



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

REMOTE MEETING

Tuesday, September 1, 2020
7:00 p.m.

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

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

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

https://garlandtx.zoom.us/webinar/register/WN_ZDHRKK1ySOKy4Bc9cr1yDw

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 toll-free numbers are:

877-853-5247
888-788-0099

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

346-248-7799

470-250-9358

470-381-2552

The Meeting ID is: 958 6351 7226

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

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

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



COUNCIL HOUSE RULES

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the August 18, 2020 Regular Meeting.
2. Consider approval of the following bids:
 - a. **TPMA 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 TPMA Gibbons Creek Substation.

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

MasTec North America, Inc. \$565,955.00
Optional Contingency 36,212.97
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. Transmission and Substation Maintenance & Repair Service** **Bid No. 5675-15**

Primoris T&D Services, LLC \$696,762.05

This request is to approve a Change Order for the Transmission and Substation Maintenance and Repair Services Agreement.

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

Power Engineers, Inc. \$1,890,339.00

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

MasterTech Services, Inc. \$159,420.00

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

Holt Cat \$650,000.00

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

Consider an ordinance 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. Consider an ordinance 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:

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.

5. 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.

6. 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.

7. Hold public hearings on:

- a. **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.

- b. **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.

- c. **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.

- d. **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.

8. Consider appointments to Boards and Commissions.

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

Council Member 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

9. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

10. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 09/01/2020

Item Title: Minutes August 18

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

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

Attachments

Minutes August 18



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, August 18, 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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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.

Motion was made by Mayor Pro Tem Robert John Smith, and seconded by Deputy Mayor Pro Tem Robert Vera to approve the Consent Agenda as presented. Motion carried:

Vote: 9 - 0

1. **APPROVED** Consider approval of the minutes of the August 4, 2020 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Fire Stations Programming and Design Services **Bid No. 0754-20**

Brown Reynolds Watford Architects, Inc.	\$639,950.00
Optional Contingency	<u>50,000.00</u>
TOTAL:	\$689,950.00

This request is to obtain professional services for the architectural programming of three new replacement fire stations (Stations No. 1, No. 6, and No. 7) along with architectural and engineering design services for Fire Station No. 6. An Optional Contingency is included for any additional unforeseen services.

b. **APPROVED** Garland-Freeman Heights Drainage Study **Bid No. 1178-20**

Birkhoff, Hendricks & Carter, L.L.P.	\$141,112.82
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This request is to provide professional services for a Drainage Analysis of the Garland Heights and Freeman Heights area generally bounded by West Walnut Street on the south, North Garland Avenue on the west, North Glenbrook Drive on the east and Crockett Street on the north.

c. **APPROVED** Engineering and Design for Chaha Road from I.H. 30 to Lake Ray Hubbard Parkway **Bid No. 1185-20**

Cobb, Fendley & Associates, Inc.	\$461,242.00
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This request is to provide professional engineering and design services to reconstruct approximately 1,800 linear feet of the existing asphalt road at Chaha Road from Lake Hubbard Parkway to Bass Pro Drive.

- d. **APPROVED** **Design Services for Street Department Building** **Bid No. 1187-20**

MPI Architects	\$195,150.00
Optional Contingency	<u>19,515.00</u>
TOTAL:	\$214,665.00

This request is to obtain professional services for the design and construction administration for the new building. An Optional Contingency is included for any additional unforeseen services.

- e. **APPROVED** **Replacement Toughbook Computers for City Departments** **Bid No. 1194-20**

GTS Technology Solutions	\$209,129.44
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This request is to purchase forty-two replacement Latitude 5420 Toughbooks and twenty-two Latitude 5420 Toughbooks with cellular for Engineering, Water and Facilities.

- f. **APPROVED** **GP&L Nevill Road Switch Station Site Grading** **Bid No. 0186-20**

Kwest Group, LLC	\$1,028,572.63
Optional Contingency	<u>159,765.00</u>
TOTAL:	\$1,188,337.63

This request is to approve a Change Order that will allow for construction of an access road approximately one mile in length from the switch station to the public access road. An Optional Contingency is included for any additional work that may be required.

- g. **APPROVED** **Replacement Aerial Bucket Truck** **Bid No. 1171-20**

Altec Industries, Inc.	\$162,816.00
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This request is to purchase a replacement Aerial Bucket Truck for Garland Power & Light.

- h. **APPROVED** **Heavy Haul Semi-Truck** **Bid No. 1175-20**

Freightliner of Austin	\$184,112.00
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This request is to purchase a replacement Heavy Haul Semi-Truck for Garland Power & Light.

- i. **APPROVED 2018 Paving, Water, and Sanitary Sewer Replacement Project, Phase Two** **Bid No. 0947-20**

XIT Paving and Construction, Inc. \$2,671,713.00

This request is for the reconstruction associated with the 2018 Paving, Water and Sanitary Sewer Replacement Project, Phase Two.

- j. **APPROVED Asphalt Milling on Pleasant Valley Road and Elm Grove Road** **Bid No. 1170-20**

Dustrol, Inc. \$155,846.85

This request is to provide asphalt milling on Pleasant Valley Road and Elm Grove Road.

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

- a. **APPROVED Zoning File No. Z 20-15, Tilson Custom Homes (District 1)**

Ordinance No. 7161 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Guest House on a 1.797-acre tract of land zoned Agriculture (AG) District and located at 1620 Pleasant Valley Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

- b. **APPROVED Zoning File No. Z 20-17, City of Garland (District 1)**

Ordinance No. 7162 amending the Garland Development Code of the City of Garland, Texas, by approving an amendment to Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) to remove Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; 2) Change the Character Zones of certain properties; and 3) Remove Concept Plan requirements and require Detail Plans through a public hearing process on a 276.99-acre tract of land generally located northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line; 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. 7163** of the City of Garland, Texas, establishing prevailing wage rates for public works projects, pursuant to Chapter 2258 of the Texas Government Code; and setting an effective date.

