Public Comment.

Close public hearing and Mayor should read the following statement:

The tax rate is scheduled for adoption this evening, Tuesday, September 15, 2020.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

13.

Meeting Date: 09/15/2020

Item Title: Adoption of 2020-21 Budget

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

Adoption of the Budget for 2020-21. In accordance with the City Charter, the City Manager presented his recommended Budget for fiscal year 2020-21 to the City Council on August 4, 2020. After receiving certified values from the Dallas Central Appraisal District, the City Manager provided City Council with recommended adjustments to the Budget on August 25, 2020.

Copies were made available for public inspection at the City libraries, at the City Secretary's Office, and on the City's website. Public hearings were held on September 1 and September 15, 2020.

An ordinance reflecting final decisions regarding the Budget for 2020-21 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.

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 2020-21. **(See specific process in Attachment - two votes required.)**

Attachments

Proposal to Vote on Budget

Proposal to Vote on Proposed Budget for 2020-21

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: 09/15/2020

Item Title: Adoption of 2020-21 Property Tax Rate

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

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

**Proposed Tax Rate
(Cents per \$100 Value)**

	2019-20	2020-2021	
	Current	Proposed	Change
O&M	39.40	39.40	0
Debt Service	37.56	37.56	0
Total Tax Rate	76.96	76.96	0

Recommendation/Action Requested and Justification

Approve an ordinance setting the Ad Valorem Tax Rate at 76.96 cents per \$100 of valuation for 2020-21.

(Required motion wording is included in attachment.)

Vote on above motion.

Attachments

Wording - Rate Adoption

Tax Rate Ordinance

Proposal to Vote on Proposed Tax Rate for 2020-21

Required Motion Wording

Mayor, "I move that the property tax rate be increased by the adoption of a tax rate of 76.96 cents per \$100 of valuation which is effectively a 3.8% percent increase in the tax rate."

1. "I move first that the rate for debt service be approved in the amount of thirty-seven and fifty-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]

ORDINANCE NO.

AN ORDINANCE FIXING THE TAX RATE AND TAX LEVY FOR THE CITY OF GARLAND, TEXAS, FOR THE FISCAL YEAR 2020-21 UPON ALL TAXABLE PROPERTY IN THE CITY OF GARLAND, TEXAS IN CONFORMITY WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTER PROVISIONS AND ORDINANCES OF THE CITY OF GARLAND, TEXAS; DIRECTING THE CITY MANAGER TO CAUSE A STATEMENT CONFORMING TO SECTION 26.05(b) (2) OF THE TEXAS TAX CODE TO BE PLACED ON THE HOME PAGE OF THE CITY'S WEBSITE; REPEALING ALL ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That there is and shall be levied and shall be assessed and collected for the fiscal year 2020-21 an Ad Valorem Tax of Seventy-Six and Ninety-Six Hundredths of a Cent (\$.7696) on each One Hundred Dollar (\$100.00) assessed value of property located within the city limits of the City of Garland, made taxable by law, which taxes, when collected, shall be appropriated among the funds and departments of the City of Garland for the purposes set forth as follows:

For the General Fund - Operations and Maintenance

\$0.3940

For the Purpose of Paying the Accrued Interest and to
Provide a Sinking Fund for General Obligation Bonds
and Certificates of Obligation

\$0.3756

TOTAL

\$0.7696

Section 2

That the Ad Valorem Tax rate of Seventy-Six and Ninety-Six Hundredths of a Cent (\$.7696) as set forth in Section 1 above is hereby levied and shall be assessed and collected on each One Hundred Dollars (\$100) assessed value of property located within the City of Garland, as valued by the Dallas Central Appraisal District of Dallas County, Collin Central Appraisal District of Collin County or the Rockwall Central Appraisal District of Rockwall County, as applicable, and made taxable to the City of Garland by law. Assessed value, as used in the following example, means 100% of market value less the 10% residential homestead exemption when, where and if such exemption is applicable.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.39 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$11.61

<u>MARKET VALUE</u>	<u>ASSESSED VALUE</u>
\$100,000	\$90,000
TAX: $(\$90,000/\$100) \times (\$0.394000 - \$0.381098)$	\$11.61

Section 4

That the Tax Manager of the City of Garland is hereby directed to assess, extend, and enter upon tax rolls of the City of Garland, Texas, for the current taxable year, the amounts and rates herein levied and to keep a current account of same and, when so collected, the same to be deposited in the depository of the City of Garland to be distributed in accordance with this Ordinance.

Section 5

That the City Manager is hereby directed to cause to be placed on the home page of the City's website a statement conforming to Section 26.05(b)(2) of the Texas Tax Code and to post to the City's website the information required by Section 16.18 of the Texas Tax Code in the format prescribed by the Texas Comptroller.

Section 6

That all ordinances, or parts of ordinances, in conflict herewith are expressly repealed.

Section 7

That this Ordinance shall take effect on October 1, 2020.

PASSED AND APPROVED by the affirmative record vote of a super-majority of not less than sixty percent of the members of the City Council of the City of Garland, Texas, voting in favor thereof at a public meeting held at 200 North Fifth Street, Garland, Texas (City Hall, Council Chambers), on the 15th day of September, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

FORM OF MOTION TO APPROVE TAX RATE ORDINANCE (SEC. 26.05(b), TEXAS TAX CODE)

"I move that the property tax rate be increased by the adoption of a tax rate of 76.96 cents per \$100 of valuation, which is effectively a 3.39 percent increase in the tax rate."



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

15.

Meeting Date: 09/15/2020

Item Title: Rate and Fee Changes for 2020-21

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

In considering the 2020-21 Proposed Budget, the City Council reviewed the adjustments to existing rates and fees. Revenue estimates included in the 2020-21 Proposed Budget are based on these actions.

Area	Fee Being Adjusted
Police	City Vehicle Storage Facility Fee
EWS - Delivery	Commercial Recycling Rate

An ordinance will be prepared for the Mayor's signature once final direction has been given by the Council.

Recommendation/Action Requested and Justification

Approve an ordinance making certain fee and rate adjustments and establishing an effective date of October 1, 2020.

Attachments

Rates and Fees Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 26.02 (A) (3) OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS RELATING TO STORAGE FEES FOR IMPOUNDED VEHICLES AND SEC. 50.51(B) OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS RELATING TO COMMERCIAL SANITATION SERVICE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Sec. 26.02 (A) (3) of Chapter 26, "Police-Miscellaneous Provisions and Offenses" of the Code of Ordinances of the City of Garland, Texas is hereby amended to read as follows:

"(3) A daily storage fee of:

(a) \$20.64 for each day or part of a day the vehicle is stored at the facility if the vehicle is not longer than twenty-five (25) feet; or

(b) \$36.11 for each day or part of a day the vehicle is stored at the facility if the vehicle is longer than twenty-five (25) feet;"

Section 2

That Sec. 50.51 (B) of Chapter 50, "Utility Rates and Fees" of the Code of Ordinances of the City of Garland, Texas is hereby amended to read as follows:

"(B) If the customer requests container service or if the Managing Director of Environmental Waste Services or his representative determines that container service is more economical than automated plastic commercial container service, and container service is provided, the monthly charges for such service shall be based on the following rate schedule. Any new customer desiring to receive container service from the City shall be required to enter into a contract with the City for that service.

(1) One City-owned container only.

Number & Size of Containers	Number of Pickups per Week					
	1	2	3	4	5	6
2 cubic yards	\$58.17	\$103.04	\$147.92	\$192.78	\$237.68	\$282.54
3 cubic yards	\$73.13	\$123.80	\$174.46	\$225.12	\$275.78	\$326.45

4 cubic yards	\$79.51	\$150.27	\$221.04	\$291.83	\$362.60	\$433.37
6 cubic yards	\$93.06	\$174.79	\$256.50	\$338.22	\$419.94	\$501.65
8 cubic yards	\$106.37	\$202.10	\$297.83	\$393.57	\$489.30	\$585.03

(2) Two or more City-owned containers, per each container.

Number & Size of Containers	Number of Pickups per Week					
	1	2	3	4	5	6
2 cubic yards	\$53.82	\$95.31	\$136.83	\$178.34	\$219.83	\$261.35
3 cubic yards	\$67.64	\$114.53	\$161.37	\$208.23	\$255.11	\$301.96
4 cubic yards	\$73.55	\$139.01	\$204.47	\$269.95	\$335.40	\$400.86
6 cubic yards	\$86.10	\$161.69	\$237.27	\$312.87	\$388.44	\$464.02
8 cubic yards	\$98.39	\$186.95	\$275.50	\$364.06	\$452.60	\$541.16

(3) One container only, not City-owned.

Number & Size of Containers	Number of Pickups per Week					
	1	2	3	4	5	6
2 cubic yards	\$50.16	\$95.04	\$139.90	\$184.79	\$229.66	\$274.53
3 cubic yards	\$64.12	\$114.79	\$165.47	\$216.11	\$266.79	\$317.44
4 cubic yards	\$69.12	\$139.89	\$210.68	\$281.45	\$352.21	\$423.00
6 cubic yards	\$79.32	\$161.04	\$242.74	\$324.46	\$406.18	\$487.89
8 cubic yards	\$91.09	\$186.82	\$282.54	\$378.27	\$474.00	\$569.75

(4) Two or more containers, not City-owned, per each container.

Number & Size of Containers	Number of Pickups per Week					
	1	2	3	4	5	6
2 cubic yards	\$45.80	\$87.31	\$128.81	\$170.34	\$211.84	\$253.34
3 cubic yards	\$58.63	\$105.52	\$152.36	\$199.24	\$246.11	\$292.96
4 cubic yards	\$63.18	\$128.64	\$194.10	\$259.57	\$325.05	\$390.87
6 cubic yards	\$72.32	\$147.92	\$223.51	\$299.10	\$374.67	\$450.27
8 cubic yards	\$83.11	\$171.66	\$260.22	\$348.76	\$437.30	\$525.87

The charges for commercial recycling container service shall be \$130.41 per month. Frequency of collection will be one time per week. The City will retain all revenue from the sale of recyclable materials based on customer service agreement.

- (1) For as-needed pickups, the monthly fee shall be \$37.77 plus pickup charge of \$0.95 per cubic yard. As-needed pickups shall not exceed three pickups per month.
- (2) Regular pickup customers requesting an extra pickup will be required to pay by cash or by check at the time the pickup is made. The charge for such special pickups shall be \$130.41.
- (3) Customers using compactors in conjunction with containers will be charged the above rates plus fifty-eight percent.
- (4) Where more than one customer uses the same container, the Managing Director of Environmental Waste Services or his representative shall prorate each customer's share in a fair and equitable basis, using the volume of refuse generated by each so as to arrive at a total dollar value equal to the above rates. Each customer sharing a container shall be jointly and severally liable for the cost of the container as if the container were not shared between customers.
- (5) When an existing or prospective customer requires a service for which the above rates do not pertain, and the Environmental Waste Services Department has the capability and desire to provide that service, the Managing Director of Environmental Waste Services will determine the charges based upon a study to determine the cost of providing such service."

Section 3

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

Section 4

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

Section 5

That this Ordinance shall become effective on October 1, 2020.

PASSED AND APPROVED on this the 15th day of September, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

16.

Meeting Date: 09/15/2020

Item Title: Civil Service Ordinance

Submitted By: Kristen Smith, HR 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 2020-21 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 20-21 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, 2020, and ending September 30, 2021, 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, 2020.

PASSED AND APPROVED this the _____ day of _____, 2020.

THE CITY OF GARLAND, TEXAS

By: _____
Scott LeMay
Mayor

ATTEST:

Rene Dowl,
City Secretary

EXHIBIT "A-1"

CIVIL SERVICE

**2020/2021
Budgeted Positions**

POLICE

Total: 354

Classification	Number of Positions Effective 10-01-2020
Police Officer	301
Police Supervisor	39
Police Captain	9
Assistant Chief	4
Police Chief (Managing Director)	1
Total	354

FIRE

Total: 264

Classification	Number of Positions Effective 10-01-2020
Firefighter	128
Driver	72
Lieutenant	14
Captain	37
Battalion Chief	9
Assistant Chief	3
Fire Chief (Managing Director)	1
Total	264

EXHIBIT "A-2"

Civil Service 2020-2021 Salary Schedules

Effective 1/1/2020

Police

Years	Step	Classification	Hourly	Annual	Spread
Hire	1	Recruit	\$30.95	\$64,376	
6 months	2	Officer 2	\$31.81	\$66,163	3%
1 year	3	Officer 3	\$33.09	\$68,825	4%
2 year	4	Officer 4	\$34.45	\$71,646	4%
3 year	5	Officer 5	\$36.04	\$74,965	5%
4 year	6	Officer 6	\$37.67	\$78,355	5%
5 year	7	Officer 7	\$39.42	\$81,994	5%
10 years	8	Officer 8	\$41.11	\$85,515	4%
12 years	9	Officer 9	\$42.28	\$87,936	3%
Year 1	1	Supervisor 1	\$49.88	\$103,750	
Year 2	2	Supervisor 2	\$55.09	\$114,595	10%
Year 1	1	Captain 1	\$58.80	\$122,302	
Year 2	2	Captain 2	\$63.80	\$132,700	9%
Year 1	1	Assistant Chief 1	\$72.20	\$150,179	
Year 2	2	Assistant Chief 2	\$75.67	\$157,393	5%

Fire

Years	Step	Classification	Staff*	Shift**	Annual	Spread
Hire	1	Recruit 1	\$29.71	\$21.22	\$61,800	
6 months	2	Recruit 2	\$30.78	\$21.99	\$64,032	4%
1 year	3	Firefighter 3	\$31.95	\$22.82	\$66,457	4%
2 year	4	Firefighter 4	\$33.48	\$23.91	\$69,632	5%
3 year	5	Firefighter 5	\$34.81	\$24.87	\$72,413	4%
5 years	6	Firefighter 6	\$37.29	\$26.64	\$77,568	7%
7 years	7	Firefighter 7	\$38.29	\$27.35	\$79,648	3%
8.5 years	8	Firefighter 8	\$39.31	\$28.08	\$81,766	3%
Year 1	1	Fire Driver 1	\$41.45	\$29.61	\$86,222	
Year 2	2	Fire Driver 2	\$43.25	\$30.89	\$89,954	4%
Year 1	1	Lieutenant 1	\$45.76	\$32.68	\$95,173	
Year 2	2	Lieutenant 2	\$47.94	\$34.24	\$99,711	5%
Year 1	1	Captain 1	\$50.67	\$36.19	\$105,385	
Year 2	2	Captain 2	\$53.29	\$38.07	\$110,853	5%
Year 1	1	Battalion Chief 1	\$57.69	\$41.21	\$120,003	
Year 2	2	Battalion Chief 2	\$61.11	\$43.65	\$127,101	6%
Year 1	1	Assistant Chief 1	\$70.64	\$50.46	\$146,927	
Year 2	2	Assistant Chief 2	\$74.09	\$52.92	\$154,117	5%

* Staff - hourly rate calculated from 2080 hours per year

** Shift - hourly rate calculated from 2912 hours per year

EXHIBIT "A-3"

POLICE DEPARTMENT

2020/2021 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 payplans. Details of these plans are available from the Director of Civil Service or Chief of Police.

EXHIBIT "A-4"

FIRE DEPARTMENT

**2020/2021
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
- c) Must be in a non-probationary status

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
- c) Must be in a non-probationary status

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 Instructor II incentive pay)	\$100 per month
c) Paramedic Must be certified by the State, and be accepted by the City Medical Control Director and assigned to the position.	\$100 per month
d) Paramedic Ambulance Staffing Paramedics who are assigned to 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 Support Services or Life and Safety 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 payplans. 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: 09/15/2020

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

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

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

LOCATION

2700-2816 McCree Road

OWNER

U-Haul International and Amerco Real Estate Co.

PLAN COMMISSION RECOMMENDATION

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

STAFF RECOMMENDATION

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

BACKGROUND

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

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

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

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

SITE DATA

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

USE OF PROPERTY UNDER CURRENT ZONING

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

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

CONSIDERATIONS

Site Plan and Proposed Use

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

2. Summary of Deviations:

Development Standards	Required	Proposed	Analysis
Truck/Bus Repair Use	Specific Use Provision in the Industrial (IN) District	Planned District (PD) to allow the use of a Truck/Bus Repair without a Specific Use Provision	If approved, Truck/Bus Repair use will be allowed by right in Sub- District A.
Automotive Service Bays	Section 2.52 (3)(c) states that automotive service repair bays cannot face any street.	Automotive Service Bays will be visible from IH 635 due to the site configuration.	The site has frontage from IH 635 and McCree Road. Therefore, it is difficult to completely hide the automotive service bays from public streets. The service bays are distanced from the freeway and a landscape buffer will provide some screening. The automotive service bays will be less visible when Sub-District B is developed.

3. The Truck/Bus Repair Use currently requires a Specific Use Provision approval in the Industrial (IN) District. The applicant requests to amend the existing Planned Development (PD) District to allow the Truck/Bus Repair Use in Sub-District A. The proposed use is indicated as "Preventative Maintenance" without major repair activity, which lessens the intensity of the repair use. There are two automobile dealerships with ancillary repair shops (east of this site on McCree Road; and to the west on IH-635). Additionally, an automobile dealership with a "collision center" is located to the west of this site, on IH-635. Also, the site is located adjacent to an existing U-Haul facility which includes a repair use in the building located at the corner of South Garland Avenue and McCree Road.
4. The site plan indicates "Proposed Concrete Pavement" west of the western-most access drive from McCree Road. That concrete pavement area will be used for queuing and staging of vehicles serviced by U-Haul. A PD Condition is proposed to prohibit overnight parking and storage of vehicles not associated with the on-site use.

Parking

5. The GDC requires seventy-one (71) parking spaces for this development. The site plan (Exhibit C) shows seventy-three (73) parking spaces. Therefore, the applicant is complying with the parking requirements.

Automotive Service Bays:

6. Section 2.52 (3)(c) of the GDC states that automotive service repair bays cannot face any

street. Due to the site configuration, the automotive service bays will be visible to the south and southwest from the IH-635 service road. The applicant requests relief from Section 2.52 (3)(c) to allow the service bay doors to be visible from the IH 635 service road.

Screening and Landscaping:

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

Building Design:

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

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

COMPREHENSIVE PLAN

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

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

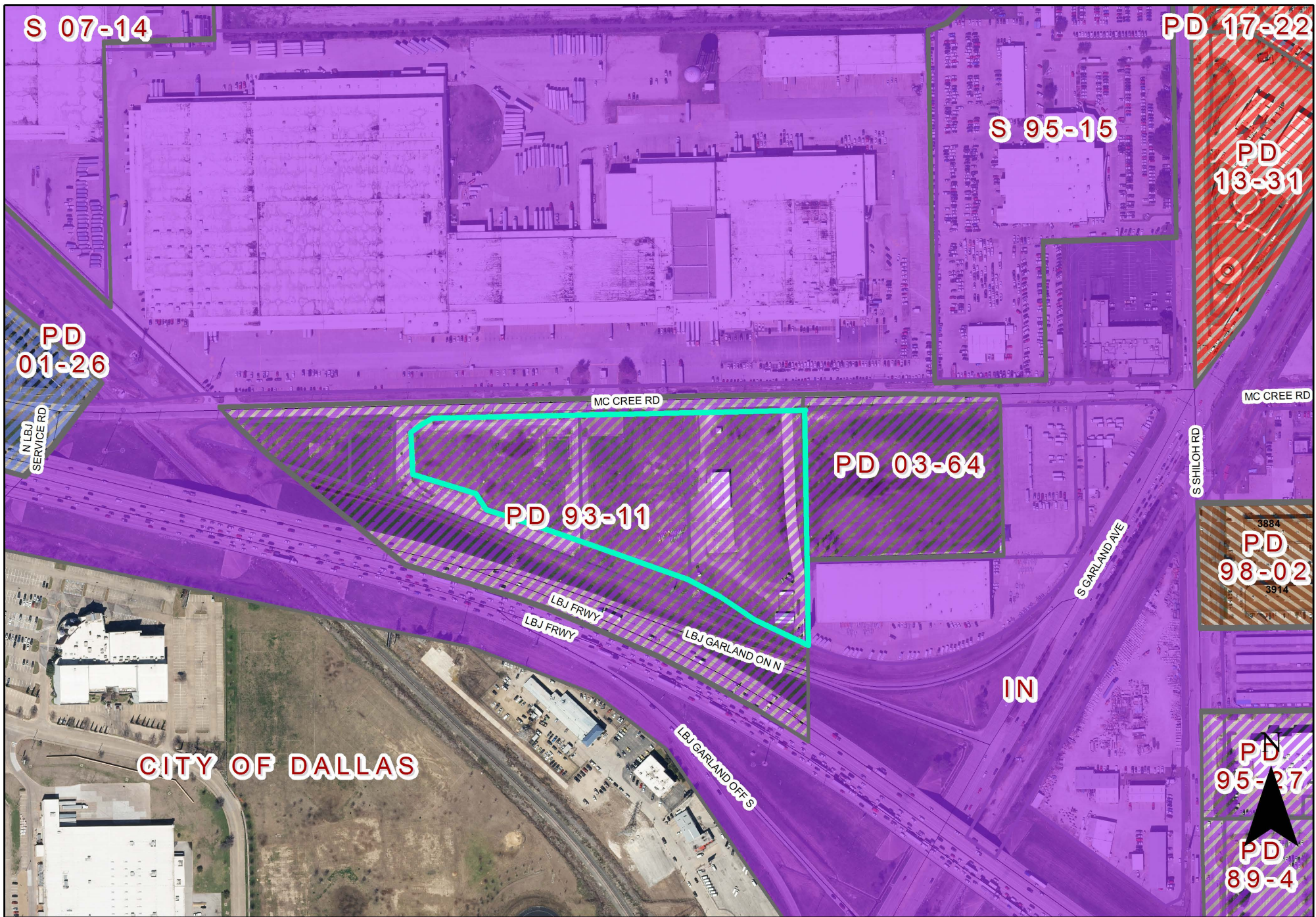
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Property to the north, across McCree Road, is zoned Industrial (IN) District. It is developed with a food product supplier facility. The property to the east is zoned Industrial (IN) District and is developed with a U-Haul storage facility, including a U-Haul rental and repair use. Also east of the site is an unimproved property zoned Planned Development (PD) 03-64 for Industrial Uses. To the west is an unimproved property zoned PD 93-11 for Industrial (IN) District Uses in addition to Retail Sales with Outside Display; this property will be a remainder of the larger PD 93-11 site which is the subject of this Z 19-27 application.