At the August 3, 2020 Work Session, Council considered approving an ordinance to determine the general prevailing rate of per diem wages in which public works projects within the City of Garland are to be performed.

5. **APPROVED Resolution No. 10451** authorizing the submission and acceptance of an application to the Bureau of Justice Assistance for grant under the 2020 Edward Byrne Memorial Justice Assistance Grant program; and providing an effective date.

At the August 17, 2020 Work Session, Council considered a request from the Police Department to apply for the 2020 Edward Byrne Memorial Justice Assistance Grant (JAG) program for reducing crime and improving public safety.

6. **APPROVED Resolution No. 10452** authorizing a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Single Year - 2021 Comprehensive Grant in the amount of \$179,029.16; and providing an effective date.

At the August 17, 2020 Work Session, Council considered a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant in the amount of \$179,029.16.

7. **APPROVED Ordinance No. 7164** amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

At the August 3, 2020 Work Session, Council considered an ordinance amending certain miscellaneous parking provisions of Chapter 33 of the Code of Ordinances. The current ordinance makes it unlawful to park a vehicle within 30 feet on the approach to traffic control devices or intersections. The proposed amendment will make it unlawful to park a vehicle within 30 feet in any direction of traffic control devices or intersections.

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.

8. Reconsideration Request of a Previously Denied Zoning Application (File No. Z 20-08, District 6)

Darin Norman of Urbanworth LLC who represents 4040 Forest Lane Partners LLC has submitted a written request to the City Council to reconsider the previously denied Zoning Case Z 20-08 (AllState Carriers LLC). This property is located at 4030 and 4040 Forest Lane. The City Council previously considered and denied this application on May 19, 2020. Approval of the reconsideration request would allow the applicant to submit a new zoning application in less than the Garland Development Code's required one-year waiting period for denied cases.

The staff report was presented by Will Guerin, Director of Planning. Speakers on this item were: Corey Price and Darin Norman, applicants.

There were comments by Deputy Mayor Pro Tem Vera.

Motion was made by Deputy Mayor Pro Tem Robert Vera, and seconded by Council Member Jim Bookhout to approve the application for reconsideration based on staff recommendation. Motion carried:

Vote: 9 - 0

9. Hold a public hearing on:

a. Consider the application of RaceTrac Petroleum, Inc., requesting approval of a Change of Zoning from Community Retail (CR) District with Specific Use Provision S 06-65 for Fuel Pumps, Retail, to Heavy Commercial (HC) District. This property is located at 4214 Forest Lane. (File No. Z 20-20, District 6)

The applicant proposes a zoning change of the existing RaceTrac gas station and convenience store located at 4214 Forest Lane. The applicant proposes renovation of the building exterior and pavement; no new buildings or structures are proposed.

The staff report was presented by Kimberly Hopkins, Development Planner. Speakers on this item were: Brad Williams and Andrew Malzer, applicants.

There was discussion by the Council.

Motion was made by Deputy Mayor Pro Tem Robert Vera, and seconded by Council Member Jerry A. Nickerson to approve the request based on staff recommendation. Motion carried:

Vote: 9 - 0

10. Consider appointments to Boards and Commissions.

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

Mayor LeMay turned the floor over to Mayor Pro Tem Smith, who presented the Mayor's nominee. The remaining nominations were presented by each Council Member.

Mayor Scott LeMay

- Stephanie Paris - Community Multicultural Commission

Council Member David Gibbons

- James VanDyke - Board of Adjustment
- Christopher Alvarez - Community Multicultural Commission
- Merrill Balanciere - Cultural Arts Commission
- James Dobbins - Environmental and Community Advisory Board
- Nazly Haroon - Library Board
- Ed Seghers - Parks and Recreation Board
- Scott Roberts - Plan Commission
- Eric Scholl - Property Standards Board
- Mark Hasson - Senior Citizens Advisory Board
- Aaron Miller - Unified Building Standards Commission

Council Member Jerry Nickerson

- Jason Rodriguez - Library Board

A single vote was cast to appoint all nominees:

Vote: 9-0

11. 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.

12. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:29 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 09/01/2020

Item Title: TMPA Gibbons Creek TRV Capacitor Installation

Submitted By: Steve Martin, Transmission Director

Bid Number: 0905-20

Purchase Justification:

This request is for the installation of transient recovery voltage (TRV) capacitors at the TMPA Gibbons Creek Substation. This is part of the approved TMPA Gibbons Creek TRV Capacitor Addition CIP project and will be reimbursed at 100%.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received, five (5) of which were outside the competitive range. The remaining four (4) bids were evaluated based on the published criteria. Frontline Power Construction, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Frontline Power Construction, LLC	All	\$281,417.00
TOTAL:		\$281,417.00

Basis for Award: Best Value

Purchase Requisition #: 43541

Fiscal Impact

Total Project/Account:	\$768,211
Expended/Encumbered to Date:	432,830
Balance:	\$335,381
This Item:	281,417
Proposed Balance:	\$53,964

Account #: 215-3542-3126901-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / TMPA Transmission Lines Program

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 275

Budget Director Approval: Ron Young

Approval Date: 08/17/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/14/2020

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 09/01/2020

Item Title: GP&L 138kV Brand to College Terminal Upgrade Engineering Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1200-20

Purchase Justification:

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. Services include the replacement of the line disconnect switch and jumpers, transmission line primary relaying and modifications to Transformers #1 and # 2 protective relaying. This is part of the approved BR-CG 138kV Line Upgrade CIP project.