Attachments

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

Z 19-27 Kimley-Horn and Associates, Inc. Responses



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-27

2700-2816 McCree Road

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

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

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

IV. Development Plans:

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

V. Specific Conditions:

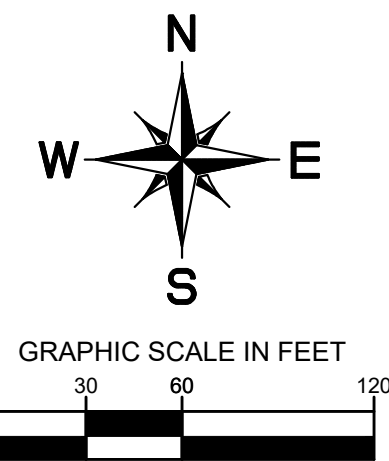
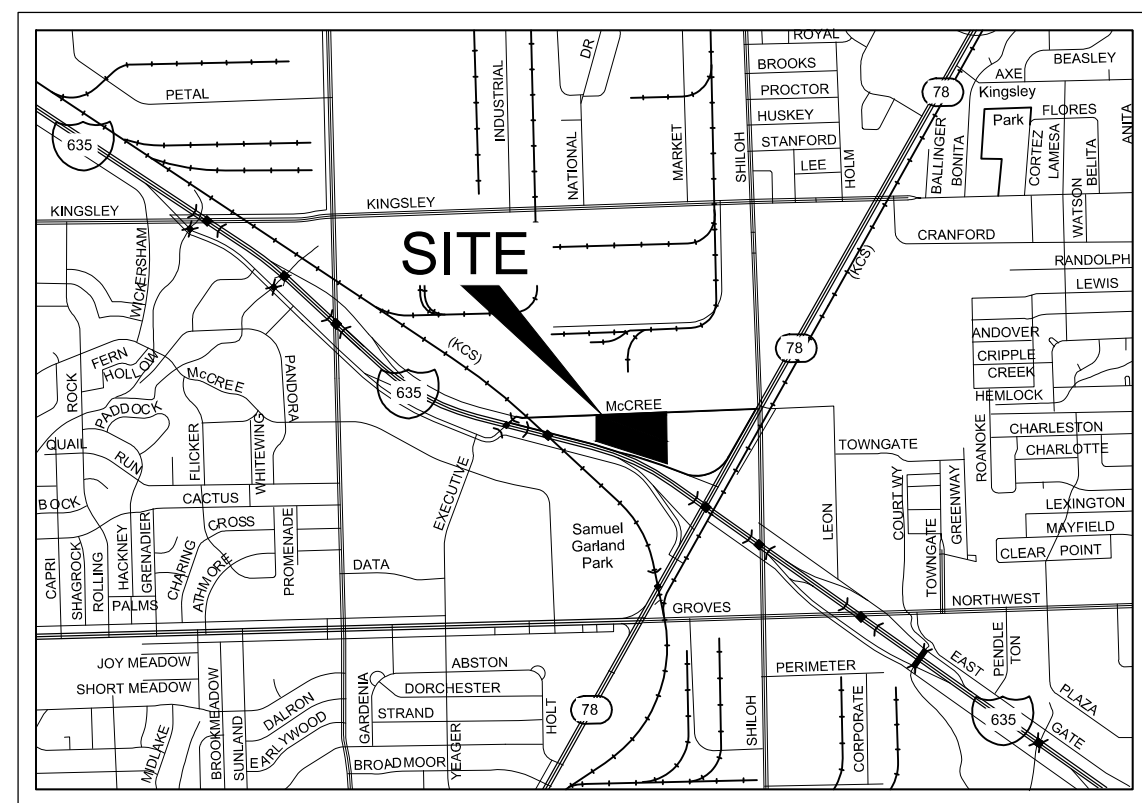
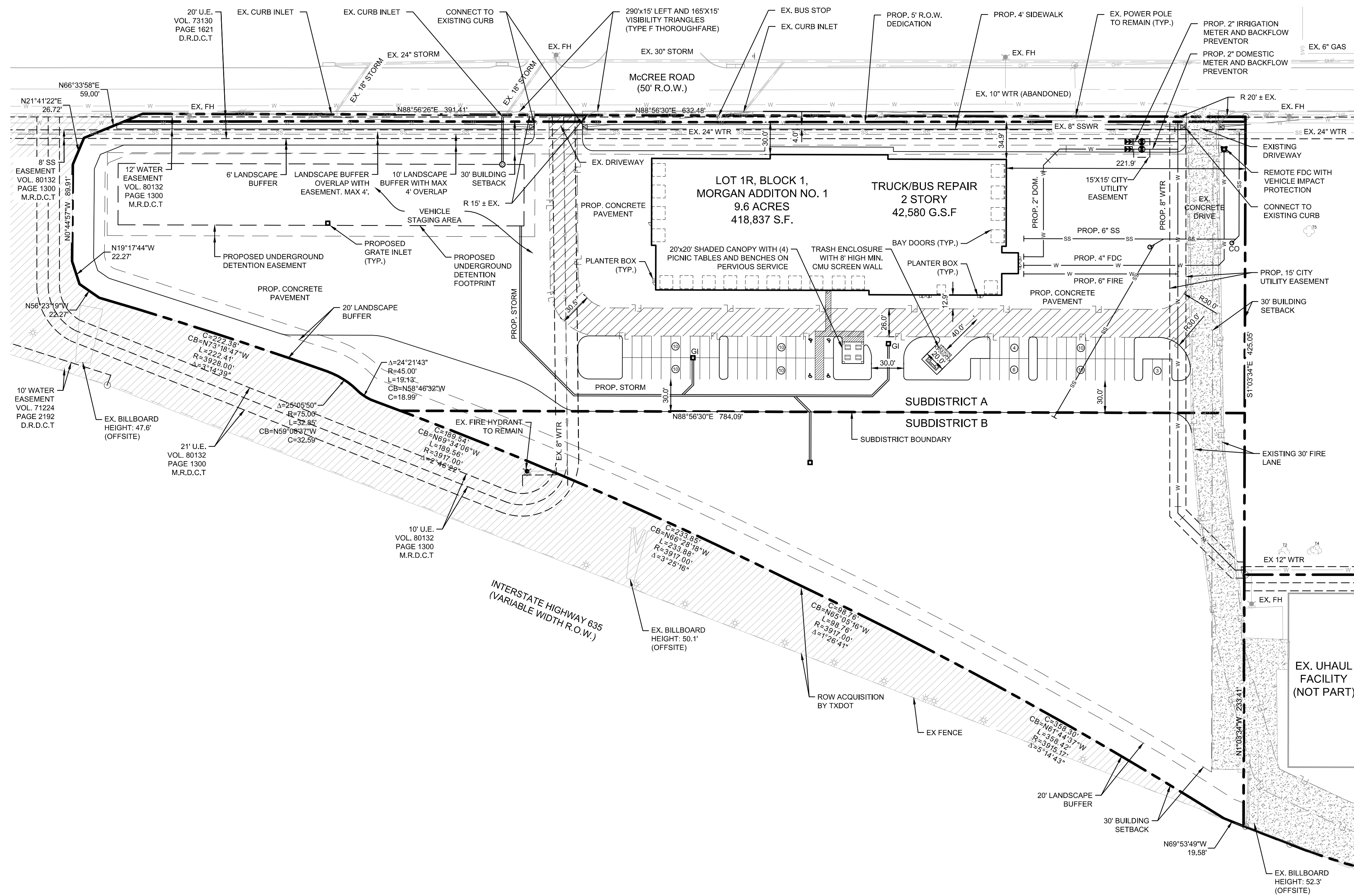
A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 93-11., additionally:

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

Truck/Bus Repair Use on Sub-district A.

- B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Automotive Service Bays: The automotive service bays are allowed to face the IH-635 frontage road.
- D. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

EXHIBIT C



LEGEND	
PROPERTY LINE	
PROPOSED FIRELANE	
SUBDISTRICT BOUNDARY	

SUBDISTRICT A SITE DATA SUMMARY TABLE	
TOTAL AREA OF SITE	9.62 AC (418,837 SF)
SUBDISTRICT A TOTAL AREA (AC/SF)	6.41 AC (279,369 SF)
FLOOR AREA RATIO	0.11
IMPERVIOUS SURFACE COVER	4.96 AC (216,196 SF)
BUILDING COVERAGE	0.94 AC (41,075 SF)
BUILDING COVERAGE PERMITTED	60%
BUILDING COVERAGE (BUILDING AREA ONLY)	15%
OPEN SPACE (REQUIRED)	10%
OPEN SPACE (PROVIDED)	18%
SQUARE FOOTAGE OF EX. BUILDINGS	N/A
SQUARE FOOTAGE OF PROP. BUILDING	42,580 SF
BUILDING HEIGHT (PERMITTED)	ANY LEGAL HEIGHT
BUILDING HEIGHT (PROPOSED)	29'
USE	TRUCK/BUS REPAIR
FINISH FLOOR ELEVATION	600
NUMBER OF STORIES	2
PARKING SPACES (1 / 600 GFA REQUIRED)	71
PARKING SPACES (PROVIDED)	73
PARKING SURFACE MATERIAL	CONCRETE

[illegible]

Kimley»»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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THE DETAILED SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

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

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

ANNED DEVELOPMENT
SITE PLAN
CASE NO. 190723-2

SHEET NUMBER
SP-01

**PLANNED DEVELOPMENT SITE PLAN
LOT 1R, BLOCK 1, MORGAN ADDITON NO. 1
UHAUL GARLAND
SWC McCREE ROAD & S SHILOH ROAD
GARLAND, TEXAS
SUBMITTED: JULY 9, 2020**

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

NTS



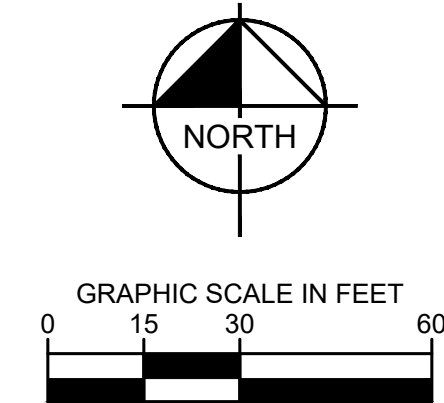
**LANDSCAPE PLAN
UHAUL GARLAND
SWC McCREE ROAD & S SHILOH ROAD
GARLAND, TEXAS
SUBMITTED: JULY 9, 2020**

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

[illegible]

FULL PLANT SCHEDULE ON DETAIL SHEET LP 2.00

TREES	
	CODE <u>BOTANICAL / COMMON NAME</u> TD TAXODIUM DISTICHUM / BALD CYPRESS QR QUERCUS RUBRA / RED OAK UP ULMUS PARVIFOLIA 'EMER II' / 'EMER II' ALLEE ELM
SHRUBS	
	CODE <u>BOTANICAL / COMMON NAME</u> DB ILEX CORNUTA / BURFORD HOLLY IC ILEX CORNUTA 'CARISSA' / CARISSA HOLLY RI RHAPHIOLEPS INDICA / INDIAN HAWTHORN LF LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	
	CODE <u>BOTANICAL / COMMON NAME</u> TR TRACHELOSPERMUM ASIATICUM 'ASIATIC' / ASIATIC JASMINE
	SOD CYNODON DACTYLON / BERMUDA GRASS
	SEED CYNODON DACTYLON / COMMON BERMUDA GRASS
	NT NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS



NOTE:

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



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

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

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

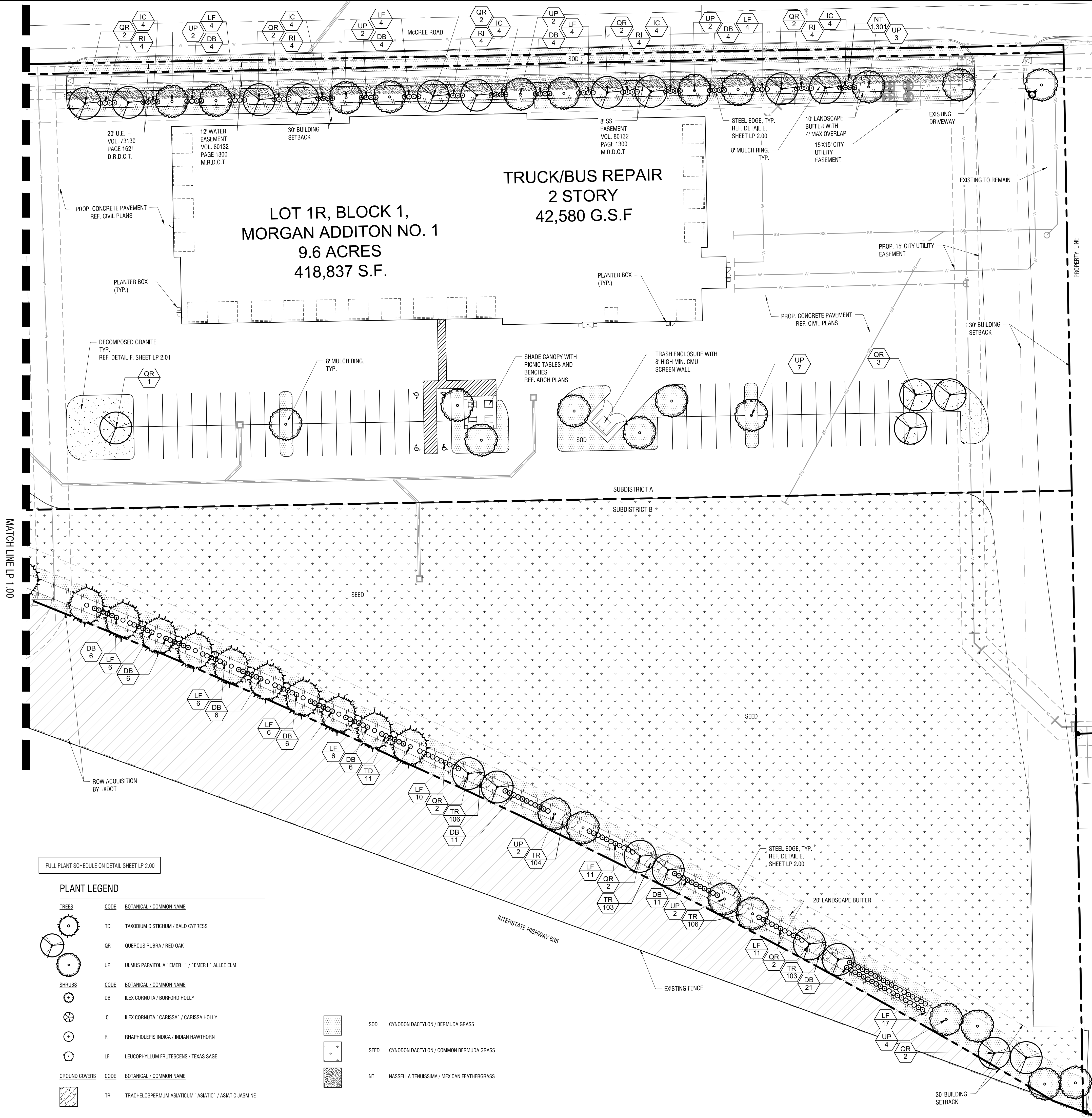
R.L.A. PATRICK B. HART
A. No. 2839 Date JULY 2020

LANDSCAPE PLAN
CASE NO. 190723-2

SHEET NUMBER
LP 1.00

DATE: 07/09/2020
DRAWN BY: KIMLEY-HORN
CHECKED BY: KIMLEY-HORN
PROJECT: UHAUL GARLAND, TX
SHEET: LANDSCAPE
CASE NO. 190723-2

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. No part of this document shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.



FULL PLANT SCHEDULE ON DETAIL SHEET LP 2.00

PLANT LEGEND

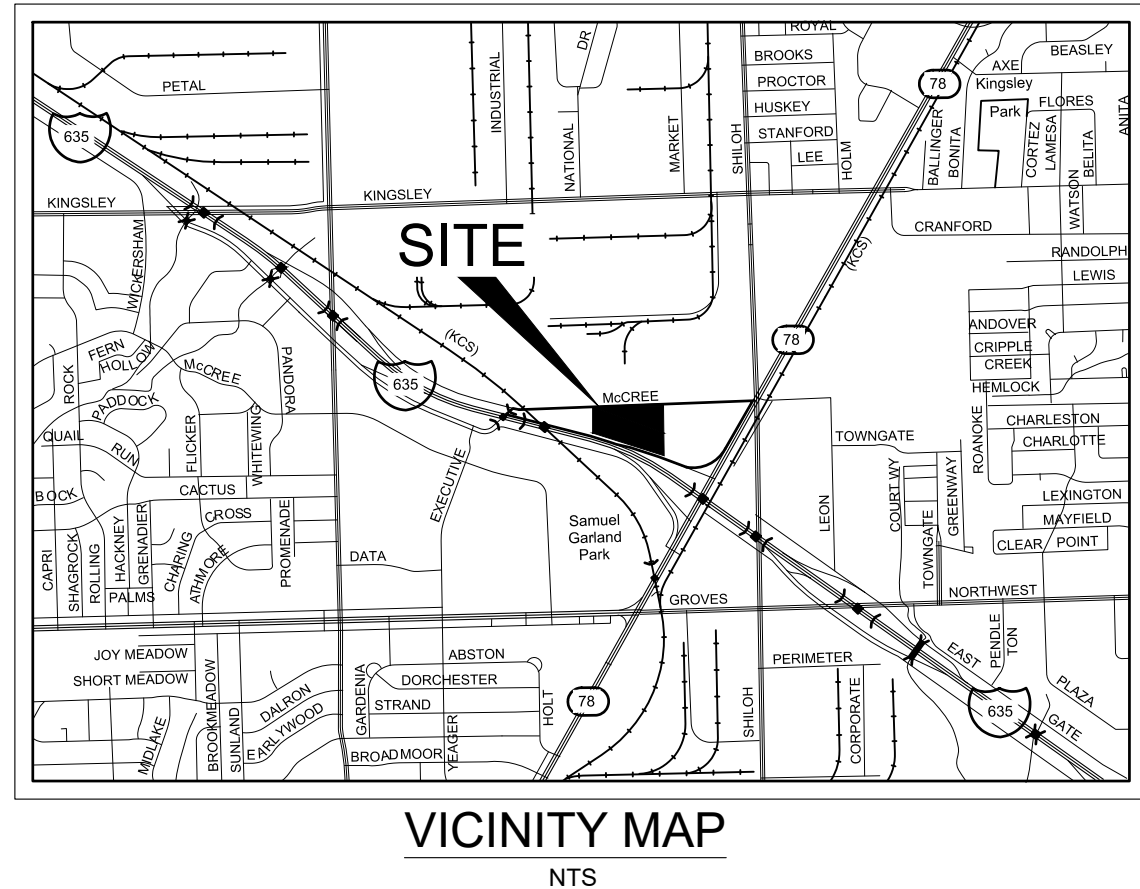
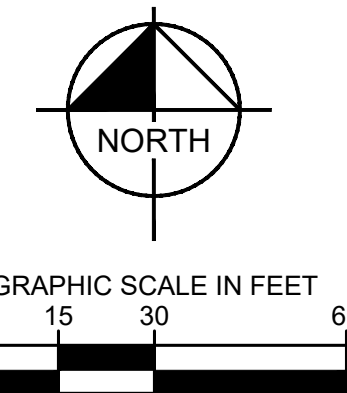
TREES	CODE	BOTANICAL / COMMON NAME
TD	TAXODIUM DISTICHUM / BALD CYPRESS	
QR	QUERCUS RUBRA / RED OAK	
UP	ULMUS PARVIFOLIA 'EMER II' / 'EMER II' ALLEE ELM	
SHRUBS	CODE	BOTANICAL / COMMON NAME
DB	ILEX CORNUTA / BURFORD HOLLY	
IC	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	
RI	RHAPHIOLEPIS INDOCA / INDIAN HAWTHORN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

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

LANDSCAPE SUMMARY		
	REQUIRED	PROVIDED (SUBDISTRICT A)
MINIMUM LANDSCAPE AREA REQUIREMENTS		
PERCENTAGE OF TOTAL SITE IN PERMANENT LANDSCAPING (418,837 SF x 10% = 41,884 SF)	10% (41,884 SF)	23% (178,624 SF)
NO MORE THAN 50% OF TOTAL TREES TO BE ONE SPECIES (11 BALD CYPRESS, 35 RED OAK, 42 ALLEE ELM) = 88 TREES x 50% = 44 (NO MORE THAN 44 TREES CAN BE ONE SPECIES)	YES	YES
MINIMUM STREET BUFFER REQUIREMENTS		
FOR EVERY 30 LINEAR FEET, OR FRACTION THEREOF, ONE LARGE CANOPY TREE IS REQUIRED ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES INTERSTATE 635 (TYPE A-A) (1,328 LF FRONTAGE / 30 = 45 CANOPY TREES & 315 SHRUBS)	45 CANOPY TREES 315 SHRUBS	45 CANOPY TREES 316 SHRUBS
FOR EVERY THIRTY LINEAR FEET, OR FRACTION THEREOF, ONE LARGE CANOPY TREE IS REQUIRED McCREE ROAD (TYPE F) (960 LF FRONTAGE / 30 = 32 CANOPY TREES)	32 CANOPY TREES	32 CANOPY TREES
SCREENING PARKING LOTS ADJACENT TO STREETS (CONTINUOUS OR UNDULATING ROW OF SHRUBS OR ORNAMENTAL GRASSES THAT ARE A MINIMUM OF TWENTY-FOUR INCHES IN HEIGHT AT INSTALLATION)	YES	YES
TURF (GRASS) MUST PROVIDE A MAXIMUM OF SEVENTY-FIVE PERCENT OF COVERAGE WITHIN THE LOT AREA. 109,642 SF x 5% = 5,483 SF A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES 73 PARKING SPACES / 10 = 8 TREES HAVE A LARGE CANOPY TREE WITHIN AT LEAST 65 FEET OF EVERY PARKING SPACE	YES YES YES YES	YES YES YES YES
INTERIOR LANDSCAPE REQUIREMENTS		
LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA. 109,642 SF x 5% = 5,483 SF	5,483 SF	6,340 SF
A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE	YES	YES
ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES 73 PARKING SPACES / 10 = 8 TREES	8 CANOPY TREES	8 CANOPY TREES
HAVE A LARGE CANOPY TREE WITHIN AT LEAST 65 FEET OF EVERY PARKING SPACE	YES	YES
DETENTION POND LANDSCAPE REQUIREMENTS		
TREES, ORNAMENTAL GRASSES, SHRUBS, AND GROUND COVER ARE REQUIRED AROUND THE PERIMETER OF A DETENTION AND RETENTION POND, LOCATED WITHIN ONE HUNDRED FEET OF A TYPE D OR LARGER THOROUGHFARE.	N/A	N/A
SCREENING REFUSE CONTAINERS		
MUST BE SCREENED ON THREE SIDES WITH A MINIMUM SIX-FOOT TALL MASONRY WALL	YES	YES

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

LEGEND
TXDOT CONDEMNATION AREA



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

APPLICANT/OWNER:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE
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TEL. NO. 602-263-9824
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LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
PHOENIX, ARIZONA 85004
TEL. NO. 602-263-9824
CONTACT: PATRICK B. HART, P.L.A.

Kimley-Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE
PHOENIX, ARIZONA 85004
PHONE: 972-770-1300 FAX: 972-263-9820
WWW.KIMLEY-HORN.COM TX 19-268
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Not for construction or permit purposes.

Kimley-Horn

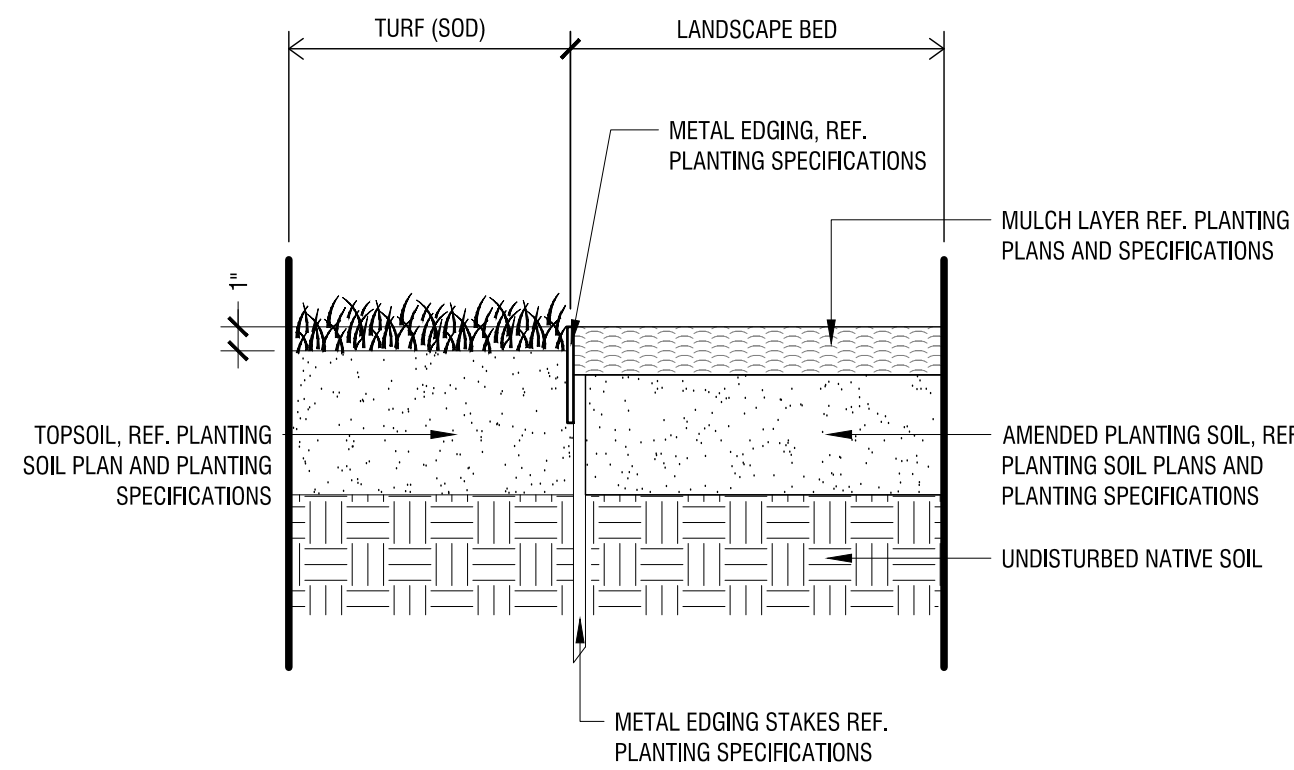
P.L.A. PATRICK B. HART
L.A. No. 2839 Date JULY 2020

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

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

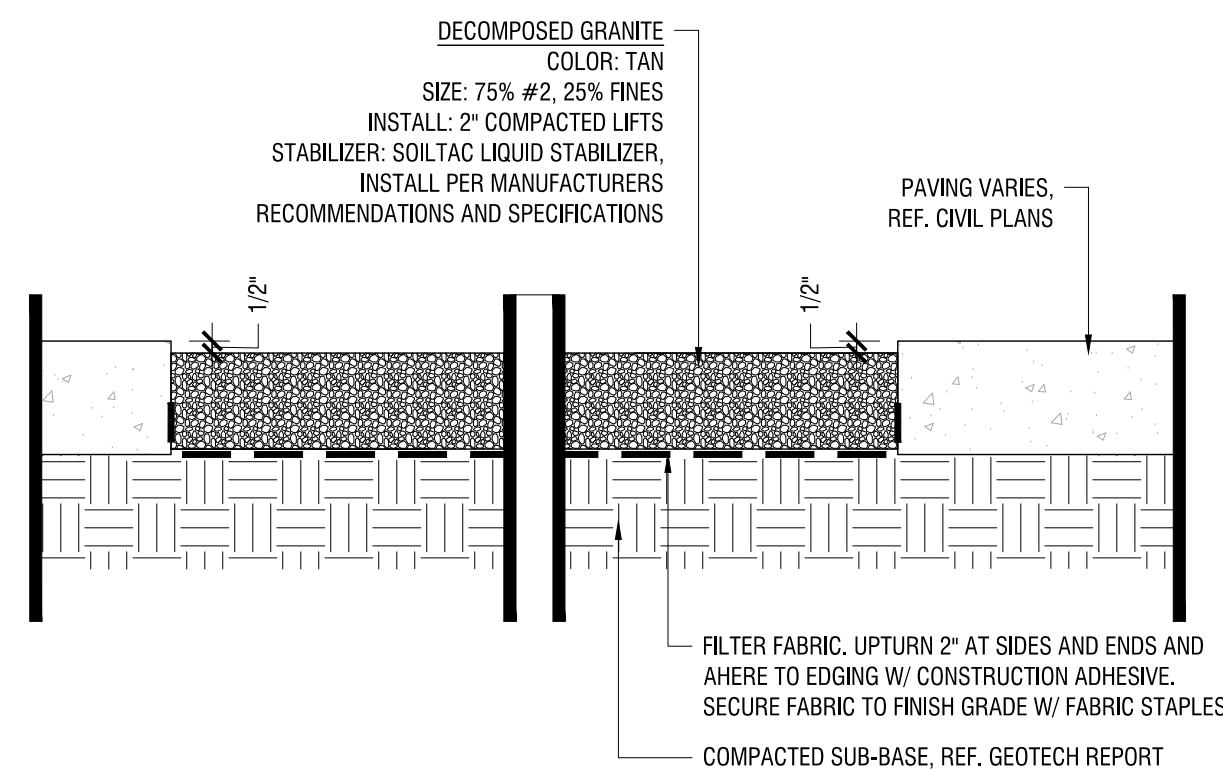
LANDSCAPE PLAN
CASE NO. 190723-2

SHEET NUMBER
LP 1.01



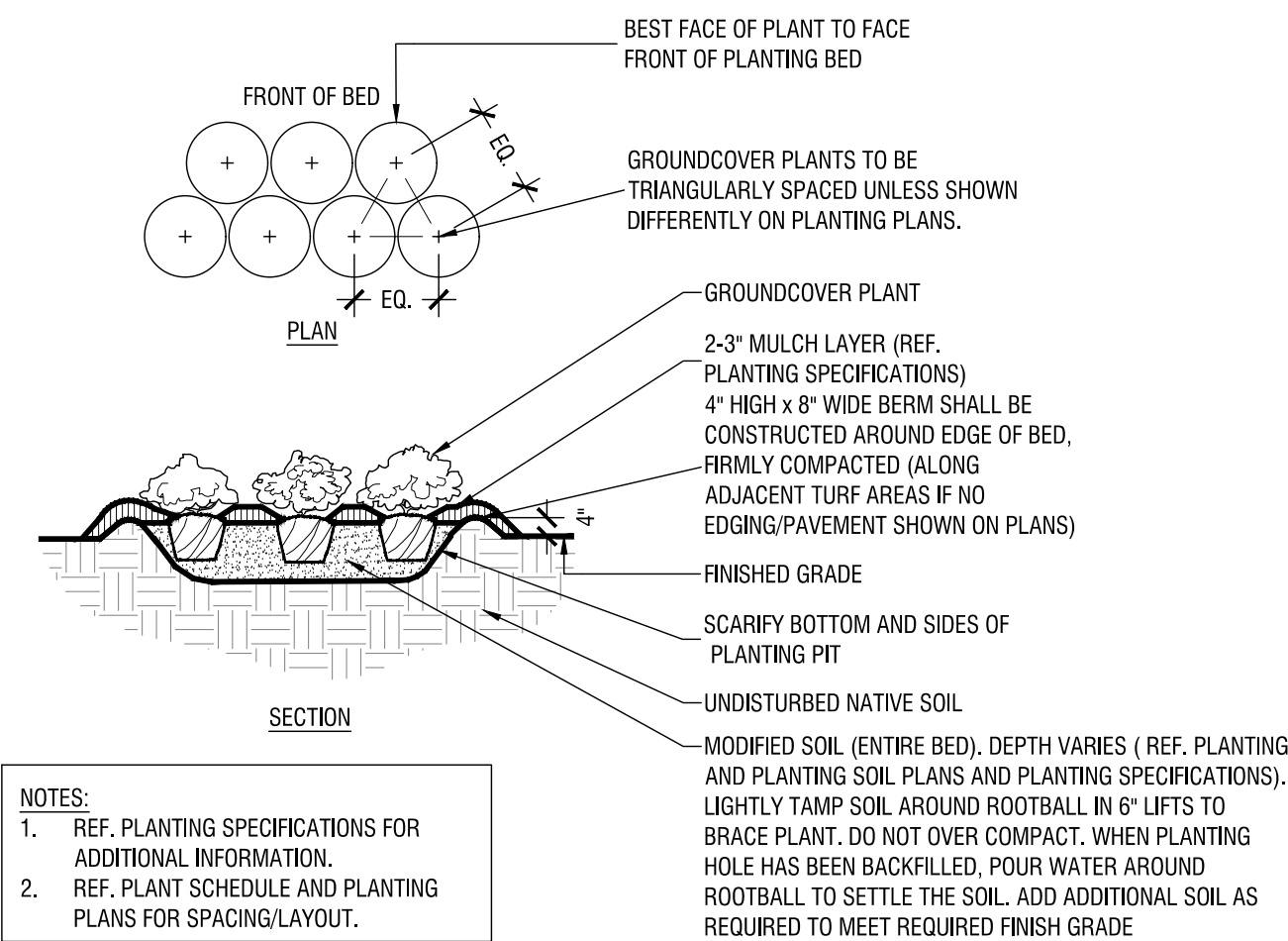
METAL EDGING (AT TURF & LANDSCAPE BED)

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



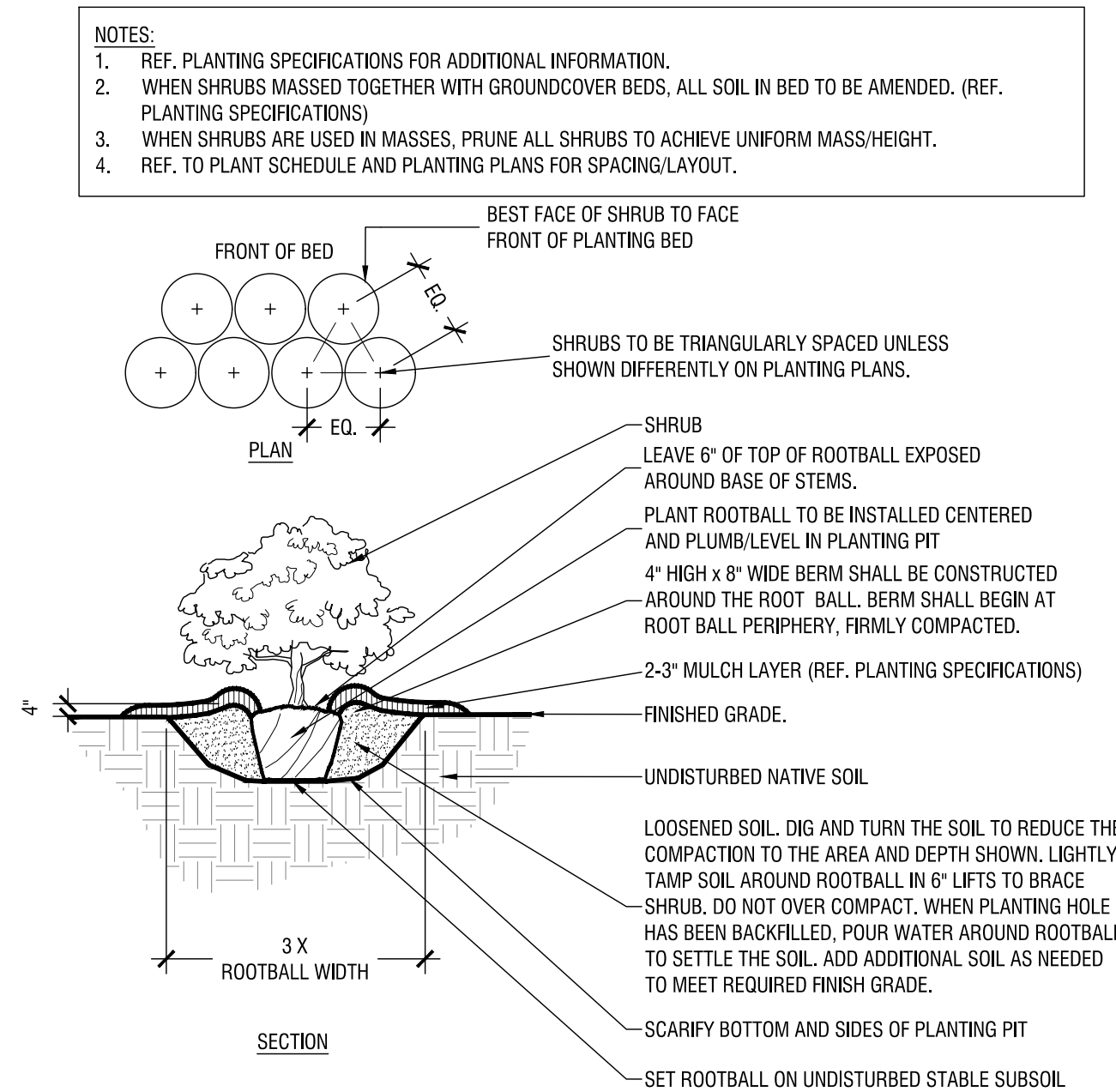
Decomposed Granite

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



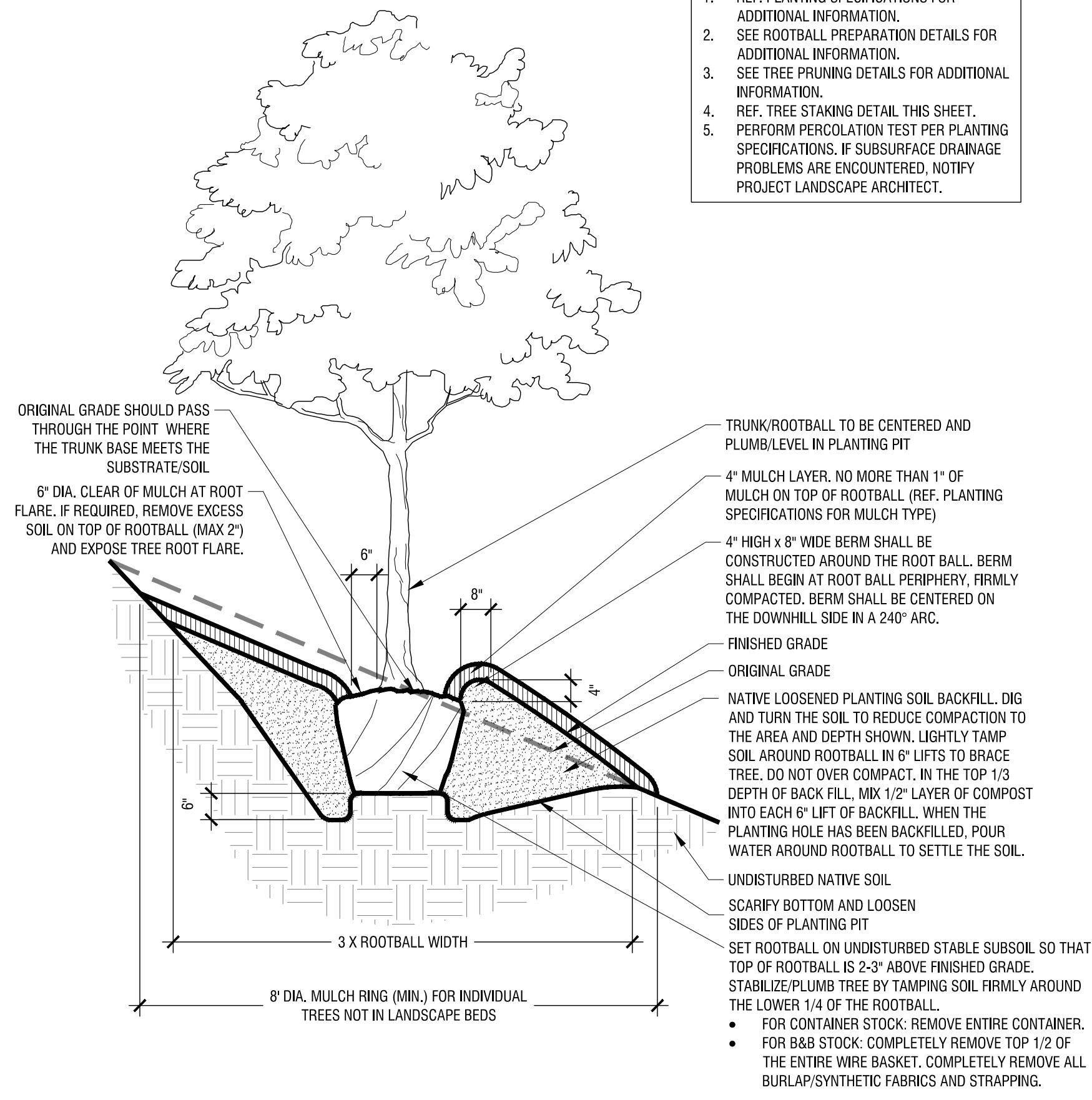
TYPICAL GROUNDCOVER PLANTING

Scale: NTS



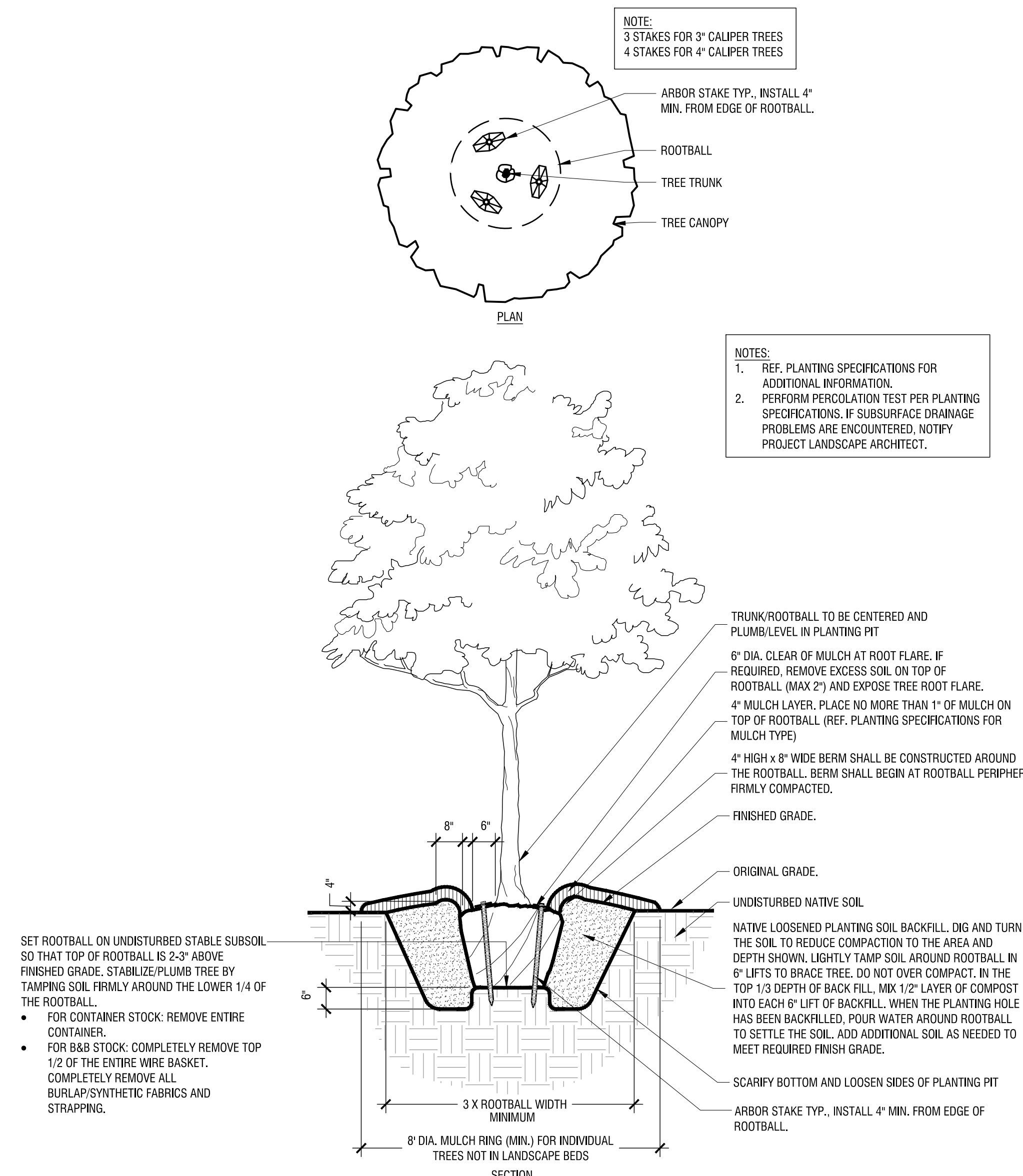
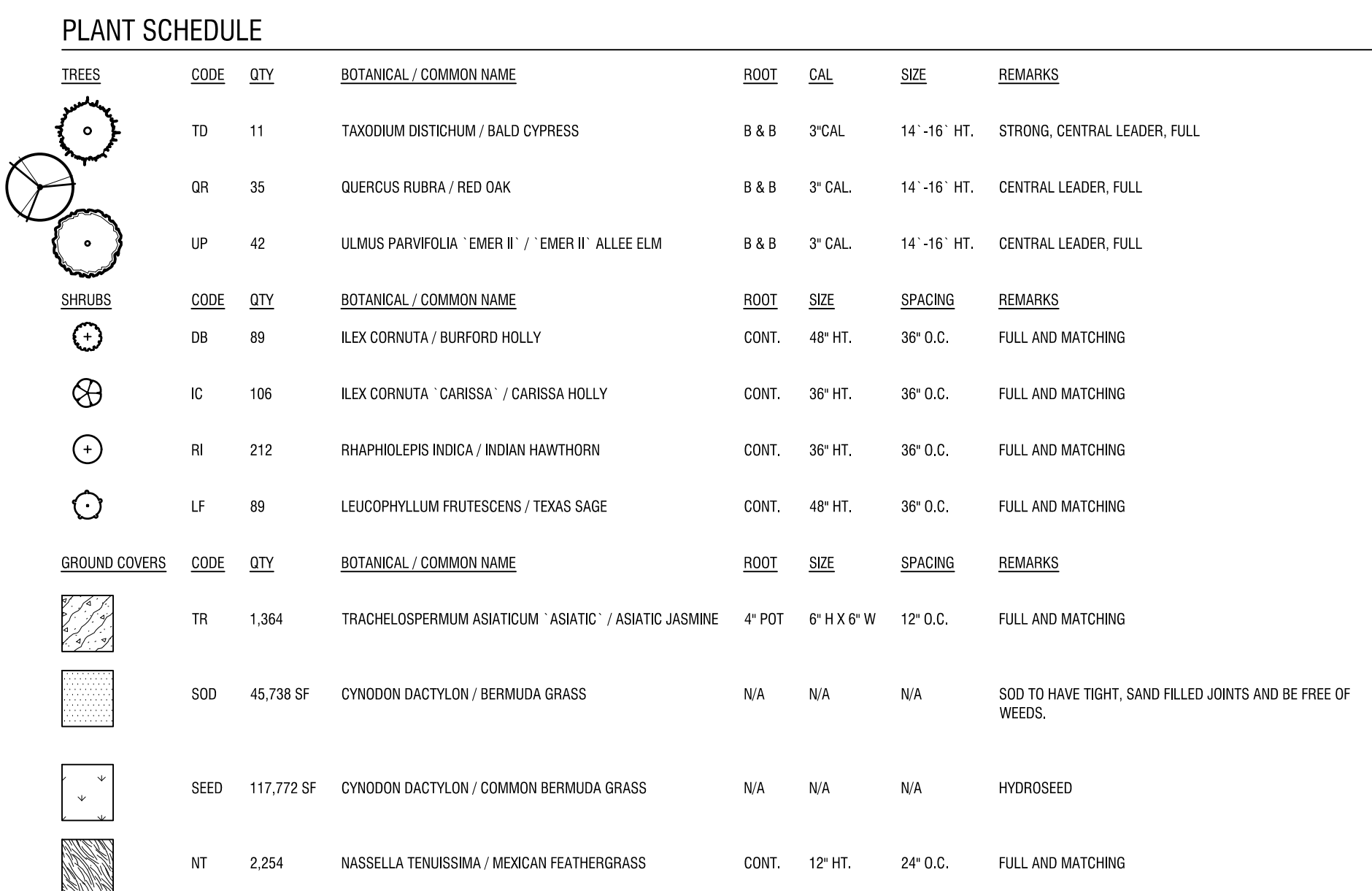
TYPICAL SHRUB PLANTING

Scale: NTS



TREE PLANTING ON 5-50% SLOPE'S (20:1 TO 2:1 SLOPES)

Scale: NTS



TYPICAL TREE PLANTING (UP TO 3" CALIPER)

Scale: NTS



Garland Shop

Date:

July 6th 2020

Description:

Paint Callout

Client:



365000

Location:

12215 LBJ Fwy,
Garland, TX 75041

Project Status:

Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:

Concept Design - 6
Design Presentation - 6

Additional Notes:

NORTH ELEVATION



ARCHITECTURAL DESIGN & FACILITY IMAGING



MBCI
Igloo
White



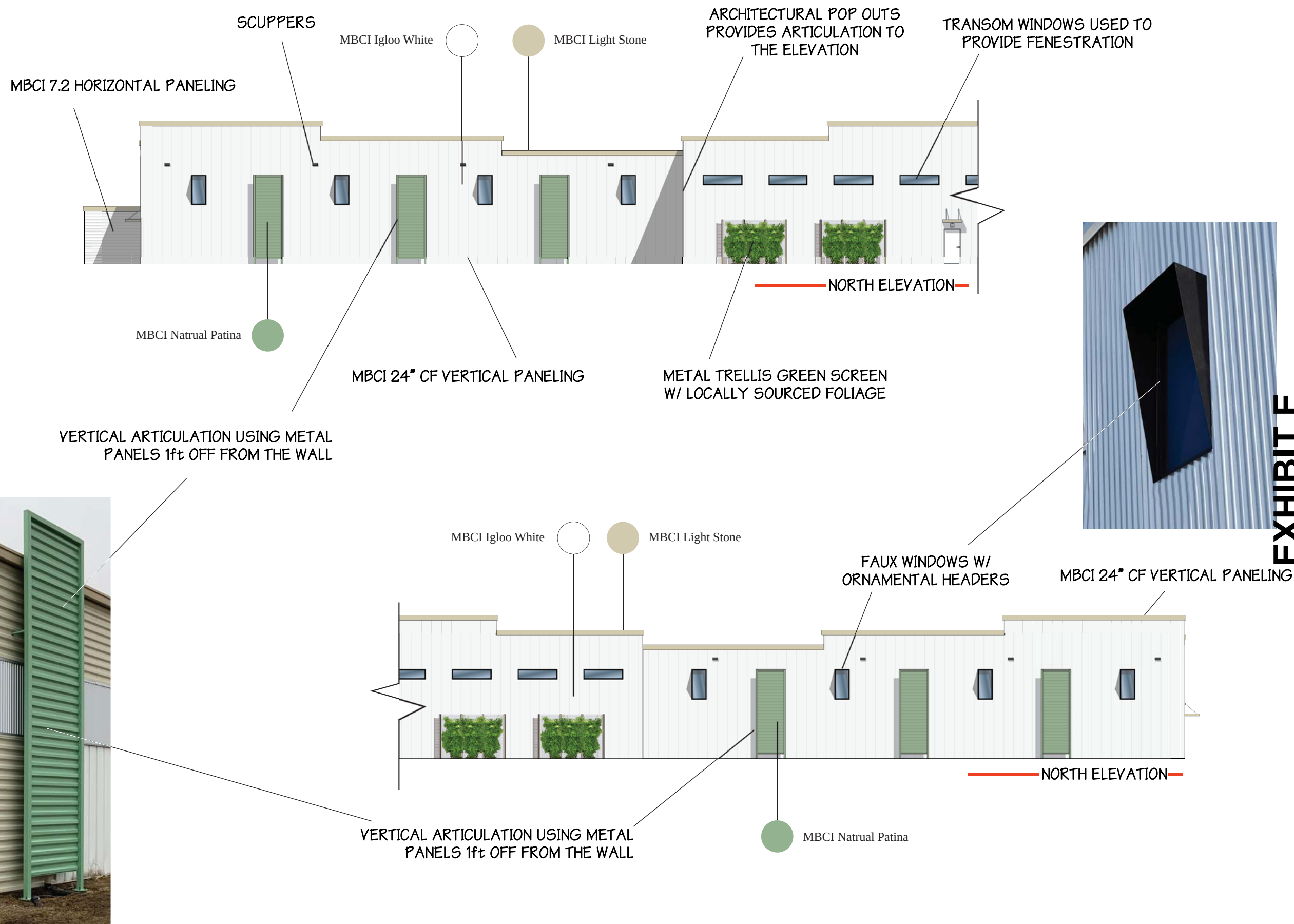
MBCI
Light Stone



Eggshell
Blue-Black
(SW)