Evaluation:

Power Engineers, Inc., was selected as the Most Qualified firm for this project from RFQ 0753-19.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Power Engineers, Inc.	All	\$259,931.00
TOTAL:		\$259,931.00

Basis for Award: Most Qualified

Purchase Requisition #: 43937

Fiscal Impact

Total Project/Account:	\$2,283,000
Expended/Encumbered to Date:	974,885
Balance:	\$1,308,115
This Item:	259,931
Proposed Balance:	\$1,048,184

Account #: 210-3599-3144901-7111

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: 08/17/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/14/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 09/01/2020

Item Title: GP&L McCree Substation Cable Trench

Submitted By: Steve Martin, Transmission Director

Bid Number: 1109-20

Purchase Justification:

This request is for the purchase of a precast concrete underground electric cable trench. This trench will provide infrastructure and protection for underground cables as well as access to cables during maintenance and upgrades. This is part of the approved GP&L McCree Substation Autotransformer CIP project.

Evaluation:

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

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Trenwa, Inc.	All	\$237,402.00
		TOTAL:	\$237,402.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 43802

Fiscal Impact

Total Project/Account:	\$12,500,000
Expended/Encumbered to Date:	6,918,827
Balance:	\$5,581,173
This Item:	237,402
Proposed Balance:	\$5,343,771
Account #:	210-3799-3178401-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 281

Budget Director Approval: Ron Young

Approval Date: 08/17/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/14/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 09/01/2020

Item Title: GP&L McCree Substation Upgrade for Autotransformer Addition

Submitted By: Steve Martin, Transmission Director

Bid Number: 0877-19

Purchase Justification:

This request is to approve a Change Order to provide additional engineering and support services for GP&L substation upgrades. The services will allow for the addition of an autotransformer and bus reconfiguration at the McCree Substation. Black & Veatch will provide a Construction Manager to perform subcontractor oversight and inspection, monitor the project construction schedule, provide progress and status updates and facilitate resolution of any issues related to the project.

Evaluation:

Black & Veatch was awarded the original PO 28703 in the amount of \$881,100.00 at the May 21, 2019, City Council Meeting.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Black & Veatch	All	\$686,500.00
TOTAL:			\$686,500.00

Basis for Award: Change Order

Purchase Requisition #: 43958

Fiscal Impact

Total Project/Account: \$12,500,000
Expended/Encumbered to Date: 6,232,327
Balance: \$6,267,673
This Item: 686,500

Proposed Balance: \$5,581,173
Account #: 210-3799-3178401-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 281

Budget Director Approval: Ron Young

Approval Date: 08/18/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/17/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 09/01/2020

Item Title: TMPA McCree Substation Upgrade for Autotransformer

Submitted By: Steve Martin, Transmission Director

Bid Number: 1203-19

Purchase Justification:

This request is to approve a Change Order to provide additional engineering and support services for TMPA substation upgrades. The services will allow for the addition of an autotransformer at the McCree Substation. Black & Veatch will provide a Construction Manager to perform subcontractor oversight and inspection, monitor the project construction schedule, provide progress and status updates and facilitate resolution of any issues related to the project.

Evaluation:

Black and Veatch was awarded the original PO 29113 in the amount of \$213,840.00 at the August 20, 2019, City Council Meeting.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Black & Veatch	All	\$143,600.00
TOTAL:			\$143,600.00

Basis for Award: Change Order

Purchase Requisition #: 43959

Fiscal Impact

Total Project/Account: \$1,644,500
Expended/Encumbered to Date: 217,903
Balance: \$1,426,597
This Item: 143,600

Proposed Balance: \$1,282,997
Account #: 215-3542-3126701-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / TPA Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 281

Budget Director Approval: Ron Young

Approval Date: 08/18/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/17/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 09/01/2020

Item Title: GP&L Ben Davis Substation Control Redirection Engineering Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 0876-19

Purchase Justification:

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. Design services will also include the addition of a second communications panel, modification of the WAN/DMZ panel to a rack, the design of new station AC power and the addition of capacitor voltage transformers. This is part of the approved Ben Davis Substation Upgrade CIP project.

Evaluation:

Black & Veatch was awarded the original Purchase Order 28707 in the amount of \$907,765.00 at the May 21, 2019, City Council Meeting.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Black & Veatch	All	\$48,300.00
		TOTAL:	\$48,300.00

Basis for Award: Change Order

Purchase Requisition #: 43700

Fiscal Impact

Total Project/Account:	\$4,236,893
Expended/Encumbered to Date:	1,324,568
Balance:	\$2,912,325
This Item:	48,300
Proposed Balance:	\$2,864,025

Account #: 210-3799-3176801-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 281

Budget Director Approval: Ron Young

Approval Date: 08/20/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/19/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 09/01/2020

Item Title: GP&L 138kV College to Brand Terminal Upgrade Engineering Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1206-20

Purchase Justification:

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. Services include the replacement of line disconnect switches and jumpers on the 138kV College to Brand transmission line terminal, all 138kV bus conductor and upgrades to the 138kV College to Brand transmission line relaying. This is part of the approved Brand to College 138kV Transmission Line Upgrade CIP project.

Evaluation:

Power Engineers, Inc., was selected as the Most Qualified firm for this project from RFQ 0753-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Power Engineers, Inc.	All	\$575,956.00

TOTAL: \$575,956.00

Basis for Award: Most Qualified

Purchase Requisition #: 43936

Fiscal Impact

Total Project/Account:	\$2,283,000
Expended/Encumbered to Date:	1,234,816
Balance:	\$1,048,184
This Item:	575,956

Proposed Balance: \$472,228
Account #: 210-3599-3144901-7111
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: 08/18/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 08/17/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 09/01/2020

Item Title: GP&L Underground Distribution Loop Replacement

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 1013-20

Purchase Justification:

This request is for the replacement of three (3) loops in the GP&L underground distribution system. This is part of the UG 200-Amp Loop Replacement CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated based on the published criteria. Two (2) vendors tied for the highest evaluated score; therefore, the lower price prevailed. MasTec North America, Inc., offers the Best Value for the City.