MBCI
Natural
Patina



U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

EAST ELEVATION



MBCI
Igloo
White



MBCI
Light Stone



Eggshell
Blue-Black
(SW)

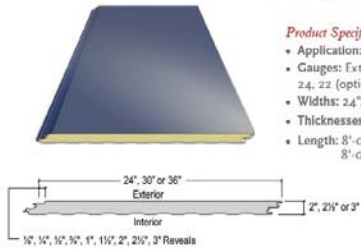


CF ARCHITECTURAL & CF ARCHITECTURAL/ HORIZONTAL

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

Product Specifications

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



7.2 PANEL

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

Product Specifications

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

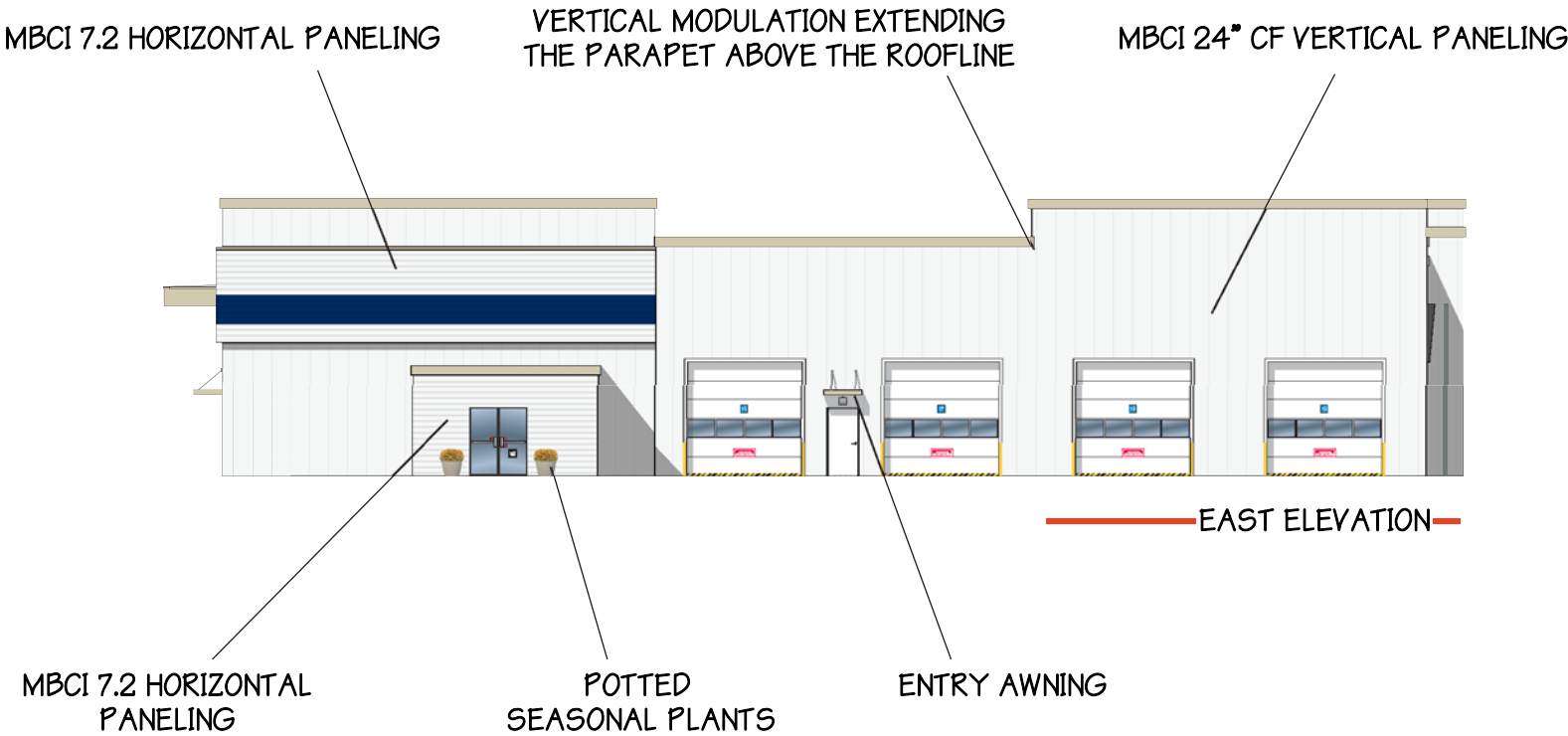
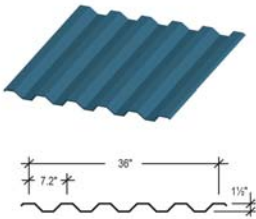


EXHIBIT E

U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

SOUTH ELEVATION

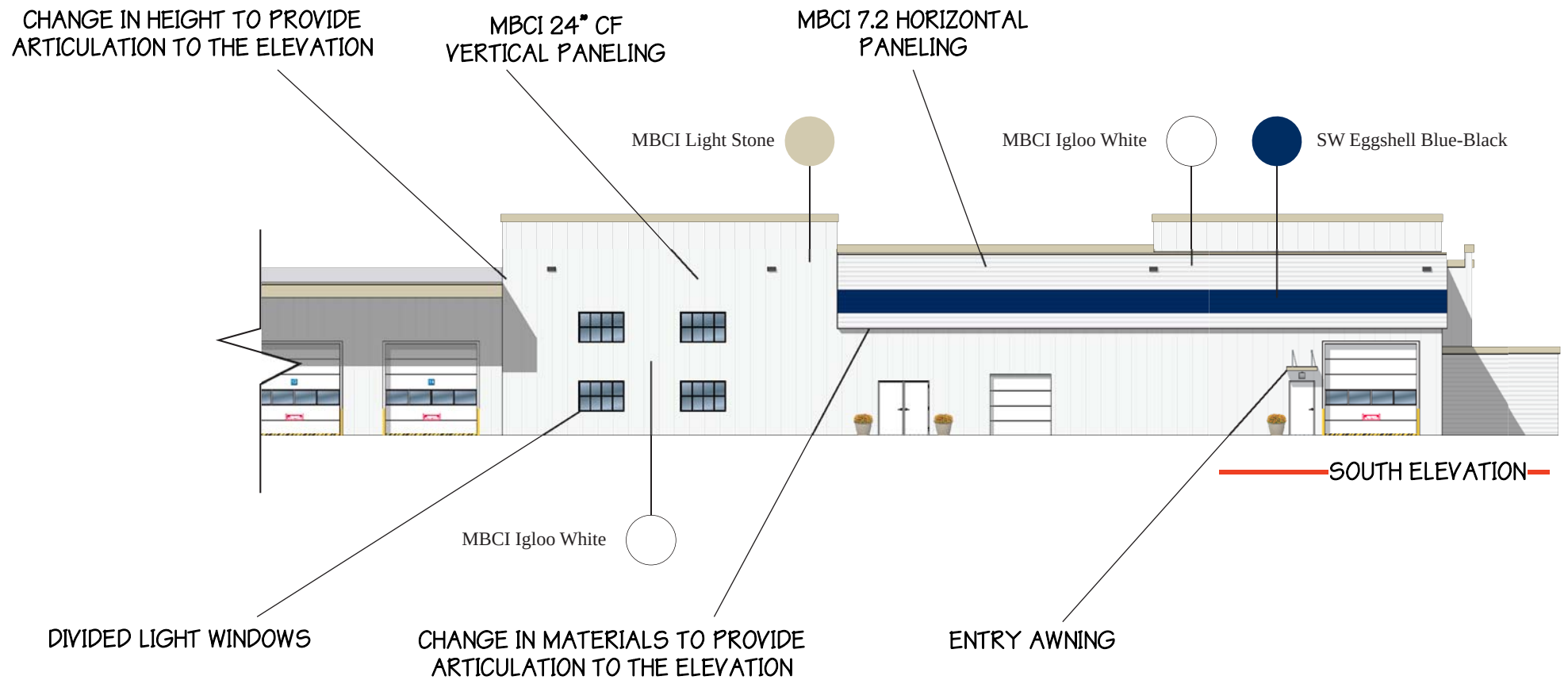
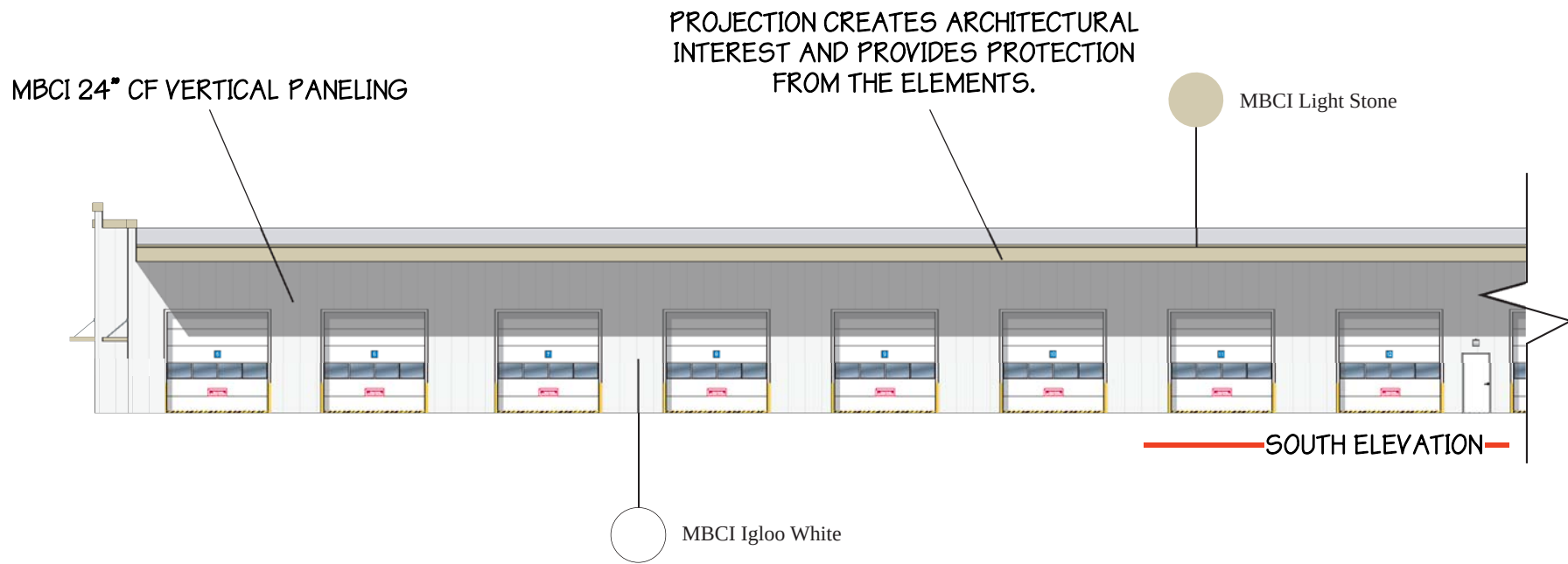


EXHIBIT E

U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

WEST ELEVATION



MBCI
Igloo
White



MBCI
Light Stone



Eggshell
Blue-Black
(SW)



MBCI
Natural
Patina



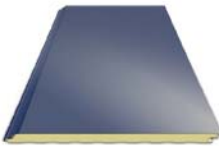
WEST ELEVATION

CF ARCHITECTURAL & CF ARCHITECTURAL/ HORIZONTAL

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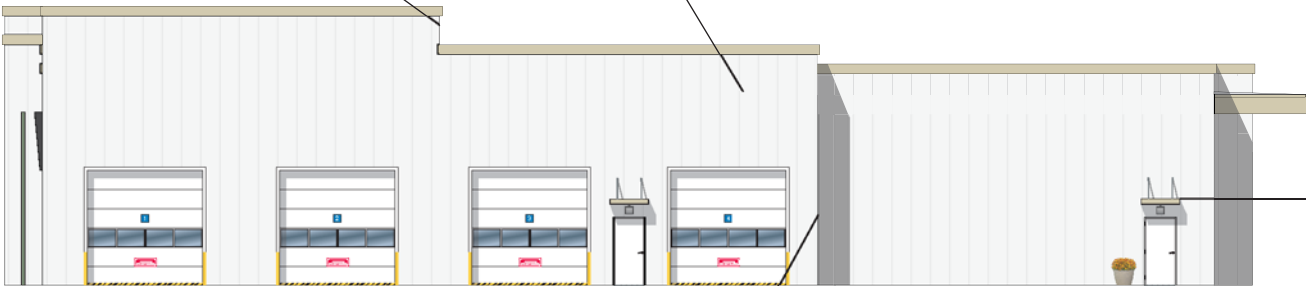
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- Finishes: Smooth (standard); Embossed (optional)
- Coatings: Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



VERTICAL MODULATION EXTENDING
THE PARAPET ABOVE THE ROOFLINE

MBCI 24" CF VERTICAL PANELING



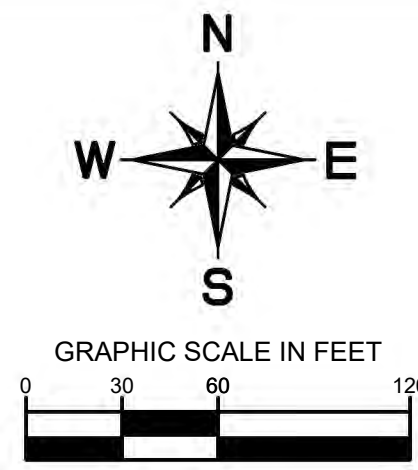
WEST ELEVATION

ARCHITECTURAL POP OUTS
PROVIDES ARTICULATION TO
THE ELEVATION

ENTRY AWNING

EXHIBIT E

IMAGES
XREFS
LAST SAVED
8/4/2020 4:48 PM
PLOTTED BY
DWG PATH
DWG NAME
K:\LDC_DS\084644\109-UHAUL_GARLAND\CAD\PLAN SHEETS
C-SITE-CONCEPT.DWG - [CONCEPT EXH]
x3042 : xentitl : xas-built : x3pcoex : xUtl : xsite-shsuf : x3form : x3ndry



LEGEND	
PROPERTY LINE	
PROPOSED FIRELANE	
SUBDISTRICT BOUNDARY	



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

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

SHEET NUMBER
EXH

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

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

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

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

P.C. Meeting, August 24, 2020

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

Nabiha Ahmed, Development Planner, presented the staff report.

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

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

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

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

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

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

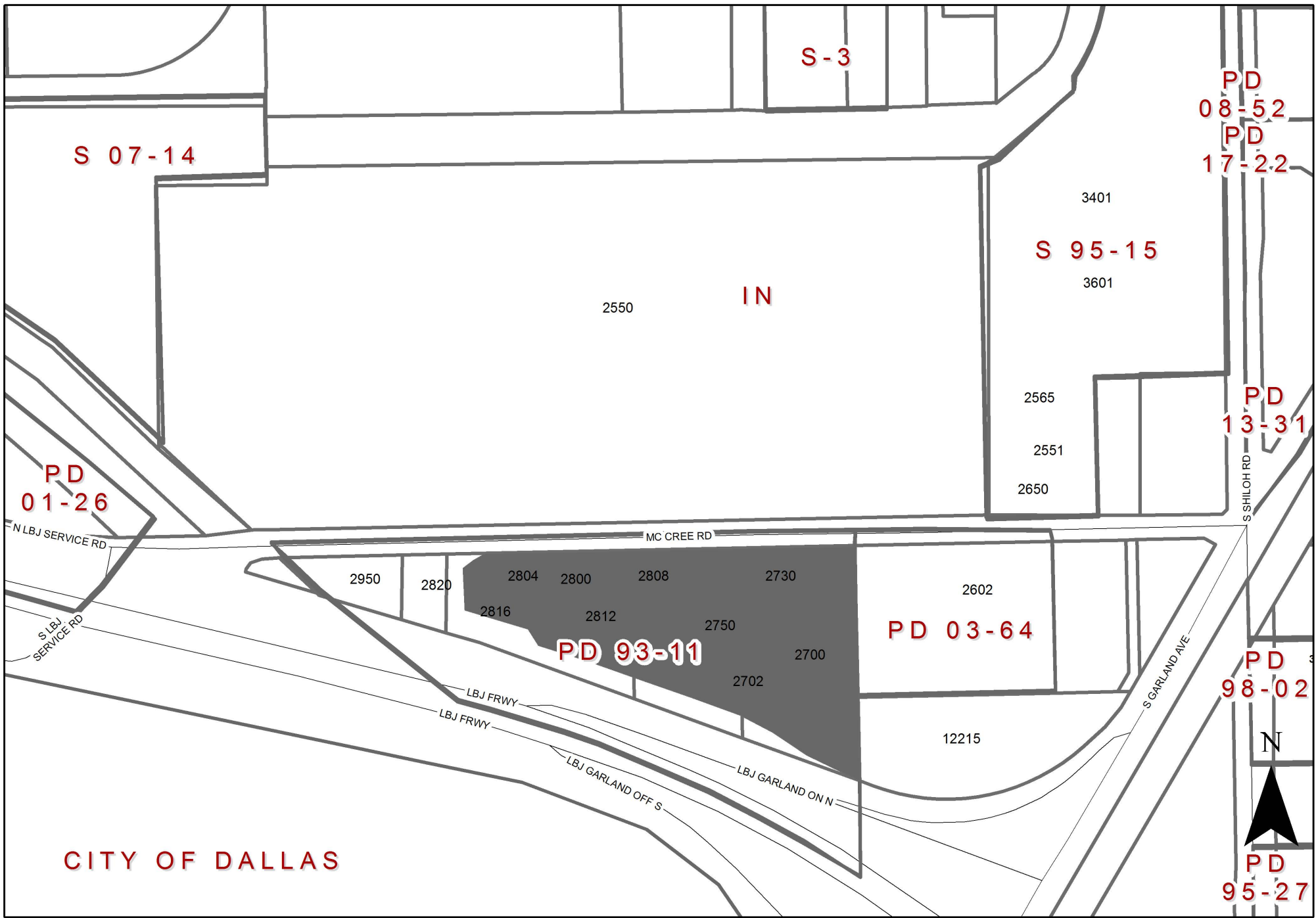
The applicant, Joe Fraccaro, 2201 West Royal, Irving, Texas 75063, stated a turn-in lane is not proposed. Mr. Fraccaro further stated the main entry is further west of the intersection and would prevent the stacking and backup of traffic.

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

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

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

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



0 250 500 Feet
1 inch = 353 feet

Zoning Map Z 19-27

 INDICATES AREA OF REQUEST

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

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

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

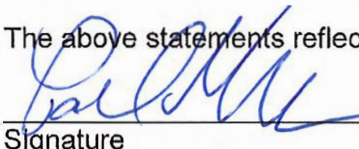
Your Property Address

Paul Gonzales

Printed Name

701 N. First Street	Garland, TX	75040
Address	City, State	Zip

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

 , GISD Executive Director of Facilities & Maintenance

Signature

Title

Date: 7/13/20

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

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

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

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

Best Regards,

Tracy Allmendinger

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

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

Ladies and Gentlemen:

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

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

Z 19-27

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

**City Council Meeting
September 15, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 2700-2816 McCree Road

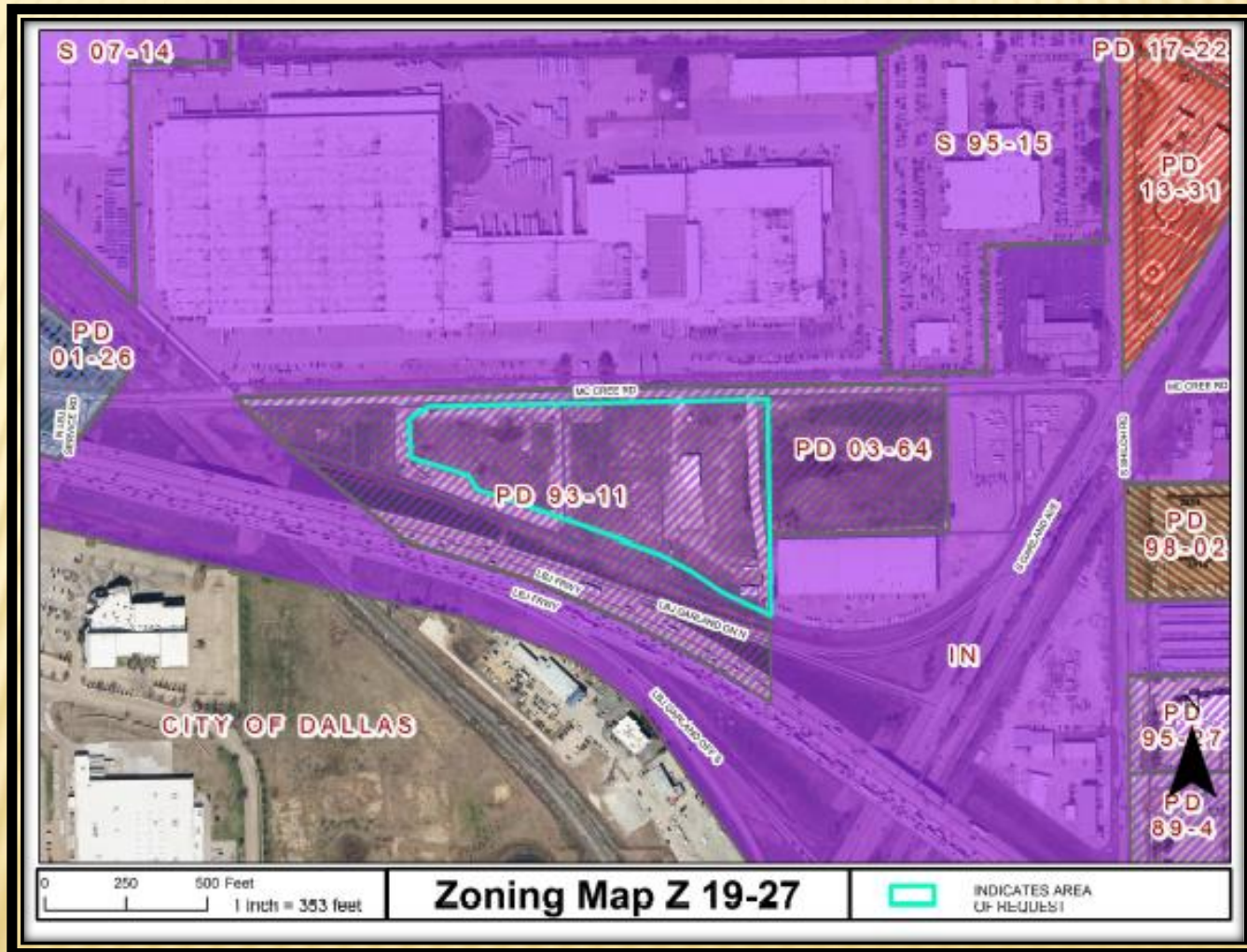
Applicant: Kimley-Horn and Associates, Inc.

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

Acreage: Approximately 9.62 acres

Zoning: Planned Development (PD) District 93-11

Location Map



Photos





Site Plan

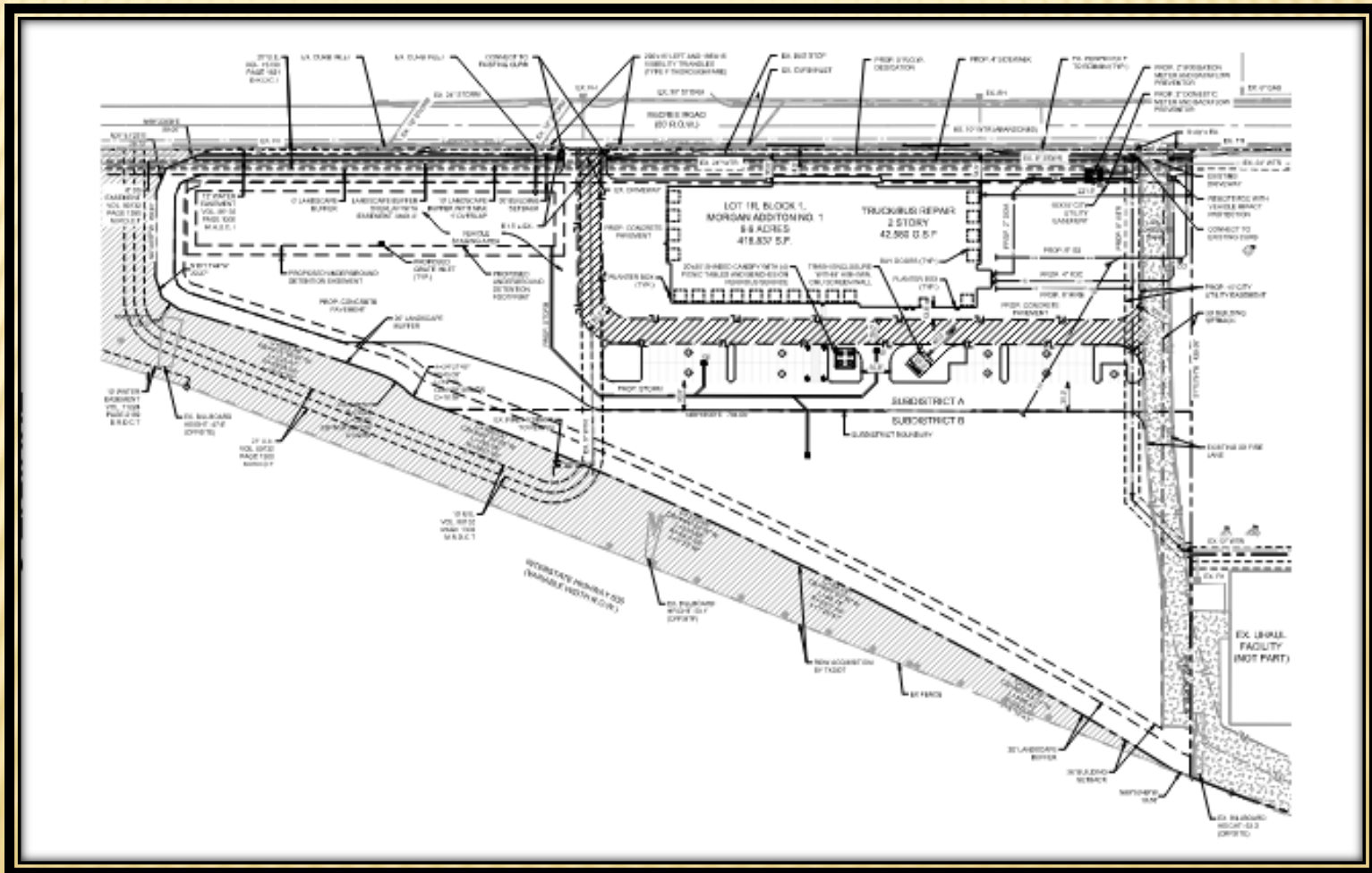
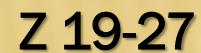
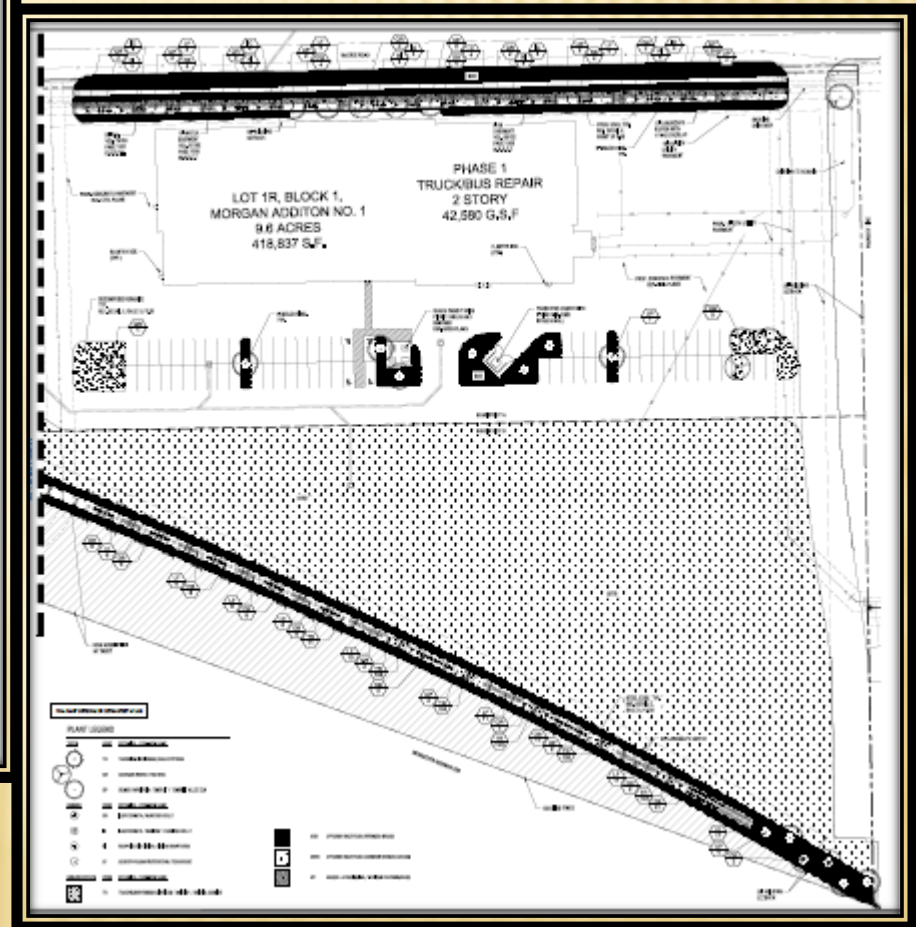
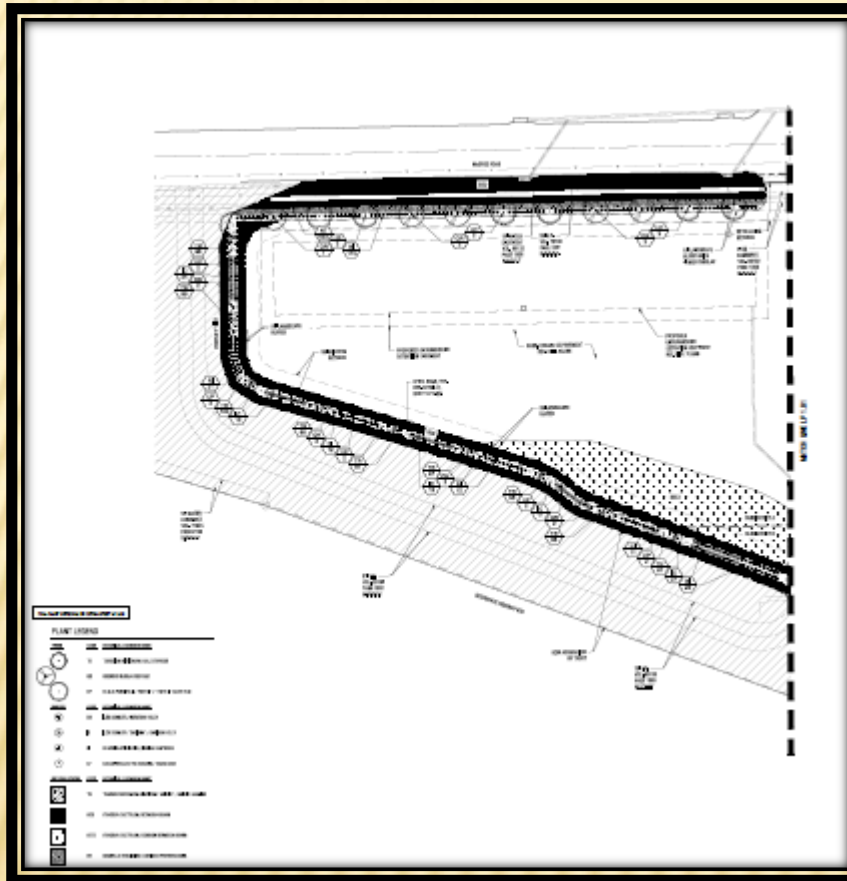




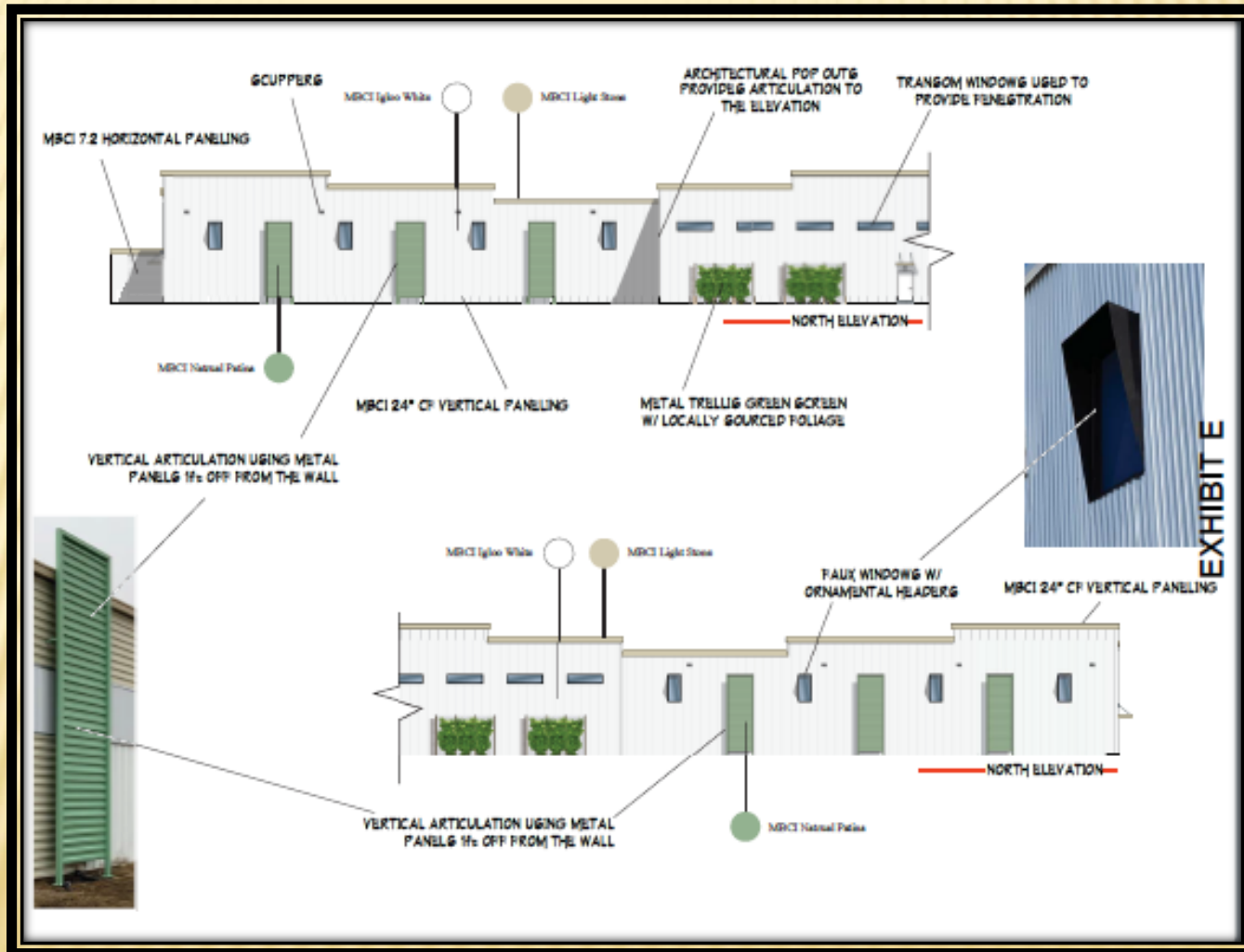
Illustration (Sub-District B)



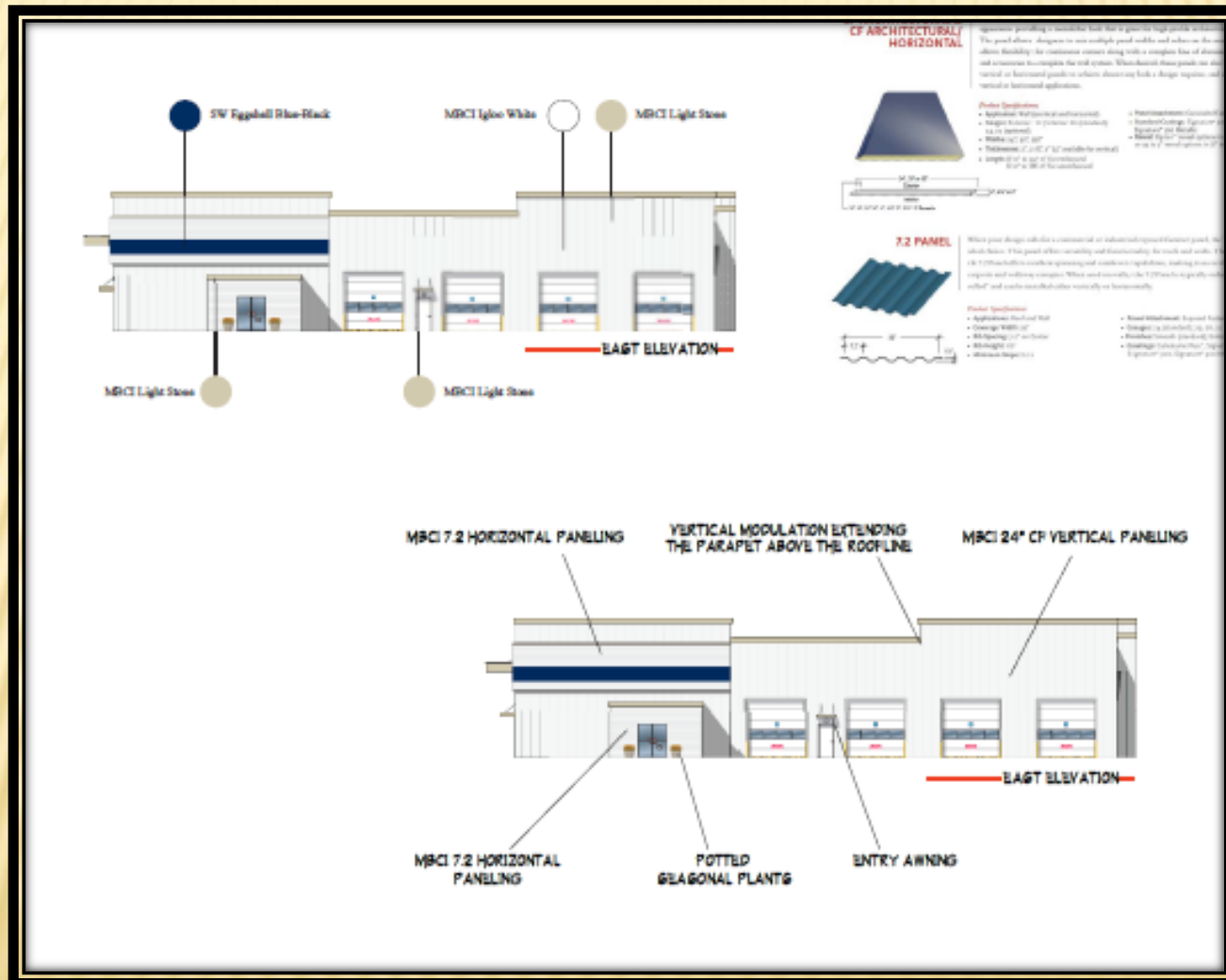
Landscape Plan



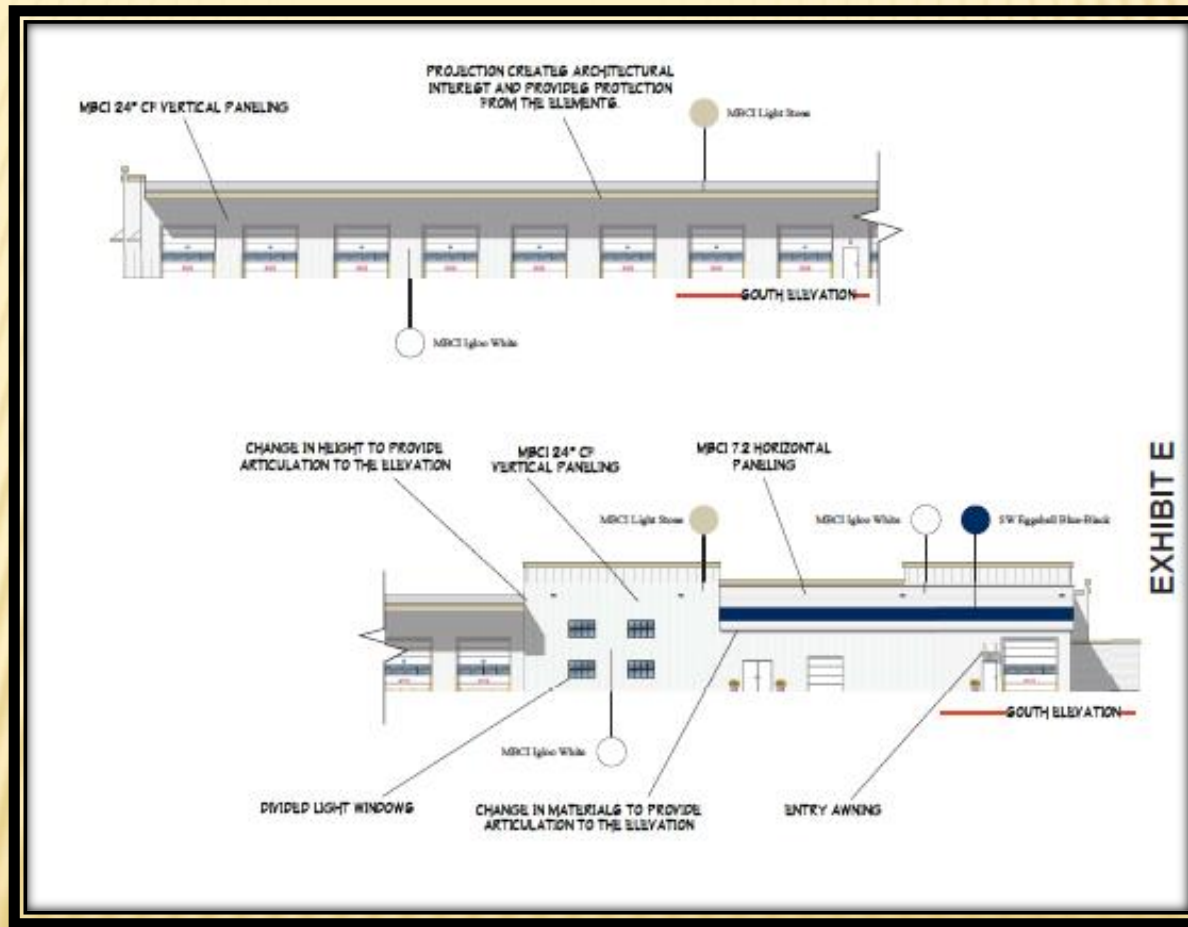
Elevations



Elevations

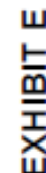


Elevations





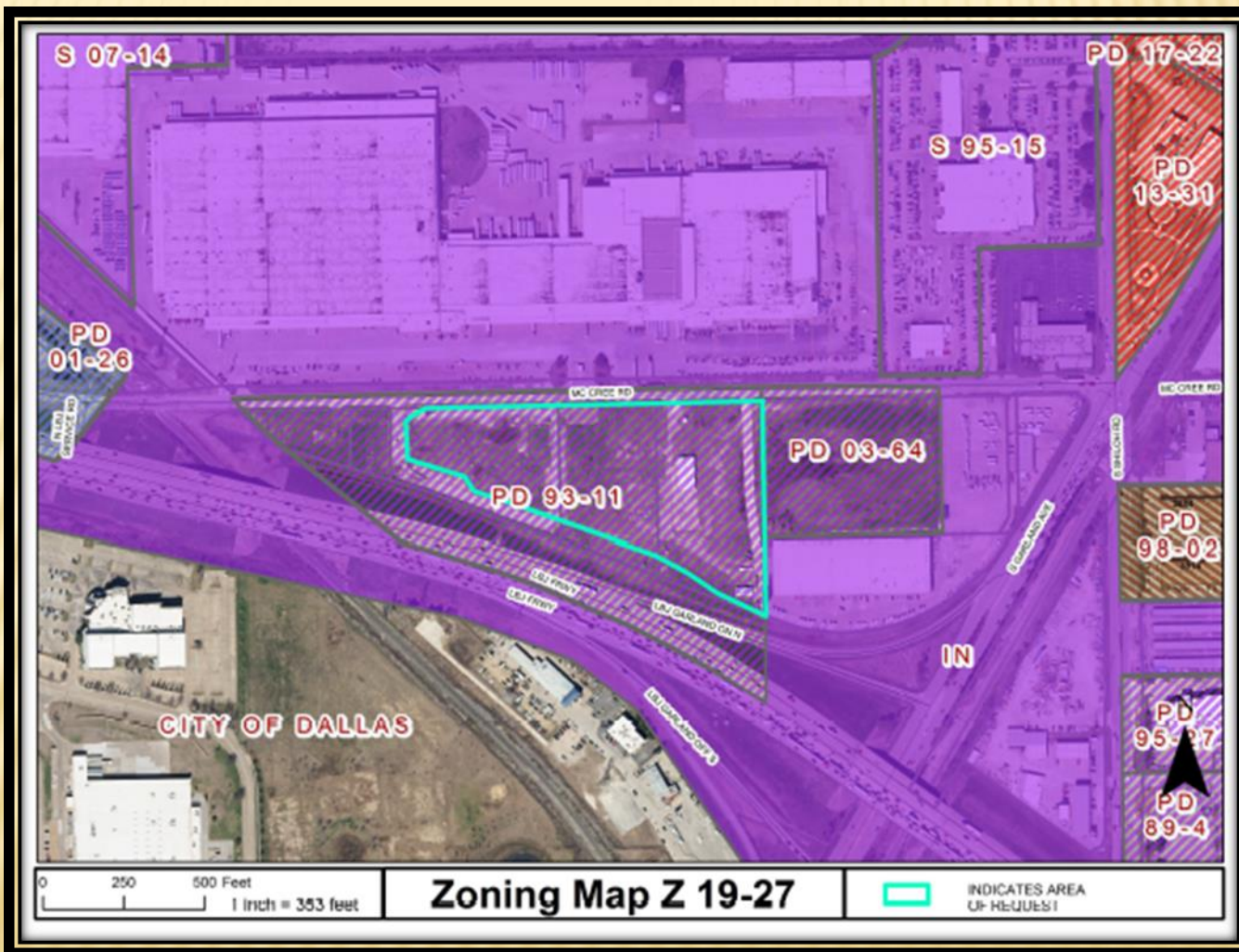
Elevations



Summary of Deviations

Development Standards	Required	Proposed	Analysis
Truck/Bus Repair Use	Specific Use Provision in the Industrial (IN) District	Planned (PD) District to allow the use of a Truck/Bus Repair without a Specific Use Provision	Proposal to allow use by right without a time limit. If approved, Truck/Bus Repair use will be allowed by right in Subdistrict A.
Automotive Service Bays	Section 2.52 (3)(c) states that automotive service repair bays cannot face any street.	Automotive Service Bays will be visible from IH 635 due to the site configuration.	The site has frontage from IH 635 and McCree Road. Difficult to completely hide the automotive service bays from public streets. The service bays are distanced from the freeway and a landscape buffer will provide some screening. The service bays will be less visible when Sub-district B is developed.