Award Recommendation:

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

Basis for Award: Best Value

Purchase Requisition #: 43816

Fiscal Impact

Total Project/Account:	\$3,759,523
Expended/Encumbered to Date:	2,225,925
Balance:	\$1,533,598
This Item:	602,168
Proposed Balance:	\$931,430

Account #: 210-3299-3162501-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Distribution Lines - Underground Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 280

Budget Director Approval: Ron Young

Approval Date: 08/20/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/19/2020

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 09/01/2020

Item Title: Transmission and Substation Maintenance & Repair Service

Submitted By: Steve Martin, Transmission Director

Bid Number: 5675-15

Purchase Justification:

This request is to approve a Change Order for the Transmission and Substation Maintenance and Repair Services Agreement. This Change Order will cover expenses associated with the repair of Tower 8/2 on the TMPA Jack Creek to Twin Oaks Transmission Line. This is part of the approved TMPA Jack Creek – Twin Oak Tower 8.2 Rust CIP project and will be reimbursed at 100%.

Evaluation:

Chapman Construction Company was awarded the initial Term Agreement, BL 6569, in the amount of \$500,000 at the October 20, 2015, City Council Meeting. Chapman Construction Company was subsequently acquired by Primoris T&D Services, LLC.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Primoris T&D Services, LLC	All	\$696,762.05
TOTAL:		\$696,762.05

Basis for Award: Change Order

Purchase Requisition #: 43992

Fiscal Impact

Total Project/Account: \$2,190,000
Expended/Encumbered to Date: 459,846
Balance: \$1,730,154
This Item: 696,762

Proposed Balance: \$1,033,392
Account #: 215-3599-3126401-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / TMPA 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: 08/21/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 08/20/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 09/01/2020

Item Title: GP&L Lookout Substation Static VAR System and Substation Integration
Engineering Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1226-20

Purchase Justification:

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. Engineer will provide electric, civil, and structural engineering for the integration of a Static VAR System (SVS) at the GP&L Lookout Substation. Engineer will also provide engineering for the interconnection of the SVS installation and integration as well as testing and commissioning services. This is part of the approved GP&L Lookout Substation Dynamic Support CIP program.

Evaluation:

Power Engineers, Inc., was selected as the Most Qualified firm for this project from RFQ 0753-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Power Engineers, Inc.	All	\$1,890,339.00
TOTAL:		\$1,890,339.00

Basis for Award: Most Qualified

Purchase Requisition #: 43973

Fiscal Impact

Total Project/Account: \$2,068,000

Expended/Encumbered to Date: 117,590

Balance: \$1,950,410
This Item: 1,890,339
Proposed Balance: \$60,071
Account #: 210-3799-3178301-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

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

Budget Director Approval:	Ron Young	Approval Date: 08/21/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 08/20/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 09/01/2020

Item Title: Debris Removal and Securing of the Spencer 5 Cooling Tower

Submitted By: Dan Bailey, Energy Services Director

Bid Number: 1247-20

Purchase Justification:

This request is to provide emergency repair of the Spencer Plant Unit # 5 cooling tower which experienced an extensive failure rendering the unit inoperable. The failure caused damage to the tower and made the immediate securing of the tower and removal of debris necessary.

Evaluation:

MasterTech Services, Inc., will be providing these repairs as an Emergency purchase.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
MasterTech Services, Inc.	All	\$159,420.00
TOTAL:		\$159,420.00

Basis for Award: Emergency

Purchase Requisition #: 44035

Fiscal Impact

Total Project/Account:	\$988,178
Expended/Encumbered to Date:	760,868
Balance:	\$227,310
This Item:	159,420
Proposed Balance:	\$67,890
Account #:	211-3457-7121
Fund/Dept/Project – Description and Comments:	

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 232

Budget Director Approval: Ron Young

Approval Date: 08/24/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/24/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 09/01/2020

Item Title: Landfill Bulldozer Rebuild

Submitted By: Christopher Hoofnagle, EWS Disposal Operations Director

Bid Number: 1248-20

Purchase Justification:

This request is to provide emergency repair services to a D8 bulldozer used at the Landfill. An immediate repair is required to bring the unit back into service in order to meet current demands of the waste disposal operation. This machine was retained in 2019 in order to serve as a backup to the two frontline dozers. Over the last 18 months, it has become essential in order to manage the increasing workload caused by increasing waste volumes and incoming soil management. The rebuilt machine will carry a new 60-month warranty.

Evaluation:

Holt Cat will be providing these repairs as an Emergency purchase.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Holt Cat		All	\$650,000.00
TOTAL:			\$650,000.00

Basis for Award: Emergency

Purchase Requisition #: 44041

Fiscal Impact

Total Project/Account: \$8,545,846
Expended/Encumbered to Date: 8,107,184
Balance: \$438,662
This Item: 650,000
Proposed Balance: \$(211,338) *

Account #: 692-1609-1715420-9007

Fund/Dept/Project – Description and Comments:

Landfill CIP / Replacement of Landfill Equipment

Landfill is requesting to rebuild a D8 Bulldozer in the amount of \$650,000 because it has become essential to manage the increasing workload. The rebuilt D8 Bulldozer will be under a 5-year warranty and is anticipated to have a life of 5 years.