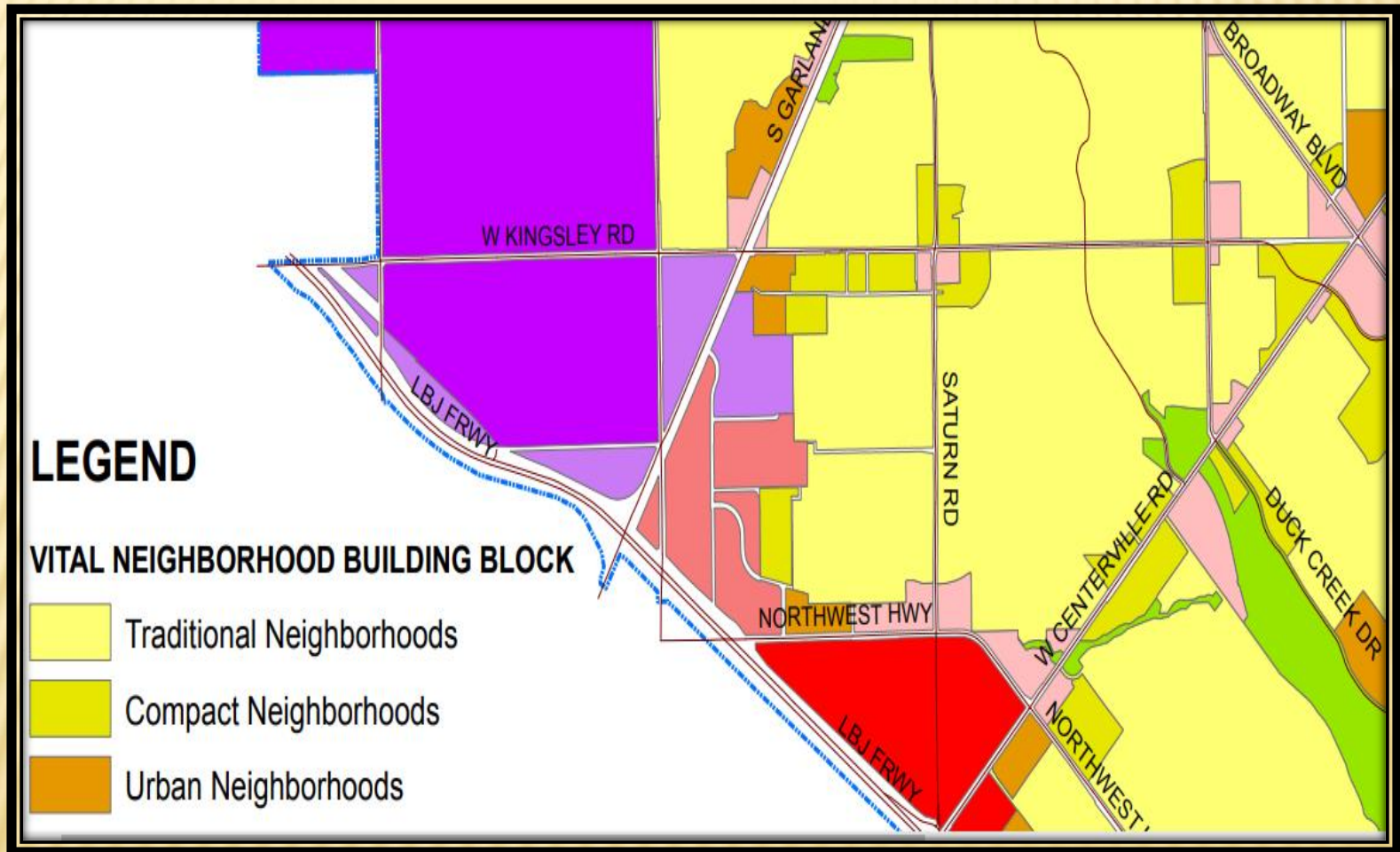
Consideration





GARLAND
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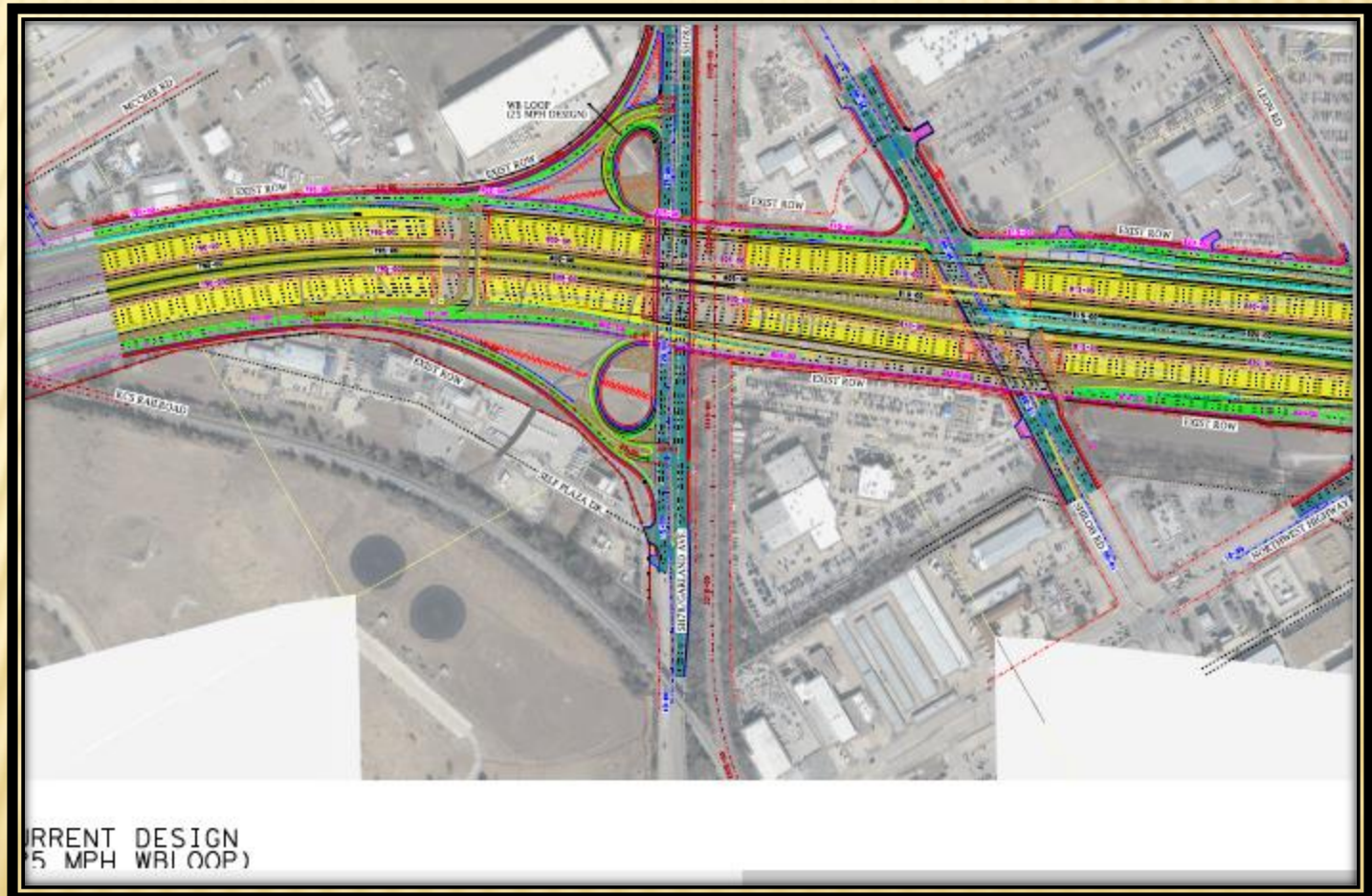
Future Land Use Map





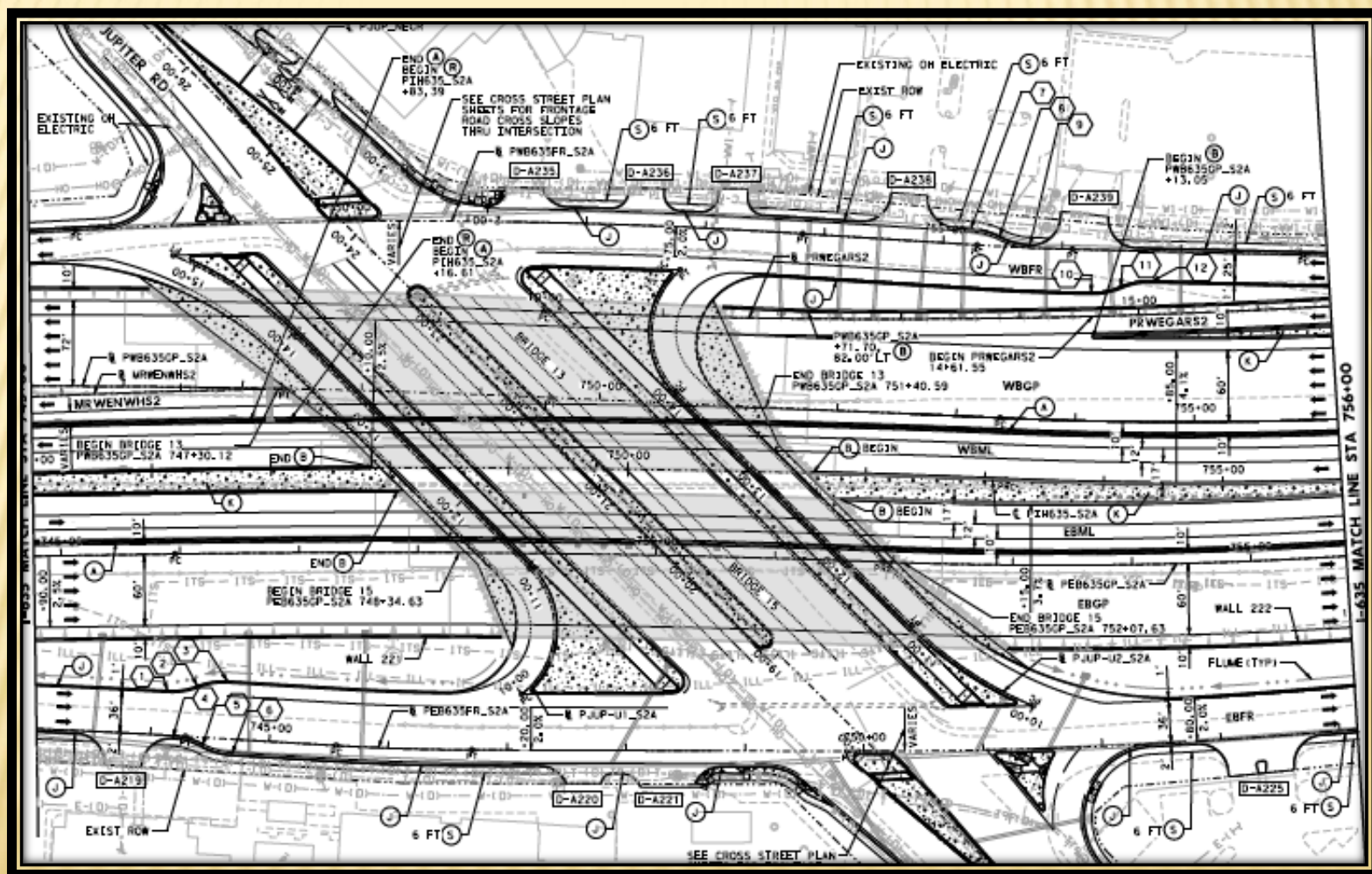
GARLAND
TEXAS MADE HERE

IH 635 Current Design



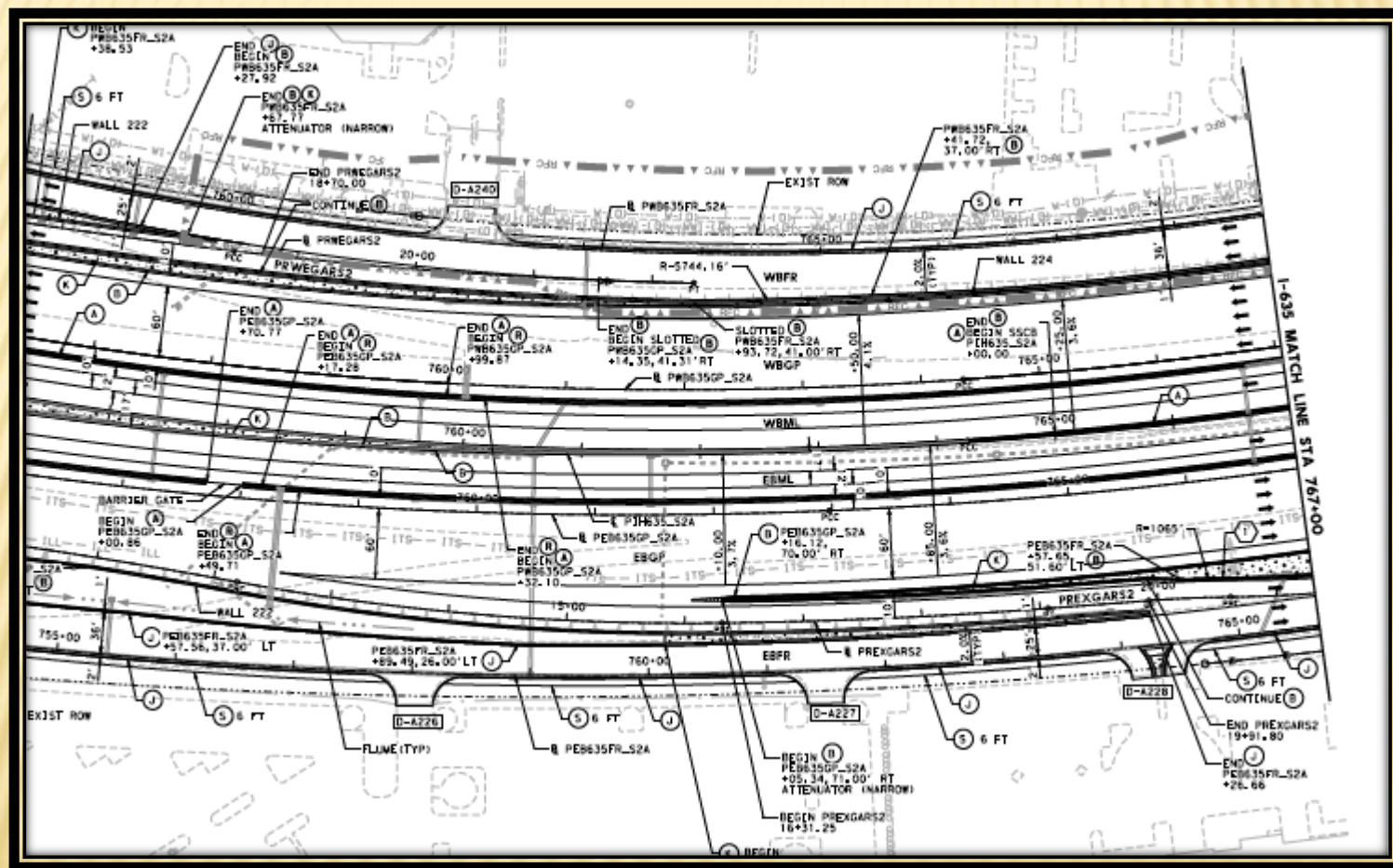


IH 635 plans



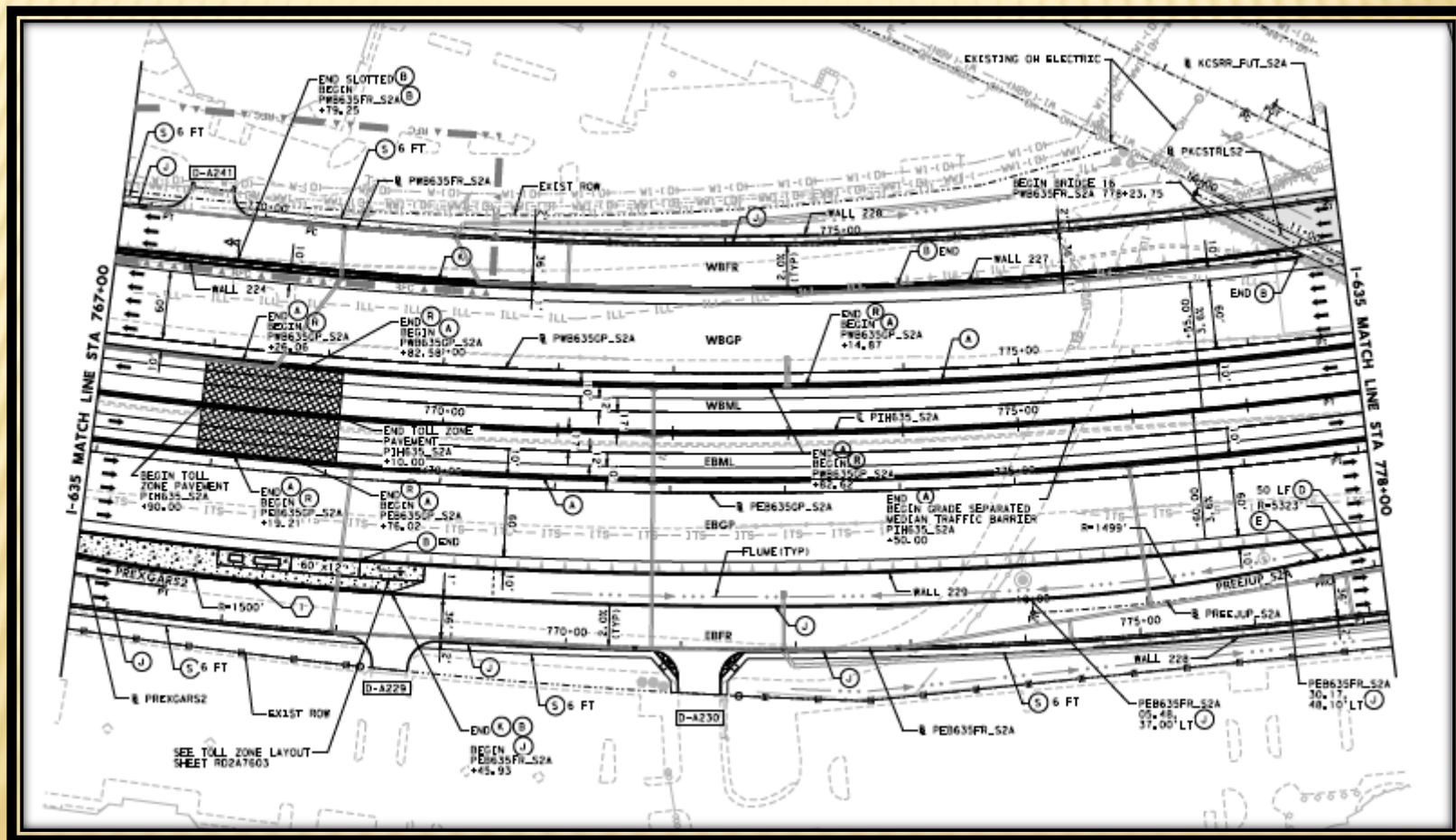


Z 19-27



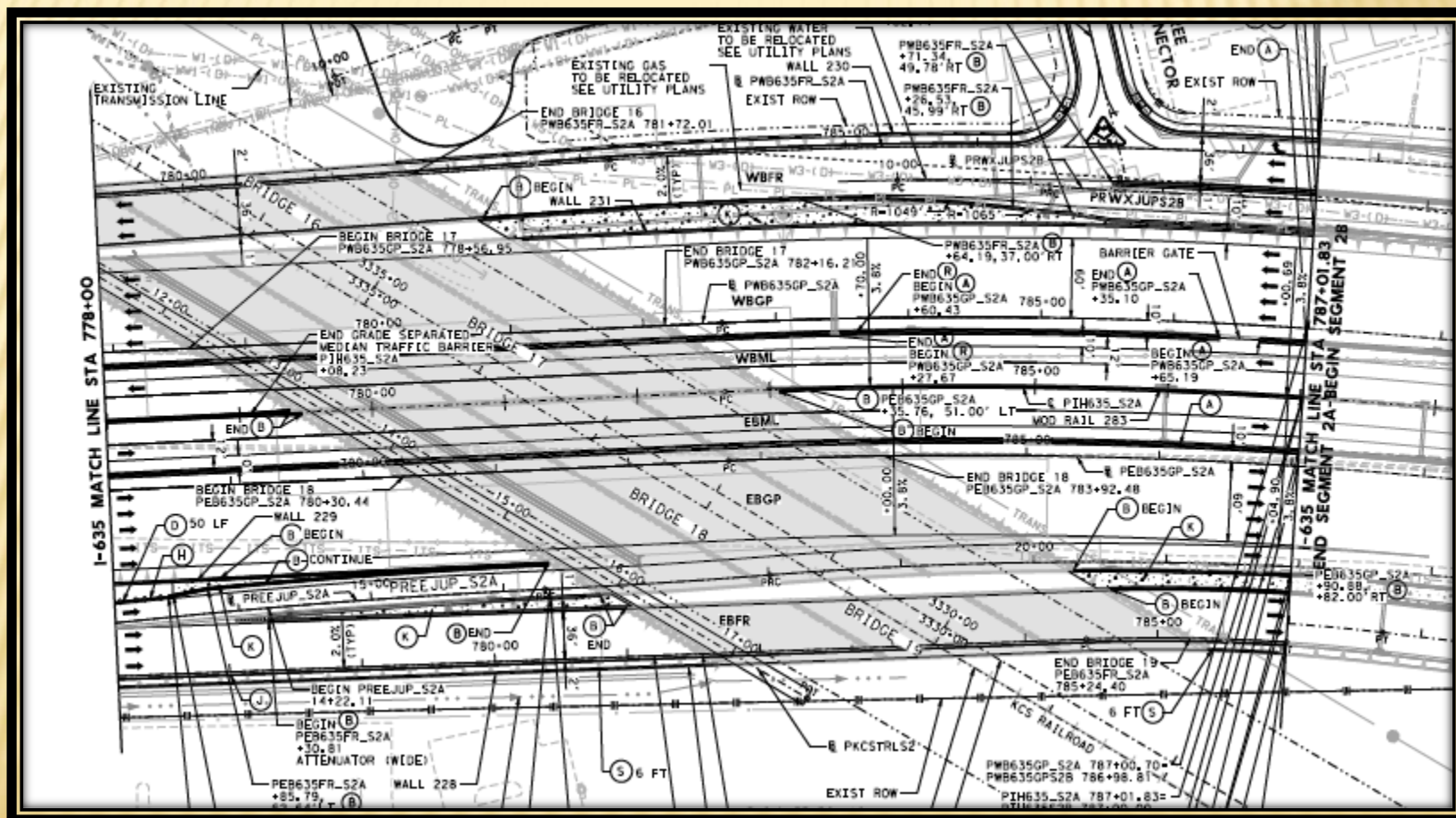


Z 19-27





Z 19-27





GARLAND PLANNING REPORT

City Council Regular Session Agenda

17. b.

Meeting Date: 09/15/2020

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-district) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments.

LOCATION

532 Main Street

OWNER

Carlos Porras

PLAN COMMISSION RECOMMENDATION

On August 24, 2020 the Plan Commission, by a vote of seven (7) to one (1), recommended denial of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-district) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-district) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments.

BACKGROUND

On the subject property sits a multi-tenant building with a restaurant and the tenant space proposed for the applicant's tattooing business. The applicant is requesting approval of a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment within a 2,300 square-foot portion of the existing building.

SITE DATA

The site is a portion of a 7,260 square foot retail building on a lot which has approximately 80 lineal feet of frontage along Main Street and 109 lineal feet of frontage along Sixth Street, which are both used as access points to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Downtown (DT) District is intended to create a series of unique, but compatible, pedestrian-oriented areas within the context of the current Downtown. The District is designed to achieve a more positive outcome for development, to improve the quality of life both within and surrounding the district, to enhance property values, and to improve the overall perception of Downtown. The Downtown District combines minimum and maximum specifications with standards for site layout, building design, and streetscape. It provides for flexibility among compatible uses to allow developers and the City to respond to changing market demands. It also provides for parking ratios that increase land use efficiency and minimize disruption of the public realm.

The Downtown Historic (DH) sub-district consists of mixed-use, office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts. It has a tight network of streets, with wide sidewalks, dense street tree plantings, and buildings set close to the sidewalks.

The Tattooing/Body Piercing Establishment requires approval of a SUP through a public hearing process. The applicant is proposing a tattoo shop in a vacant 2,300 square foot tenant space, within an existing 7,260 square foot retail building.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes a tattoo shop within an existing building downtown. The business would operate Tuesday through Saturday, from 12:00 p.m. to 9:00 p.m.
2. The site plan (Exhibit C) shows the tenant space location in relation to the adjacent and surrounding buildings and streets. The Downtown area consists of multiple mixed uses. The adjacent and nearby buildings are commercial structures with restaurant, office, public, church and retail uses. An SUP through a public hearing is intended to assure the Tattooing/Body Piercing Establishment would be compatible with its surroundings.
3. The applicant proposes no changes to the existing parking configurations. On-street parking and parking immediately behind the building are available.
4. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request.
5. Signage will be subject to the regulations set forth in the Garland Development Code.
6. The applicant requests the SUP to be in effect for a period of ten (10) years.

Major Waiver:

7. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the Downtown District, or changes which may initially appear to be in conflict with the goals and intent of this district. Major Waivers may only be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council shall find that the Waiver:

- Meets the general intent of this district; and
- Will result in an improved project, which will be an attractive contribution to the Downtown District.

The Garland Development Code's Special Standards impose a setback of 500 feet from a Tattooing/Body Piercing Establishment to any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment. The measurement shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

The applicant requests approval of a Major Waiver from the above mentioned distance requirements for Tattooing/Body Piercing Establishments. The proposed tattoo shop would be located a distance of less than 500 feet from two churches [The Foundry Church is approximately 480 feet away and Lifewell Church is approximately 388 feet away according to the GDC measurement guidelines].

The Downtown Square is a public open space located directly across Main Street from the subject site, but is not listed as a municipal park by ordinance. The proposed location is more than 500 feet from the nearest existing tattoo shop [Rock Ink Tattoos].

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community Centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject area are zoned Downtown (DT) District Historic (DH) Sub-district, which is a District specifically geared to Downtown Garland. These properties are developed with an array of land uses including the Downtown Square, restaurants, offices, a church, and retail stores.