* A Budget Amendment to the 2020 Capital Improvement Program will be brought to City Council for consideration at a future date to appropriate an additional \$212,000 to the Replacement of Landfill Equipment capital project for this request. The City's cash reserves will be used to fund this capital request, and a Reimbursement Certificate will be issued allowing the reserve to be replenished in May 2021 when Certificates of Obligation are issued to fund this request and the upcoming 2021 CIP.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 213

Budget Director Approval: Ron Young

Approval Date: 08/25/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/25/2020



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 09/01/2020

Item Title: Z 20-20 RaceTrac Petroleum, Inc. (District 6)

Submitted By: Kimberly Hopkins, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 20-20 RaceTrac Petroleum, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 20-20 Ordinance

Z 20-20 Exhibit A

ORDINANCE NO. _____

AN ORDINANCE 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; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 27th day of July, 2020, the Plan Commission did consider and make recommendations on a certain request for approval of a Change of Zoning from Community Retail (CR) District with a Specific Use Provision S 06-65 to Heavy Commercial (HC) District, by **RaceTrac Petroleum, 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 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 and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

ZONING FILE NO. Z 20-20

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-20

BEING a tract of land situated in the Thomas McCanne Survey, Abstract No. 959, City of Garland, Dallas County, Texas, being all of a tract conveyed to Getty Leasing, Inc., a Delaware corporation, according to the deed recorded in Document Number 201400281447 of the Deed Records, Dallas County, Texas (DRDCT), and being a portion of Lot 1R, Block 1, RaceTrac-Forest Lane Replat, according to the plat recorded in Document Number 20070373352 of the Map Records, Dallas County, Texas (MRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the northernmost northwest corner of the subject tract, and also being in the south line of Forest Lane, a called 126 foot public right-of-way, and also being the east end of a corner clip between Forest Lane and Easy Street, a called 50 foot public right-of-way

THENCE N 90°00'00" E, 180.04 feet;

THENCE N 89°15'52" E, 275.00 feet to the northeast corner of the subject tract;

THENCE S 00°15'00" W, 56.00 feet;

THENCE S 89°15'35" W, 107.54 feet;

EXHIBIT A

THENCE S 00°00'00" E, 168.98 feet;

THENCE S 89°15'52" W, 168.20 feet;

THENCE S 00°15'00" W, 15.00 feet;

THENCE N 90°00'00" W, 196.85 feet to the southwest corner of the subject tract, and also being in the west line of Easy Street;

THENCE N 00°15'00" E, 232.33 feet

THENCE N 65°30'20" E, 18.51 feet to the POINT OF BEGINNING with the subject tract containing 90,938 square feet or 2.088 acres of land.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 09/01/2020

Item Title: 2020 Capital Improvement Program Budget Amendment No. 1

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

At the August 17, 2020 Work Session, Council considered approving the amendment of the 2020 Adopted Capital Improvement Program (CIP). For Council's consideration is an ordinance amending the 2020 Adopted CIP to appropriate funding for land acquisition, Winters Park/Spring Creek Greenbelt Trail construction, Shiloh Road alignment study scope expansion, a new 345kV station to connect Greasewood II solar farm with the Greasewood-Nevill Road transmission line, a transmission interconnection between Queen Battery Energy Storage System and King Mountain Switch Station, change to capacitor requirements to meet localized system voltage concerns, scope change for an all-weather access road to the Nevill Road Switch Station, additional materials required for the McCree-Oakland fiber replacement and construction/installation cost of the Miller-Wynn Joyce lake crossing of Lake Ray Hubbard.

Recommendation/Action Requested and Justification

Approval of CIP Budget Amendment No. 1 to increase the appropriation for Hinton Landfill Acquisition, Trail Development, Shiloh Road – Miller to Forest and Shiloh Road – Forest to Westwood, GP&L Girvin Switch Station, GP&L Queen BESS, GP&L Lookout SVC, GP&L Nevill Road Switch Station, GP&L McCree-Oakland Fiber Replacement, and the GP&L Wynn Joyce to Miller Road and GP&L Wynn Joyce to Ben Davis 138kV Transmission Line Capital Projects in the 2020 Capital Improvement Program.

Attachments

Ordinance Amending 2020 CIP (Amendment No. 1)

Policy Report - 2020 CIP Budget Amendment No. 1

ORDINANCE NO. XXXX

AN ORDINANCE 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.

WHEREAS, the City Council approved the 2020 Capital Improvement Program and appropriated the necessary funds for the improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the CIP Budget as deemed necessary in the public interest; and

WHEREAS, the City Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the Hinton Landfill Acquisition Project, Trail Development Program, Shiloh Road - Miller to Forest and Shiloh Road - Forest to Westwood Projects, Girvin Switch Station Project, Queen BESS Project, Lookout SVC Project, Nevill Road Switch Station Project, McCree-Oakland Fiber Replacement Project, and the Wynn Joyce to Miller Road and Wynn Joyce to Ben Davis 138kV Transmission Line Projects;

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

Section 1

The City Council hereby authorizes and approves an amendment to the 2020 Capital Improvement Program in the amount of \$44,319,843 for land acquisition, Winters Park/Spring Creek Greenbelt Trail construction, Shiloh Road alignment study scope expansion, a new 345kV station to connect Greasewood II solar farm with the Greasewood-Nevill Road transmission line, a transmission interconnection between Queen Battery Energy Storage System and King Mountain Switch Station, change to capacitor requirements to meet localized system voltage concerns, scope change for an all-weather access road to the Nevill Road Switch Station, additional materials required for the McCree-Oakland fiber replacement, and

construction/installation cost of the Miller-Wynn Joyce lake crossing of Lake Ray Hubbard.

Section 2

The City Council hereby amends Ordinance No. 7129 in the following particulars:

Section 1 (A), adjusting appropriations of \$790,263 for the construction of the Winters Park/Spring Creek Greenbelt Trail as part of the Trail Development Program.

Section 1 (B), adjusting appropriations of \$829,580 for the scope expansion of the Shiloh Road alignment study to include the segments of Miller Road to Forest Lane and Forest Lane and Westwood Drive.