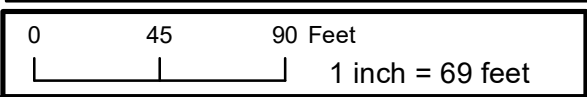
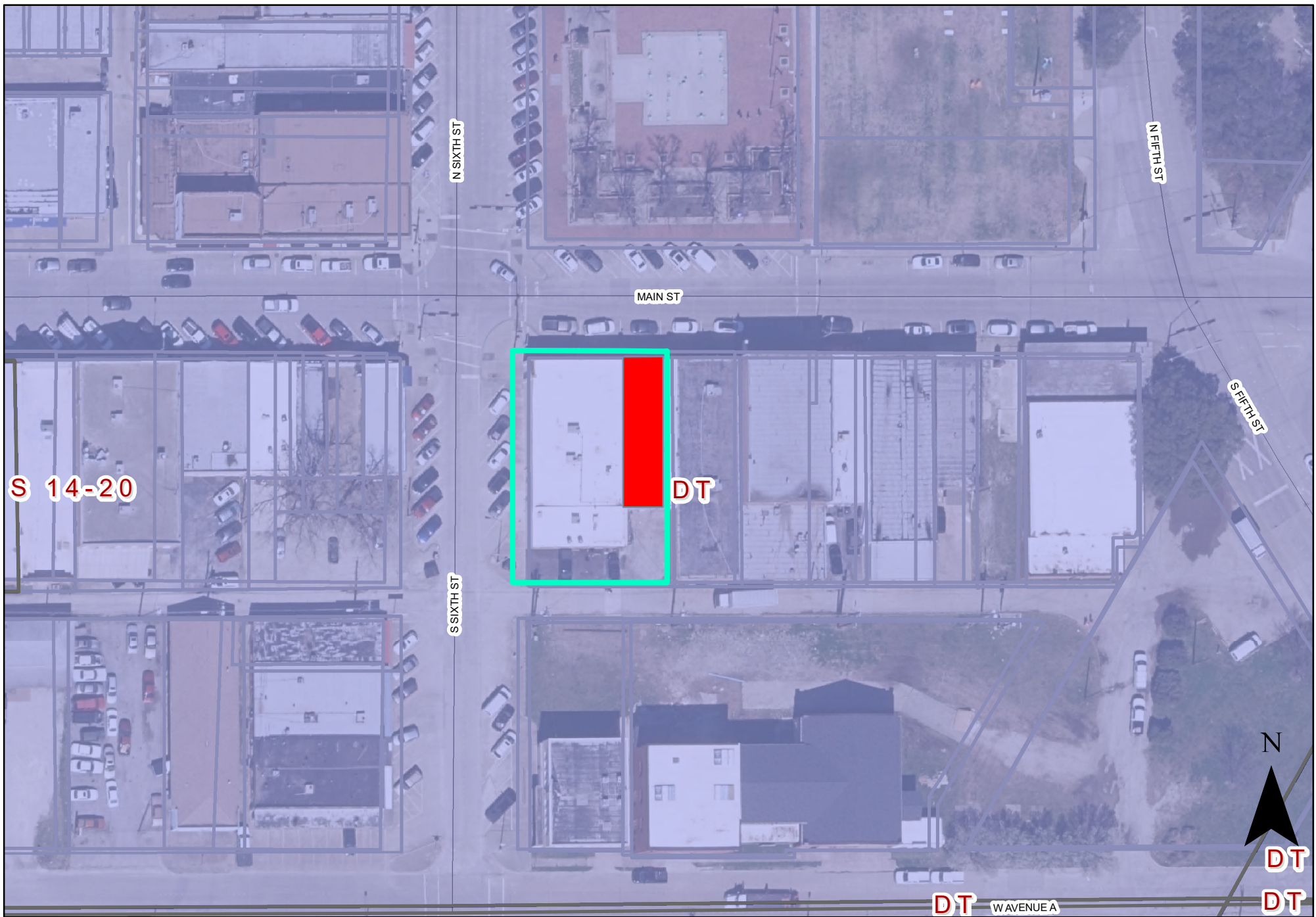
The proposed Tattooing/Body Piercing Establishment is compatible with the surrounding land uses within the context of the Downtown (DT) District and the request is consistent with the goals and intent of the Downtown (DT) District and its guidelines.

Attachments

Z 20-23 Rene Mandujano Attachments and Exhibits

Z 20-23 Rene Mandujano Responses

Z 20-23 Staff Presentation



Zoning Map Z 20-23



EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-23

532 Main Street

- I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow Tattooing/Body Piercing Establishment.
- II. **Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Downtown (DT) District as set forth in Chapter 7 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Use Provision:**
 - A. SUP Time Period: The Specific Use Provision for a Tattooing/Body Piercing Establishment shall be in effect for a period of ten (10) years.
 - B. Site Layout: The site shall be in conformance with the site layout in Exhibit C.

Site Plan

Momentum Tattoo

Case Number 200611-2
532 Main st, Unit A

Page 5

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

(EXHIBIT C)



REPORT & MINUTES

P.C. Meeting, August 24, 2020

Consideration of the application of **Rene Mandujano**, requesting approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and 2) a Major Wavier to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 532 Main Street. (District 2) (Z 20-23)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Rose asked of staff the timetable and budget for the Downtown Square Redevelopment.

Senior Assistant City Attorney Stephen Hines stated approximately \$12 million dollars has been contracted for the Downtown Square Redevelopment. The start date is unknown at this time.

Commissioner Williams asked for the square footage of the business.

Ms. Hopkins stated the tenant space for the proposed business is 2,300 square feet.

Commissioner Edwards and Rose spoke in opposition of the request due to the location.

The applicants Rene Mandujano and Caitrin Walters, 1600 President George Bush Turnpike, #11006, Rowlett, TX 75088, provided an overview of the request and indicated this will be a tattoo only business. Piercing services will not be provided. Ms. Walters further provided information regarding Momentum's business operations and stated they would be a benefit to the area.

Commissioner Rose inquired as to the length of the lease.

Ms. Walters stated the lease is for five years.

Commissioner Dalton asked the applicant if they would consider a five-year Specific Use Provision (SUP).

Ms. Walters stated they would consider a five-year Specific Use Provision (SUP).

Commissioner Ott inquired to the number of artists/tattoo chairs and signage.

Mr. Mandujano stated he will be employing eight artists in the studio at any given time and there will be no flashing signage.

Commissioner Rose inquired as to parking.

Ms. Walters stated there is parking available around the Square, the rear of the building, and the Foundry will allow their clients to park in the rear of the building.

Commissioner Edwards inquired to the length of time a client will be in the establishment.

Ms. Walters and Mr. Mandujano stated the time varies, but at most a client would be in the establishment for six hours.

Commissioner Rose asked for clarification on the Specific Use Provision (SUP), asking if approved would it be tied to the applicant.

Chairman Roberts clarified stating the Garland Development Code (GDC) was amended and Specific Use Provisions (SUP) are now tied to the land and not the person.

Commissioner Hallman left the meeting at 7:59 p.m. due to technical difficulties.

Mr. Guerin reiterated the comments from Chairman Roberts.

Chairman Roberts read into record the question from Kristi Davis, 1317 Bowie Street, Garland, TX 75040, "Thought we were marketing our beloved downtown as dining, arts, and shopping. This makes me feel like safe family area, but a tattooing/piercing parlor does not project that image."

Ms. Walters stated this is a new and modern business, not the old stereotype of tattooing businesses.

Motion was made by Commissioner Rose to close the public hearing and open for discussion, seconded by Commissioner Ott. **Motion carried: 8 Ayes, 0 Nays.**

Commissioner Edwards and Rose spoke in opposition due to lack of parking and due to the Downtown Square Redevelopment.

Commissioner Rose further suggested a three-year Specific Use Provision (SUP).

Commissioner Ott and Dalton also suggested a three-year Specific Use Provision (SUP).

Chairman Roberts spoke in opposition of the request with concerns to the Downtown Square Redevelopment and the location.

Motion was made by Commissioner Rose to **deny** the request. Seconded by Commissioner Edwards. **Motion carried: 7 Ayes, 1 Nay** from Commissioner Ott.

Commissioner Hallman was able to rejoin the meeting at 8:07 p.m.



0 100 200 Feet
1 inch = 157 feet

Zoning Map Z 20-23



SUBJECT PROPERTY
AREA OF REQUEST



TO: CITY OF GARLAND
PLANNING DEPT.

FROM: KERRY PEAVEY

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

August 12, 2020

HEARING DATE/TIME: Plan Commission: August 24, 2020 – 7:00 PM

APPLICANT: Rene Mandujano

File: Z 20-23

Dear Property Owner:

The Plan Commission of the City of Garland, Texas, will hold a virtual public hearing at 7:00 P.M. Monday, August 24, 2020 to consider the application of **Rene Mandujano**. The applicant is requesting approval of 1) a Specific Use Provision for a Tattooing/ Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. The property is shown on the enclosed sketch and is described as follows:

Being Lot 4 and 5, of the Embree Addition, recorded Deed Records of Dallas County, Texas. **The property is located at 532 Main Street. (District 2)**

The posted Plan Commission agenda on the City of Garland website (www.garlandtx.gov) will include information for accessing the meeting virtually.

Note: The applicant proposes a tattoo shop.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kimberly Hopkins at 972-205-2454.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

NAME
MAILING
ADDRESS

KERRY & NANCY PEAVEY
2910 RIVIER DR, GARLAND, TX 75040

PROPERTY
ADDRESS

500 MAIN ST (FORMER GARLAND FURNITURE)
GARLAND, TX 75040

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

AUG 19 '20 PM 1:30

Allmendinger, Tracy

From: Robert Alan Smith <robertalansmith@att.net>
Sent: Sunday, August 23, 2020 10:22 PM
To: Planning Group; Guerin, Will
Cc: Roberts, Scott
Subject: Zoning Case #Z 20-23 Rene Mandujano
Attachments: Signed Planning Notice.pdf; Robert A. Smith Letter.pdf

Please find attached both the signed planning notice in opposition and personal letter / testimony regarding the above reference zoning case for Monday's Plan Commission meeting.

If there are any questions or concerns, please give me call at 214 882-4493.

Thanks,
Robert Smith

ROBERT A. SMITH

August 24, 2020

City of Garland
Planning Department
P.O. Box 469002
Garland, Texas 75046

Reference: Zoning File Z 20-23 Rene Mandujano

Dear Planning Staff and Commissioners,

Thank you sending the zoning change request for property 532 Main Street located on the Square.

While I do not oppose a Tattoo Shop locating in Downtown Garland, I am opposed to the requested location.

The Garland Square will soon be starting its redevelopment efforts within the coming year and hopefully construction following the next year as well. It is of my opinion, that we need to be thinking long term regarding uses that will occupy the retail spaces abutting the newly redesigned Square, which will be attracting more families and serving as an Economic Development tool for the area.

The question that comes to mind, "Is this the highest and best use for the property" given the known future improvements? A tattoo shop is a type of business that is not dependent upon the casual pedestrian who decides in the moment to shop or eat. Also, a tattoo and body piercing establishment must discriminate based on age. With the Square being enjoyed by all ages and a pedestrian friendly environment as well, the "highest and best use" of the buildings would be to maximize this customer environment. Does the Tattoo Shop depend upon this particular location to succeed? Typically, service related business success is not solely dependent upon a particular location, but rather through a customer following.

A more appropriate location for the proposed new tattoo business would be in the surrounding areas of our Downtown.

Sincerely,



Robert Smith

RAS

**P.O. Box 451539 GARLAND, TX 75045
115 N. NINTH STREET GARLAND, TX 75040
972.494.9500 TEL ♦ 866.568.9513 FAX
ROBERTALANSMITH@ATT.NET**



GARLAND

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

August 12, 2020

HEARING DATE/TIME: Plan Commission: August 24, 2020 – 7:00 PM

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

_____ I am in favor of the request.

 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 accompanying letter.

August 12, 2020

Z 20-23

Page 2 of 2

please accompanying letter.

(Please complete the following information)

107 N. 6th, 510 Main, 506 Main, 409 Main

Your Property Address

Robert A. Smith

Printed Name

115 N. 9th Street

Address

Garland, TX

City, State

75040

Zip

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

Robert A. Smith

Signature

Title

Date: 8/24/20



GARLAND

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

August 12, 2020

HEARING DATE/TIME: Plan Commission: August 24, 2020 – 7:00 PM

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Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

MY OPINION IS THAT THIS
WILL NOT ATTRACT CLIENTELE GOOD FOR THE SQUARE.

(Please complete the following information)

513 STATE STREET
Your Property Address

JAMES O. BORCHARTY
Printed Name

6525 HADDINGTON SUNAWEE GA 30024
Address City, State Zip

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

James O. Borcharty
Signature Title

Date: Aug 15, 2020



GARLAND

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

August 12, 2020

HEARING DATE/TIME: Plan Commission: August 24, 2020 – 7:00 PM

APPLICANT: Rene Mandujano

File: Z 20-23

Dear Property Owner:

The Plan Commission of the City of Garland, Texas, will hold a virtual public hearing at 7:00 P.M. Monday, August 24, 2020 to consider the application of **Rene Mandujano**. The applicant is requesting approval of 1) a Specific Use Provision for a Tattooing/ Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and 2) a Major Wavier to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. The property is shown on the enclosed sketch and is described as follows:

Being Lot 4 and 5, of the Embree Addition, recorded Deed Records of Dallas County, Texas. **The property is located at 532 Main Street. (District 2)**

The posted Plan Commission agenda on the City of Garland website (www.garlandtx.gov) will include information for accessing the meeting virtually.

Note: The applicant proposes a tattoo shop.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kimberly Hopkins at 972-205-2454.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Not the best use for the space/Square

(Please complete the following information)

509 + 507 W State

Your Property Address

Cary Hodson

Printed Name

1219 Saturn Springs

Address

Garland TX

City, State

75040

Zip

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



Signature

Title

Date:

8/12/20



GARLAND

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

August 12, 2020

HEARING DATE/TIME: Plan Commission: August 24, 2020 – 7:00 PM

APPLICANT: Rene Mandujano

File: Z 20-23

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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)

- 1) GISD Pathfinder Achievement Center, 229 S. 9th St., Garland 75040; 2) GISD Tax Office, 901 W. State St., Garland 75040;
3) GISD Garland High School, 310 S. Garland Ave., Garland 75040

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street	Garland, TX	75040
Address	City, State	Zip

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

 , GISD Executive Director of Facilities & Maintenance

Signature	Title
-----------	-------

Date: 8/17/20

Z 20-23

Approval of 1) a Specific Use Provision for Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments

**City Council Meeting
September 15, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 532 Main Street

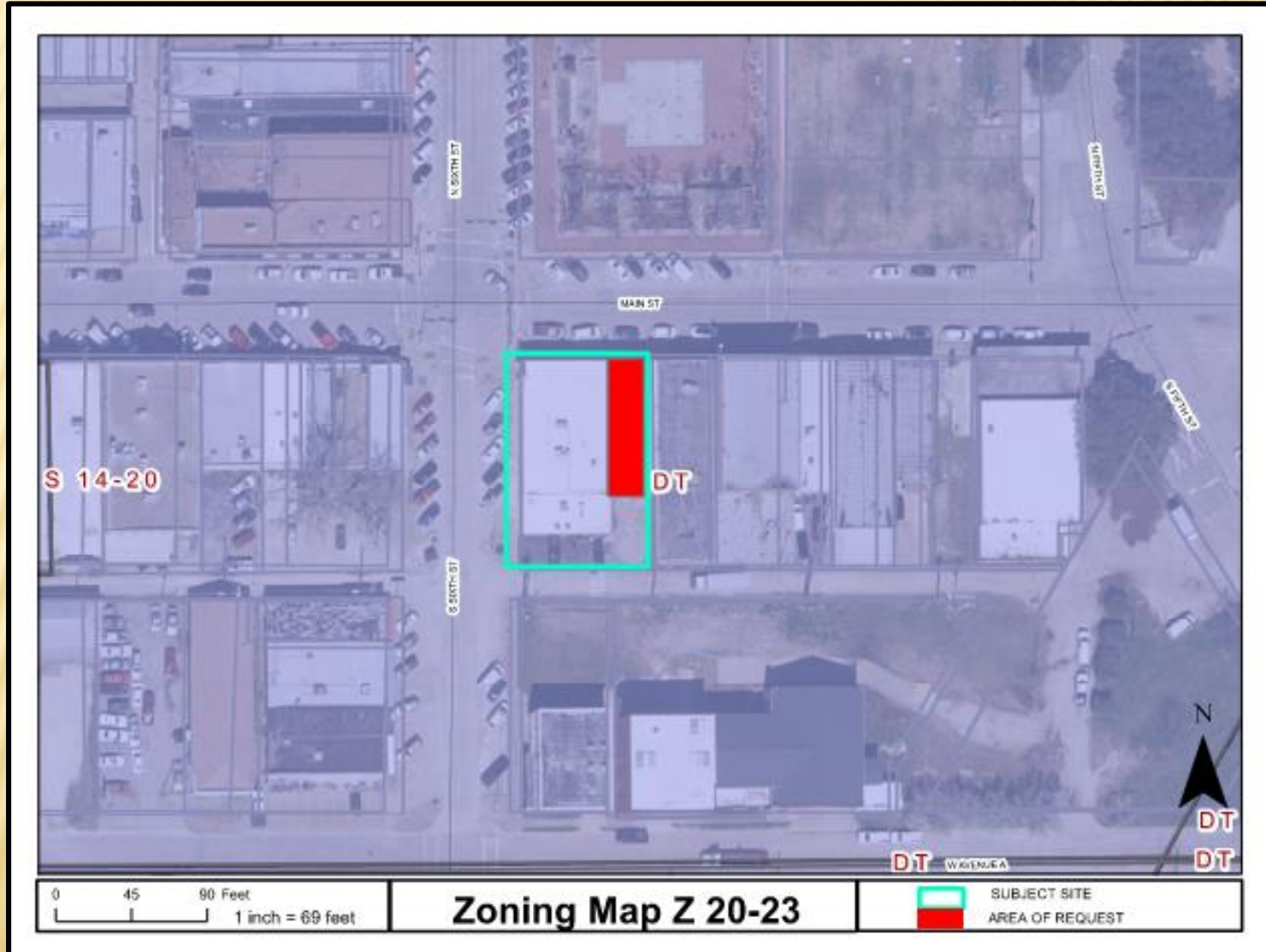
Applicant: Rene Mandujano

Owner: Carlos Porras

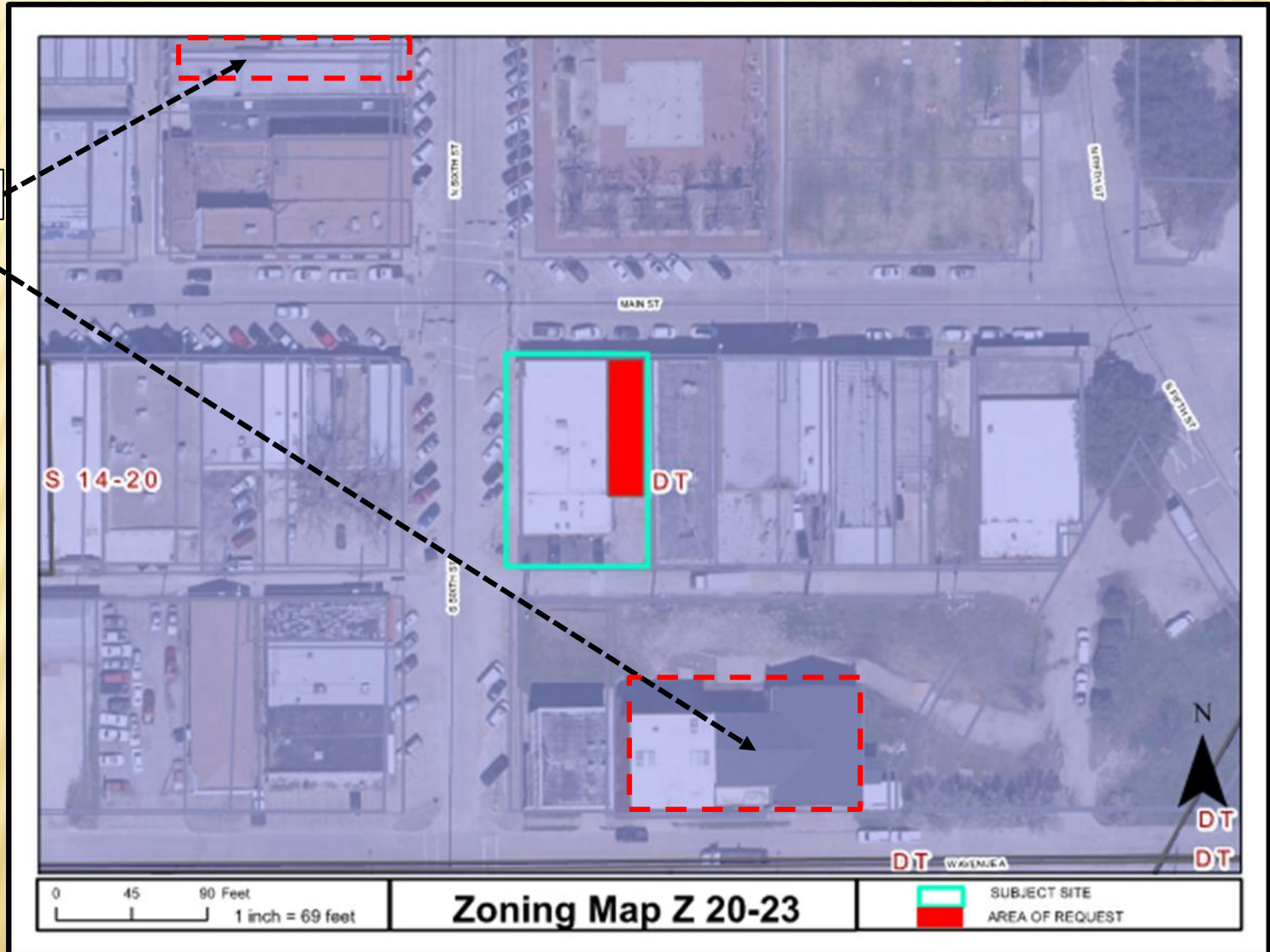
Acreage: 0.23 Acres (overall subject property)
0.05 Acres (area of request)

Zoning: Downtown (DT) District (Historic Downtown Sub-District)

Location Map



Location Map



Photos



Site Plan

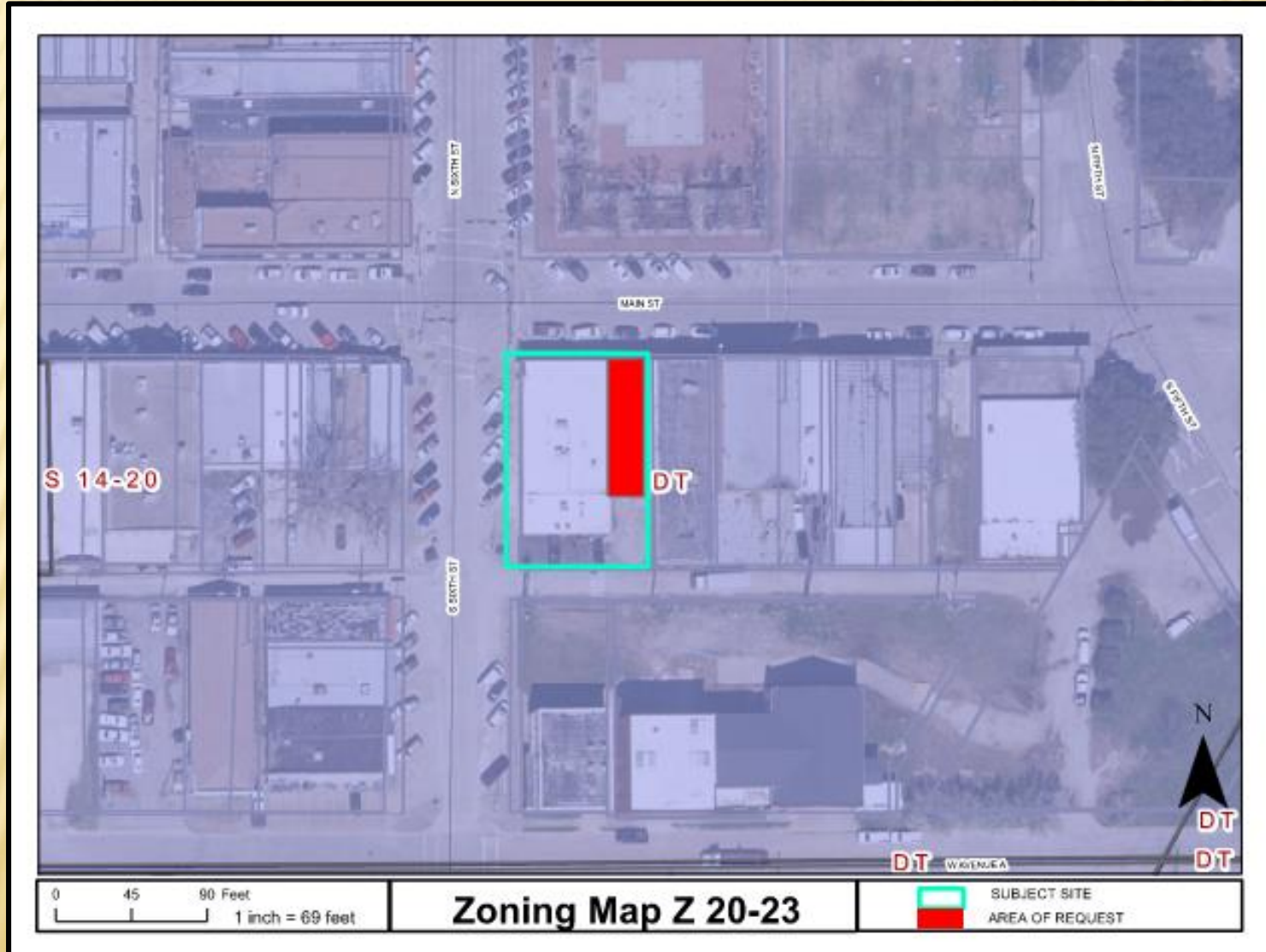


Consideration

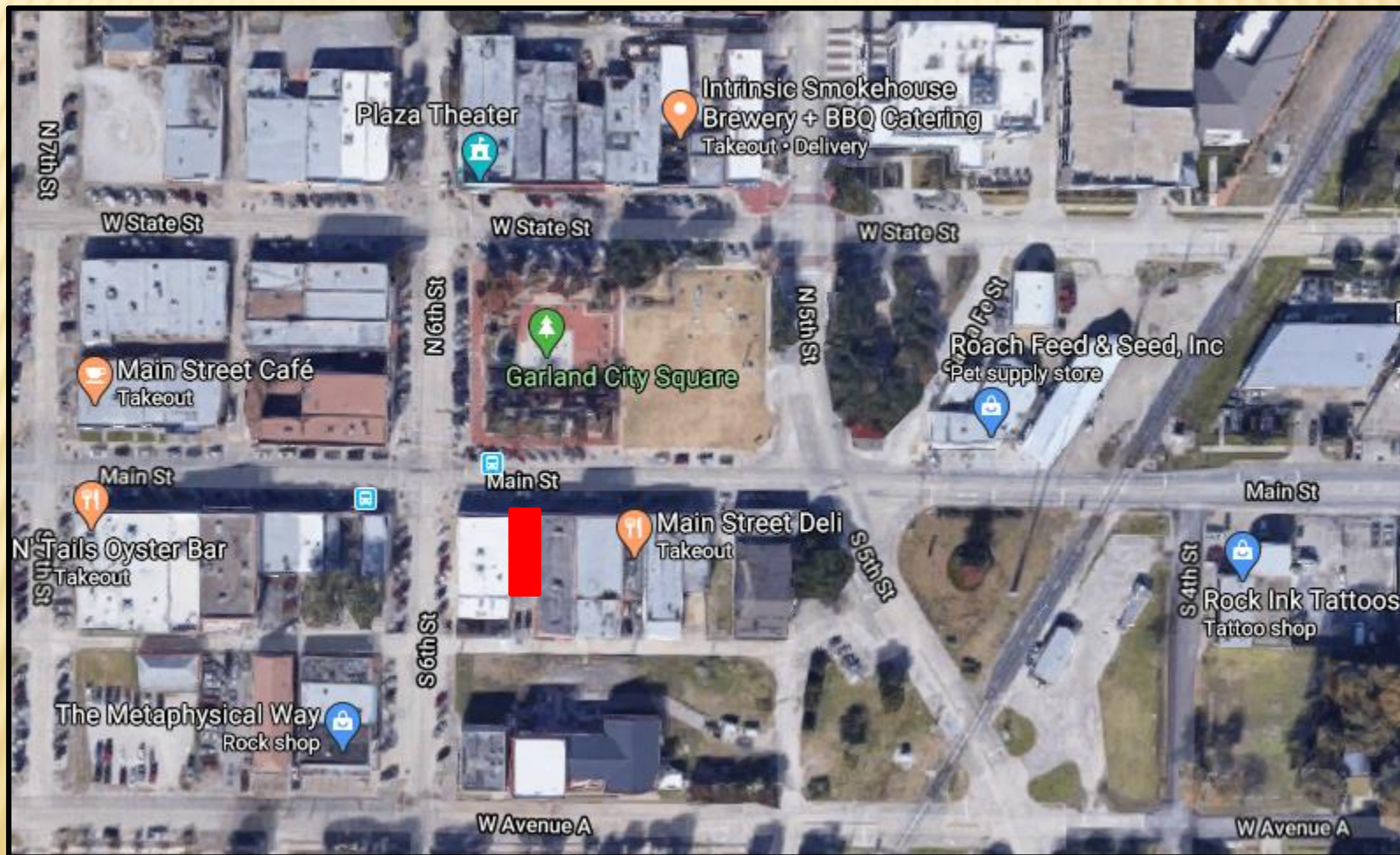
The applicant is requesting a Specific Use Provision for 10 years.

The applicant's request is an SUP only, with a Major Waiver regarding distances from Churches. No other GDC deviations are being requested by the applicant.

Location Map



Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

17. c.

Meeting Date: 09/15/2020

Item Title: GDC Amendments regarding Multi-Family and Elder Care storage space, and Restaurant pick-up windows

Submitted By: Will Guerin, Planning Director

REQUEST

Consider amending in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows.

PLAN COMMISSION RECOMMENDATION

During their August 24, 2020 meeting the Plan Commission, with an eight (8) to one (1) vote, recommended approval to amend in part Chapter 2 of the Garland Development Code regarding Multi-Family and Elder Care storage space requirements. With a nine (9) to zero (0) vote, the Plan Commission recommended approval to amend in part Chapter 6 and Chapter 7 of the Garland Development Code regarding Restaurant pick-up windows.

STAFF RECOMMENDATION

Approval to amend in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows.

BACKGROUND

During the August 3, 2020 City Council work session, the Council discussed internal storage space requirements for Multi-Family and Elder Care developments, as well as restaurant pick-up windows, in relation to current and emerging market trends among the development community. Per direction by City Council, staff brings forward a draft ordinance to remove the internal storage space requirements for Multi-Family and Elder Care developments, and to allow Restaurants to have pick-up windows without considering them "Restaurant, Drive-Through" uses, so long as a menu/order board is not provided and no ordering is done at the window.

CONSIDERATIONS

1. The proposed ordinance would remove the existing Garland Development Code Section 2.39(l)(1) and Section 2.52(12)(e)(ii)(b), which regulate unit storage space sizes for Multi-Family and Elder Care developments, respectively.
2. The proposed ordinance also amends the definitions of “Restaurant” and “Restaurant, Drive-Through” in Chapter 6 of the GDC, allowing Restaurants to have pick-up windows without considering them "Restaurant, Drive-Through" uses (which typically require a Specific Use Provision through a public hearing process), so long as a menu/order board is not provided and no ordering is done at the window. In addition, a clarification statement is proposed to Section 7.06(D) that would recognize such proposed definitions in the Downtown area as well.
3. A draft ordinance is attached for consideration.

Attachments

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING IN PART CHAPTER 2, CHAPTER 6, AND CHAPTER 7 OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 2.39, "MF, Multifamily District", of Chapter 2, "Zoning Regulations", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

"Section 2.39 MF, Multifamily District

(A) Purpose. The Multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums.

(B) Allowed Uses. All allowed land uses (whether by right or by SUP) in the MF district are indicated within the [Land Use Matrix](#), Article 5 of this Chapter 2.

(C) Lot and Density Requirements. Lots used for multifamily purposes must conform to the minimum lot area, width and depth requirements, and to the maximum density

requirements, as described in [Table 2-4](#).

(D) Minimum Dwelling Unit Area. The minimum floor area requirements, exclusive of garage square footage, for each residential dwelling unit in the MF district are described in [Table 2-4](#).

(E) Efficiency Dwelling Units. The maximum number of efficiency dwelling units may not exceed ten percent of the total number of units in the same development. Any fractional number of units must be rounded up to the next whole number of units.

(F) Yard Setback Requirements.

(1) General. The yard setback requirements for all structures in a MF district are provided in [Table 2-4](#) and in [Section 2.34](#) of this Chapter 2, unless otherwise expressly provided below.

(2) Special Side and Rear Setbacks. Where an MF district is located adjacent to a single-family zoning district or a single-family Planned Development district, the side and rear setbacks must be 1.25 times the maximum height of each building or a maximum of fifty feet.

(G) Building Placement.

(1) Building Placement. Where there are multiple MF structures located within a development, a minimum of fifty percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous building alignments. The Planning Director may approve a building placement plan that does not conform to this Subsection pursuant to the alternative compliance process set forth in [Article 1, Division 2 of Chapter 4](#), if the alternative placement plan is consistent with the intent of this provision.

(2) Building Separation. All portions of a multifamily dwelling structure must be a minimum of twenty feet from other multifamily dwelling structures, or any

portions thereof.

(H) Exterior Construction.

(1) Construction Materials. Exterior design and construction materials of all MF structures must comply with provisions in [Article 6 of Chapter 4](#) of this GDC.

(2) Roofscapes.

(a) Roofing Materials. Roofing materials on a MF Structure must comply with the provisions of [Article 6 of Chapter 4](#) of this GDC.

(b) Rooftop Equipment. Rooftop-mounted air-conditioning and other mechanical equipment on a MF structure must be screened in compliance with [Section 4.46](#) in Article 3, Chapter 4 of this GDC.

(I) Other Requirements.

(1) Clubhouse. A clubhouse must be constructed on-site and made available to all residents of a MF development, with the following minimum interior (that is, air-conditioned space) square footage requirements:

(a) An MF development with two hundred dwelling units or less must have a clubhouse that is a minimum 2,500 square feet in size.

(b) An MF development with two hundred and one dwelling units to three hundred and fifty dwelling units must have a clubhouse that is a minimum 3,500 square feet in size.

(c) An MF development with over three hundred and fifty dwelling units must have a clubhouse that is a minimum 4,000 square feet in size. Alternatively, a MF development may have two clubhouses, each a minimum of 2,000 square feet in size.

(2) Swimming Pool(s). One swimming pool having a minimum of eight hundred square feet of surface water

must be provided for each MF development. A second swimming pool having a minimum of eight hundred square feet of surface water must be provided for any MF development that has more than two hundred and fifty dwelling units.

(3) Leisure Areas. One leisure area having a minimum area of one thousand square feet, containing at least two pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each MF development. A second leisure area (having the same requirements for amenities as the first leisure area) must be provided for any MF development that has more than two hundred and fifty dwelling units.

(J) Residential Types Other Than Multifamily. Within the MF district, residential types other than apartments or condominiums must comply with the following development standards:

(1) Single-family detached homes must comply with the SF-5 district standards.

(2) Zero-lot-line homes must comply with the SF-5 district standards.

(3) Two-family (duplex) homes must comply with the 2F district standards.

(4) Single-family attached (townhouses) must comply with the SFA district standards.

(K) Approval Process. Prior to the issuance of a building or other development permit for the construction of a multifamily structure, a Preliminary Development Plan must first be approved administratively in accordance with the provisions of [Article 1, Division 1 in Chapter 4](#) of this GDC."

Section 2

That Section 2.52, "Special Standards for Certain Uses", of Chapter 2, "Zoning Procedures", of the Garland Development Code of the City of Garland, Texas, is hereby amended in

pertinent part to read as follows:

"Section 2.52 Special Standards for Certain Uses.

(A) Specific Requirements.

. . .

(12) Elder Care Living Facilities.

. . .

(e) Site design.

. . .

(ii) Building Design.

a. Maximum Height. The maximum height of an Elder Care living facility is governed by the regulations of the zoning district in which the facility is located.

b. Exterior Construction. The exterior construction of all Elder Care facilities must be in compliance with all applicable standards provided in [Chapter 4, Article 6](#) of this GDC.

. . ."

Section 3

That Section 6.03 "Definitions", of Chapter 6, "Definitions", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 6.03 Definitions

. . .

RESPONSIBLE OFFICIAL: The City staff person who has been designated to accept submission of a type of development application, to review and make recommendations concerning

such applications, and where authorized, to initially decide such applications, to initiate enforcement actions, and to take all other actions necessary for administration of the provisions of this GDC with respect to such development applications. Also includes any designee of the designated City staff person.

RESTAURANT: An establishment at which food and beverages are prepared for service and consumption on the premises, or for carry-out (that is, for off-site consumption). The term includes carry-out service provided patrons leave their vehicles and enter the building to pick up and pay for the carry-out items, or provided an employee of the establishment carries items to patrons waiting in their vehicles ("curbside service"). A Restaurant may include a drive-through lane for a pick-up window so long as ordering at the window is not allowed and a menu/order board is not provided."

"RESTAURANT, DRIVE-THROUGH: An establishment at which food and beverages are prepared primarily for service to persons in vehicles, and may include consumption on the premises or curbside service. The term may include a take-out window, walk-up window, drive-through, or drive-in service bays as part of the operation. A Restaurant that includes a drive-through lane for a pick-up window but does not allow ordering at the window and does not include a menu/order board is not considered a Restaurant, Drive-Through.

RETAIL: The sale of commodities in relatively small quantities directly to consumers.

. . ."

Section 4

That Section 7.06 "Drive-In/Drive-Through Facilities", of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

"Section 7.06 Land and Building Use

(A) Intent. It is intended that the uses allowed within the Downtown district will encourage pedestrian-oriented developments that integrate retail, residential, employment

and recreation uses, and are accessible to transit.

(B) Uses. Retail, residential, institutional, and office uses shall be allowed throughout the Downtown district in accordance with the schedule set forth for each sub-district in [Table 7-1](#), Downtown (DT) District Land Use Matrix. Uses that are not specifically authorized are prohibited.

(C) Required Flex Space At-Grade. Where required "Flex Space" is designated on the Downtown Framework Plan, the ground floor adjacent to the street shall be constructed to retail building standards, including a minimum floor-to-ceiling height of sixteen feet. The minimum height may be reduced to twelve feet by Minor Waiver. These ground floor areas may be occupied by any allowed use, but shall be constructed to accommodate retail and restaurant uses in response to market demand.

(D) Drive-In/Drive-Through Facilities. No drive-in or drive-through facilities shall be allowed without approval of a Major Waiver, except where allowed by Specific Use Provision (SUP) as indicated by the Downtown (DT) District Land Use Matrix ([Table 7-1](#)), and except where the facility is a Restaurant or Restaurant, Drive-Through, as defined in this Garland Development Code.

(E) Access Drives. All access drives from a public street shall require a Minor Waiver in order to minimize the number of curb cuts along a block face. Where there is alley access, no additional access drives from a public street should be allowed.

(F) Required Recreation and Open Space for Apartments and Condominiums. Each apartment or condominium development which includes five residential units or more shall provide indoor or outdoor recreational or playground area to meet the requirements of the residents in such complex, including facilities for children, adolescents, and adults as appropriate, such as fitness facilities, roof garden, children's play area or other facility.

(G) Publicly Accessible Open Space.

(1) Squares, plazas, and pocket parks are encouraged in association with retail and restaurant uses to provide for community gathering spaces that will

support socialization in the neighborhood.

(2) Public open space shall be configured in such a manner as to ensure the safety and welfare of residents and other users.

(H) Downtown Automotive Overlay (DAO) District. The DAO district shall overlay portions of the Downtown district as shown on the Downtown Framework Plan. All requirements of this Chapter 7 shall apply except that those automotive uses listed in the DAO district shall be permitted as reflected in the Light Commercial (LC) district within the Land Use Matrix in Section 2.51, Article 5, Chapter 2 of this GDC, and governed by the DAO district regulations set forth within Section 2.48 of Article 4, Chapter 2 of this GDC. All other uses (except automotive uses) shall be regulated as set forth in the underlying sub-district designated by the Downtown Framework Plan, and as set forth in the Downtown (DT) District Land Use Matrix (Table 7-1)."

Section 5

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

Section 6

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

Section 7

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 8

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

PASSED AND APPROVED this the _____ day of _____,
2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

18.

Meeting Date: 09/15/2020

Item Title: Appointment of the Garland Housing Finance Corporation

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Council is requested to appoint a candidate to the Garland Housing Finance Corporation.

Attachments

Isac Abu
Eric Barron
Gwen Hamilton
Peter Romanyak
Bill Shipp

COVER LETTER

My name is Isaac Abu and was pleased to learn about the available position or successor on the Garland Housing Finance Corp.

I have a total of nearly 30 years of experience in teaching, training and modeling young men and women. Given the opportunity I will provide an unbridled experience in coaching and pedagogy to our students in getting them ready for jobs and maintaining those jobs.

In my current job as a work based learning coordinator, I work with employer partners to offer jobs and internship opportunities to our student trainees. In this capacity, I have also learned to work with students with disabilities and making sure they also enjoy and participate fully in work.

Some notable contributions from my current job include;

- a. Increased the number of jobsites for our students by more than 50%
- b. A successful transition program from part time to full time
- c. Increased the number of students in work based learning.

Thanks for your time and for considering my candidacy for the position. I look forward to learning more about how I can be an agent of growth and development in the City of Garland. I am in my 21st year as a resident of City.

Sincerely,



RESUME/CURRICULUM VITAE

**ISAAC B. ABU
809 MILL BRANCH DR
GARLAND TEXAS 75040**



I am a teacher by profession and over the years has a total of 30 years of working experience ranging from teaching, customer service/sales, manufacturing and training. It is my wish to invest these skills and competencies with your City, Organization, Company or Institution.

ACCOMPLISHMENTS

Has been very successful as a coach, teacher, salesman and youth mentor and motivator. I have continuously undertaken the task of nurturing young men and women and challenging them to pursue careers in different fields of endeavor.

EXPERIENCE

2011 – TO PRESENT – Work Base Learning Coordinator – In this capacity, I network with area employer partners to offer our student trainees internship opportunities prior to completing the program.

2004 --Initially hired by Cube Corporation as a Recreation Specialist and a year later rehired by Horizon Youth Services as Senior Recreation Specialist with North Texas Job Corps Center in McKinney. I have 7 other Recreation Specialists under my supervision. In this capacity I handled budgeting, scheduling and developing recreation activities for 600 residential students as well as coaching the soccer team. I am also one of the certified American Red Cross instructors in CPR and FIRST AID for the Center.

2002-2004 Worked as a customer service representative with Citigroup in Irving at their credit card center.

2000-2002 Taught physical education in 6th grade and coached soccer and volleyball at the high school with Wilmer-Hutchins Independent School district.

1998-2000 Worked as a machinist with Printpack Inc producing flexible packages.

1985-1997 Coached and taught physical education and later appointed head of department in Achimota School in Ghana.

EDUCATION

Attended and graduated from the University College of Education in Ghana in 1984 with a teacher's diploma in physical education.

Attended and graduated from St. John Bosco's teacher Training College from 1975-1978 with a teacher's certificate 'A' in physical education and accounting.

Attended a Training of Trainers Course in Washington D. C., and trained as a Training Specialist. This was organized by the United States Agency for International Development under the auspices of the Africa Manpower Project from August 1987 to September 1987 through the United States Department of Agriculture.

I have within the last year undertaken some training courses in management and supervision as well as the Glen Fields behavior management program. I have recently trained in CPI or Crisis Prevention & Intervention. I have also worked for the Department of Commerce as a Recruiting Assistant with the U. S. Census Bureau.

VOLUNTEER WORK-I am a certified first aid and CPR instructor for the American RedCross Dallas chapter and currently running center staff First Aid and CPR courses.

REFERENCES:

LICENSES: I have a commercial drivers license class A with passenger and school bus endorsements.



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
 AUG 10 2020
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 7/28/2020

Name: Eric D Barron

Phone:

(Home)

Address: 7526 Vineyard Trl

Phone:

City, State, Zip: Garland TX 75044

Email:

Resident of Garland for 1 (6 total) years

Resident of Texas for 33 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 passion for the City of Garland and a willingness to serve.

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

I served on the Community Multicultural Committee in 2015-2016

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

I served on the Garland Habitat for Humanity board in 2016, Leadership Garland 2017

What is your educational background?

Some College

What is your occupational experience?

I am a partner in a construction company

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

☐ 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

Garland Housing Finance Corp.

FOR OFFICE USE ONLY

Ad Valorem Tax Status
 Utility Account Status

Current ☒
 Current ☒

Past Due
 Past Due

Date Appointed

Appointed By

CSO Suit/Claim Filed
 Clerk Signature & Date

Yes ☒ No ☒

Date Notified

Printed Name: Eric D Barron / 8-10-20

Revised 03/2019



ERIC D BARRON

PRICIPAL | ARAPAHO REI / ARAPAHO ROOFING

OBJECTIVE

Having moved back to Garland last year, I am looking for opportunities to serve community initiatives wherever that may be.

CONTACT

Eric Doran Barron
7526 Vineyard Trl
Garland TX 75044

EXPERIENCE

PRICIPAL • ARAPAHO REI • 5/2018 - PRESENT

Arapaho REI LLC is a general contracting firm located in Richardson, TX

PRODUCER • BALDWIN-COX AGENCY • 2/2016 – 5/2018

Commercial insurance and bond producer

CASUALTY BROKER • RISK TRANSFER PARTERNS • 4/2014 – 2/2016

Excess & casualty broker

SALES EXECUTIVE • TRAVELERS • 11/2008 – 4/2014

Business Insurance – Select Accounts

CERTIFICATIONS & LICENSES

CONSTRUCTION RISK INSURANCE SPECIALIST (CRIS) • 1/2018 • IRMI

SURPLUS LINES LICENSE • 10/2015 • TEXAS DEPARTMENT OF INSURANCE

PROPERTY & CASUALTY LICENSE • 12/2008 • TEXAS DEPARTMENT OF INSURANCE

BOARD EXPERIENCE

GARLAND AREA HABITAT FOR HUMANITY • 10/2016 – 12/2016

COMMUNITY MULTICULTURAL COMMITTEE • 2/2016 – 9/2016 • CITY OF GARLAND



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
AUG 03 2020

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: August 1, 2020

Name: Gwen S. Hamilton

Phone:

Address: 1609 Merrimac Trail

Phone:

City, State, Zip: Garland, Tx 75043

Email:

Resident of Garland for 65 years

Resident of Texas for 65 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.

Board member, BJ Healing Hands
Board member, Sable Ridge HOA
and vice president National Assoc of Negro Business & Professional women's Club

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

NO

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

Garland Rotary
National Association of Negro Business and Professional Women's Club
Garland ISD Community Liaison Committee

What is your educational background?

Associates Degree

What is your occupational experience?

management
Licensed Realtors since 1986

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

Gwen S. Hamilton

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

☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Building and Fire Codes Board	☐ Garland Youth Council **	☐ Plan Commission *
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Property Standards Board	☐ Plumbing and Mechanical Codes Board
☐ Community Multicultural Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Electrical Board		

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒
Cecelia J. Vanover

8-3-20



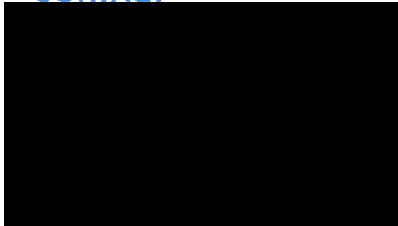
GWEN HAMILTON

Realtor

PROFILE

Gwen S. Hamilton, Realtor
The Michael Group Real Estate
Licensed since 1986

CONTACT



HOBBIES

Reading
Writing
Swimming

EDUCATION

Garland High

8/1972 – 6/1975

I graduated in the top half of my class and received a scholarship

Eastfield College

9/1976 -1978

Communication and Psychology

WORK EXPERIENCE

City of Dallas (Collection Supervisor)

1980 – 1990

Supervisor collections of fines and tickets

City of Dallas (Manger of Collections & Bonds)

1990 - 2001

Manage Collections and all Bonds for the City of Dallas Courts

The Michael Group (Realtor)

2001– Present

I have been a licensed realtor since 1986, actively assisting buyers and sellers with the complexities of the real estate.

SKILLS

Writing, Communication,



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
AUG 31 2020
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 8/31/20

Name: PETER ROMANYAK

Phone: [REDACTED]

Address: 5010 BARCELONA DR.

Phone: [REDACTED]

City, State, Zip: GARLAND, TX 75042

Em: [REDACTED]

Resident of Garland for 43 years

Resident of Texas for 52 years

Dallas County Voter Registration Number [REDACTED]

and 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.

REAL ESTATE BROKER AND REALTOR FOR 49 YEARS

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

YES - GARLAND HOUSING FINANCE CORP

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

GOLF AT FIRE WHEEL GOLF COURSE
SENIOR HOUSING IN GARLAND

What is your educational background?

ASSC. DEGREE IN REAL ESTATE FROM RICHLAND COLLEGE - ATTENDED UT-D

What is your occupational experience?

49 YEARS AS A REALTOR

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 Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district

** 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

X GARLAND HFC.

Revised 03/2015



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
AUG 03 2020

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 30, 2020

Name: Bill Shipp

Phone: None

(Home)

Address: 810 Torrey Pines Lane

Phone:

(Other)

City, State, Zip: Garland, TX 75044

Email:

Resident of Garland for 4 years

Resident of Texas for 26 years

Dallas County Voter Registration Number

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.

Retired city manager manager. Worked with affordable housing assistance programs in that capacity.

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

None in Texas.

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

Political activities but no others here, In other cities, civic involvement was part and parcel of my job.

What is your educational background?

BS Texas A&M; MA Webster University; MPA University of North Texas

What is your occupational experience?

Retired USAF Officer; Defense info systems contractor; City govt, including 11 years as city manager.

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

Bill Shipp

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

GHFC

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Appointed By

CSO Suit/Claim Filed
Clerk Signature & Date

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Date Notified

Patricia Vanover

Revised 03/2018