Section 1 (H), adjusting appropriations of \$6,338,000 for the purchase of land to expand the Hinton Landfill.

Section 1 (N), adjusting appropriations of \$36,362,000 for the new Girvin Switch Station, Queen BESS transmission interconnection, Lookout SVC capacitors, scope change include access road into the Nevill Road Switch Station, materials needed for the McCree-Oakland fiber replacement, and construction/installation cost of the Miller-Wynn Joyce lake crossing of Lake Ray Hubbard dependent on lake water levels.

Section 3

This ordinance shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 1ST day of September, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

POLICY REPORT

City Council Work Session Agenda

Work Session Item 3.a.

Meeting Date: August 17, 2020
Item Title: 2020 Capital Improvement Program Budget Amendment No. 1
Submitted By: Ron Young, Budget Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend the 2020 Capital Improvement Program (CIP) to appropriate \$6,338,000 for the Hinton Landfill land acquisition; \$790,263 for the Trail Development – Winters Park/Spring Creek Greenbelt Trail project; \$829,580 for the expansion of the Shiloh Road scope to include Miller Road to Forest Lane and Forest Lane to Westwood Drive; \$4,500,000 for the Girvin Switch Station and Queen BESS projects; \$24,000,000 for the Lookout SVC project; \$1,500,000 for the Nevill Road Switch Station; \$1,000,000 for the McCree-Oakland Fiber Replacement project; and, \$5,362,000 for the Miller-Wynn Joyce Lake Crossing projects.

OPTIONS

- A. Approve Capital Improvement Program Budget Amendment No. 1 as proposed.
- B. Do not approve Capital Improvement Program Budget Amendment No. 1.

RECOMMENDATION

Option (A) – Approve Capital Improvement Program Budget Amendment No. 1 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 1, 2020 Regular Meeting.

BACKGROUND

(1) Hinton Landfill Land Acquisition

On April 7, 2020, City Council authorized the City to purchase land. The acquired parcel will be used for a 52-acre expansion to Hinton Landfill effectively doubling the useful life of the landfill to approximately 60 years. The expansion will create roughly 25 million cubic yards of airspace with a current average value of \$27 per cubic yard. A permit amendment from the Texas Commission on Environmental Quality (TCEQ) will be necessary in order for the expansion to comply with regulations. The permit amendment cost will be brought forward in the 2021 CIP. Staff seeks an amendment to the 2020 CIP, providing for the supplemental appropriation of \$6,338,000 for the land purchase in the Hinton Landfill Acquisition capital project.

(2) Trail Development Program – Winters Park/Spring Creek Greenbelt Trail Project

On July 7, 2020, the Parks, Recreation & Cultural Arts Department took forward a Purchasing Report to complete construction of the Winters Park/Spring Creek Greenbelt Trail. The original contractor defaulted on their payment and performance bonds, resulting in City staff working with the previous contractor's Surety, Philadelphia Indemnity Insurance Company, to reconcile the amount of work performed in relation to the amount of work remaining to be completed. The project's remaining balance at the time of default was \$1,402,080.97. The lowest responsible bid for the completion of the project was \$2,192,343.51. The Surety is paying the City of Garland the remaining balance of \$790,262.54. Staff seeks an amendment to the 2020 CIP, providing for the appropriation of \$790,263 in the Trail Development capital program.

(3) Shiloh Road – Kingsley to Miller Road: Scope Expansion

On June 16, 2020, the Project Management Office took forward a Purchasing Report for an alignment study for Shiloh Road between Kingsley Road and Westwood Drive. Prior to that, the Project Management Office briefed City Council on May 18, 2020 regarding the need to extend the alignment study to include Shiloh Road from Miller Road to Westwood Drive because it is necessary for future roadway expansion and it is needed for electric utility relocations. Additionally, there are federal funding opportunities in the future for reconstruction. Staff has identified undesignated Street/Transportation 2004 Bond Funds for the additional segments. Staff seeks an amendment to the 2020 CIP, providing for the appropriation of \$829,580 in the Shiloh Road – Miller Road to Forest Lane and Shiloh Road – Forest Lane to Westwood Drive capital projects.

(4) GP&L New Projects: Girvin Switch Station and Queen BESS

Garland Power & Light (GP&L) is requesting additional funding for two new capital projects for connection to GP&L West Texas facilities for solar generation and battery storage. These new projects include Girvin Switch Station and Queen Battery Energy Storage System (BESS). The combined increase requested to the 2020 CIP for these projects is \$4,500,000.

Garland's Girvin Switch Station will be a new 345kV station necessary to connect Greasewood II solar farm with GP&L's Greasewood-Nevill Road transmission line. A radial transmission line connecting Girvin Switch Station to Greasewood II is proposed to be 0.9 miles and will not require a Certificate of Convenience and Necessity (CCN). Staff seeks an amendment to the 2020 CIP, providing for the appropriation of \$2,000,000 in the Girvin Switch Station capital project. The project will require an additional \$8,000,000 in the 2021 CIP.

ERCOT has designated GP&L to provide a transmission interconnection for Roadrunner Storage, LLC's Queen BESS project via Garland's recently constructed King Mountain Switch Station. The proposed Commercial Operating Date (COD) is the second quarter of 2022. Due to time constraints, this project cannot meet the COD if delayed until the 2021 CIP is approved in early 2021. Staff seeks an amendment to the 2020 CIP, providing for the appropriation of \$2,500,000 in the Queen BESS capital project for engineering and procurement through the end of 2020.

The project will require an additional \$2,500,000 for construction in the 2021 CIP.

(5) GP&L Lookout SVC Project

The Lookout SVC is an ERCOT approved tier 3 project and is proposed to meet localized system voltage concerns in the North Garland area at and around the Lookout Substation. This project was originally the Lookout Capacitor Bank project that would have installed 120 MVAR of manually switched capacitors. However, based on transmission modeling studies, ERCOT determined that 120 MVAR of dynamic and 60 MVAR of manually switched capacitors are required instead. This project will need funding as soon as possible to meet the ERCOT-proposed in-service date of March 31, 2022. Staff seeks an amendment to the 2020 CIP, providing for the appropriation of \$24,000,000 in the Lookout SVC capital project for engineering, procurement, and construction in 2020.

(6) GP&L Nevill Road Switch Station Scope Change

The Nevill Road Switch Station is currently under construction to connect the Greasewood I solar farm into the ERCOT 345kV transmission system. Staff seeks an amendment to the 2020 CIP, providing for the appropriation of \$1,500,000 in the Nevill Road Switch Station capital project due to a change in scope for an all-weather access road into the station.

(7) GP&L McCree-Oakland Fiber Replacement

The McCree-Oakland Fiber Replacement project rectifies a conflict with the KCS railroad and temporary crossing of Garland Road near McCree and Shiloh Roads. Taller, steel poles will need to be procured; therefore, additional funding will be needed in 2020. Staff seeks an amendment to the 2020 CIP, providing for the appropriation of an additional \$1,000,000 to the McCree-Oakland Fiber Replacement capital project. In order to maintain GP&L's construction schedule, procurement needs to be completed by the end of 2020.

(8) GP&L Miller-Wynn Joyce Lake Crossing of Lake Ray Hubbard

On August 4, 2020, GP&L took forward a Purchasing Report for construction services for the Wynn Joyce to Miller Road and Wynn Joyce to Ben Davis 138kV Transmission Line rebuild. Construction bids received for the Miller-Wynn Joyce Lake Crossing of Lake Ray Hubbard exceeded the estimates used for budget purposes in the 2020 CIP. The lake's water level will dictate the installation cost, whether barges and/or matting are necessary to complete this construction. Staff seeks an amendment to the 2020 CIP, providing for the appropriation of an additional \$5,362,000 in the Wynn Joyce to Miller Road and Wynn Joyce to Ben Davis 138kV Transmission Line capital projects to support the fall 2020 construction schedule.

CONSIDERATION

Staff seeks City Council approval to appropriate \$6,338,000 to the Hinton Landfill Acquisition new project; \$790,263 to the Trail Development Program – Winters Park/Spring Creek Greenbelt Trail project; \$829,580 to the Shiloh Road – Miller Road to Forest Lane and Shiloh Road – Forest Lane to Westwood Drive new projects; \$2,000,000 to the GP&L Girvin Switch Station new project; \$2,500,000 to the GP&L Queen BESS new project; \$24,000,000 to the GP&L Lookout SVC project; \$1,500,000 to the GP&L Nevill Road Switch Station project; \$1,000,000 to the GP&L McCree-Oakland Fiber Replacement project; and, \$5,362,000 to the GP&L Wynn Joyce to Miller Road and Wynn Joyce to Ben Davis 138kV Transmission Line projects.

The City's cash reserves will be used to fund the \$6,338,000 for the Hinton Landfill Acquisition, and a Reimbursement Certificate will be issued allowing the reserve to be replenished in May 2021 when Certificates of Obligation are issued to fund this request and the remainder of the 2021 CIP.

Additionally, the City will issue Commercial Paper as expenditures are incurred in the Shiloh Road – Miller Road to Forest Lane and Shiloh Road – Forest Lane to Westwood Drive projects, and at a future date, General Obligation Bonds will be issued to refinance the outstanding Commercial Paper.

Finally, the City will issue Commercial Paper as expenditures are incurred in the GP&L Girvin Switch Station, Queen BESS, Lookout SVC, Nevill Road Switch Station, McCree-Oakland Fiber Replacement, and the Wynn Joyce to Miller Road and Wynn Joyce to Ben Davis 138kV Transmission Line projects, and at a future date, Revenue Bonds will be issued for the outstanding Commercial Paper. All of the projects requested by GP&L are associated with providing transmission service. GP&L will seek recovery of its investment plus a return on these projects through the PUC transmission cost of service (TCOS) rate process.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 09/01/2020

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 second Public Hearing on the Proposed Budget is scheduled for Tuesday, September 15, 2020.

The 2020-21 Budget is scheduled to be adopted on September 15, 2020.

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

6.

Meeting Date: 09/01/2020

Item Title: Consider Proposing a Tax Rate to be Considered During the Budget Approval and Tax Rate Setting Process for FY 2020/2021

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

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 (a copy of that form is attached) and hearings are set.

New legislation and a current pandemic has brought many unforeseen challenges to this process. As a result, appraisal districts have provided certified estimates of appraised value rather than what we used to receive as a “final” certified appraisal roll. The estimates of value had been presented at the August 4, 2020 Regular Meeting with approximately 24% of the appraisal roll under protest as of July 17, 2020. A significant portion of the protested values were made available after August 20, 2020. The appraisal values have now been updated and prepared for Council's review (truth in taxation forms are attached).

An outline of current state law and City Charter requirements is attached along with the proposed schedules for tax rate and budget hearings. Please note that some of the proposed dates are meetings at which the City Council may receive and debate information, not necessarily public hearings. More than the required minimums for public input is, however, provided. The City Council is requested to set a public hearing on the tax rate for September 15, 2020.

There is a narrow window of opportunity within the time allotted for the adoption of a budget which, in turn, provides a deadline for the adoption of a tax rate. After the schedule is adopted, moving the approved dates becomes legally problematic and will entail additional costs of publication.

Recommendation/Action Requested and Justification

The City Council is requested to propose a tax rate of 76.96 cents per \$100 of valuation to be considered during the tax rate setting process, and to establish a schedule for the public hearings that must be held as part of the tax rate and budget approval processes.

Action requested:

Mayor:

"I call for a Public Hearing to be held on the proposed ad valorem tax rate of 76.96 cents per \$100 of valuation - which is scheduled for adoption on September 15, 2020 at 7:00 p.m. at the City Council Regular Meeting.

The hearing will be held on:

Tuesday, September 15, 2020 at 7:00 P.M. City Council Regular Meeting at Garland City Hall 200 N. Fifth St. Garland, TX 75040. Citizens may also participate virtually. Please visit the website at www.garlandtx.gov for viewing and participant information."

Attachments

2020 Tax_Budget Procedural Checklist

2020 TNT Worksheets

2020 Notice of Public Hearing

POST-SB 2
2020 CHECKLIST FOR ADOPTING BUDGET AND TAX RATE
(GARLAND, TEXAS)

BUDGET

Filing: The budget must be:

- ☐ Filed with the City Secretary; and
- ☐ Furnished to each member of the City Council (either physically or electronically).
- ☐ Filing and presentation of the budget must be made at least 30 days before the tax rate is set. (*See, Sec. 102.005(a), TEX. LOCAL GOV'T CODE*).

NOTE: In years when there is a possibility of exceeding the voter-approval rate, this effectively means that a budget will have to be prepared and filed in early or mid-July. That is because the Council would have to adopt the tax rate sometime in early or mid-August in order to have sufficient time to call an election to ratify a tax rate that exceeds the voter-approval rate. *See, Sec. 26.05(a), TEX. TAX CODE*. A tax rate cannot be set without first adopting a budget, and a budget must be on file at least 30 days before a tax rate is set. Accordingly, in some years it may be necessary to have a budget ready for hearing and approval (along with a tax rate) by early to mid-August, likely by the second week of August at the latest. That date will be dictated by the date of the November general election. The voter-approval automatic election must be called on or before 78 days prior to the election, so whatever date that is will be the absolute last date for the approval of the budget and tax rate. In such years there will be needed (1) a tax rate ordinance; (2) a budget approval ordinance; and (3) an ordinance calling the voter-approval automatic special election. All the necessary notices and publications will have had to occur before such time.

The City Secretary must ensure that the budget as presented is posted on the official website or other electronic media platform of the City.

Form: If the proposed budget will raise property tax revenues above the current year revenue (this is NOT dependent on the no-new-revenue rate/voter-approval rate calculation - any increase in tax revenues will do) then:

- ☐ The cover page for the budget must contain, in at least 18-point type a “warning notice” prescribed by state law:

“This budget will raise more total property taxes than last year’s budget by (insert total dollar amount of increase and percentage increase), and of that amount

(insert amount computed by multiplying the proposed tax rate by the value of new property added to the roll) is tax revenue to be raised from new property added to the tax roll this year.” (See, Sec. 102.005(b), TEX. LOCAL GOV'T CODE).

- ☐ The Charter requires the City Manager to submit along with the budget a budget message explaining the need for the requested appropriations and stating what pending capital projects, if any, will likely require the issuance of bonds or warrants. (*Article VIII, Sec. 3, Charter*).
- ☐ The budget must be itemized to allow as clear a comparison as practicable between expenditures included in the proposed budget and actual expenditures for the same or similar purposes made for the preceding year.
- ☐ The budget must show as definitely as possible each of the projects for which expenditures are set up in the budget and the estimated amount of money carried in the budget for each project.
- ☐ The budget must contain a complete financial statement of the City containing the information required by State law. (See, Sec. 102.003(b), TEX. LOCAL GOV'T CODE).
- ☐ The budget must itemize expenditures relating to the costs of legally-required publications and lobbying costs. This would include the expenses the City incurs publishing, e.g., notices of zoning hearings, ordinances that impose a penalty, and notices such as those described here – for budget approval and tax setting purposes. “Lobbying expenses” includes any expenditures for directly or indirectly influencing or attempting to influence the outcome of legislation or administrative action (such as participating in rule-making proceedings). (Sec. 140.0045, TEX. LOCAL GOV'T CODE).

Public hearing: At least one public hearing on the budget must be held. It may not occur less than 15 days after the date the budget is filed with the City Secretary. As noted below, under the Charter the hearing must occur on or before September 21 or else the City Manager’s proposed budget is deemed approved by operation of law. Also, the budget hearing must be held before the date the City Council sets a tax rate.

- ☐ If the budget raises more in property tax revenues than the previous year, the agenda posting for the required public hearing(s) must contain the “warning notice” statement in 18-point type:

“This budget will raise more total property taxes than last year’s budget by (insert total dollar amount of increase and percentage increase), and of that amount (insert amount computed by

multiplying the proposed tax rate by the value of new property added to the roll) is tax revenue to be raised from new property added to the tax roll this year.” (Sec. 102.006(c), TEX. LOCAL GOV’T CODE).

Notice of Public Hearing:

- ☐ Notice of the public hearing to be held on the budget must be published in a newspaper in at least one newspaper of general circulation in Dallas County. (Sec. 102.0065(a), TEX. LOCAL GOV’T CODE).
- ☐ The published notice in a newspaper must contain the “warning” notice used in the agenda posting in a type size not less than that used for the rest of the notice.
- ☐ The notice must be published not earlier than the 30th or later than the 10th day before the date of the hearing. (Sec. 102.0065(c), TEX. LOCAL GOV’T CODE).
- ☐ The notice contained on the City’s website or bulletin board should contain, in at least 18 point type, the “warning notice” language that must be included on the cover page.

Approval:

- ☐ The City Council must approve a budget (or changes to the proposed budget) by or on September 21 or the City Manager’s budget goes into effect by default, without amendment. (Charter)
- ☐ The budget must be approved by ordinance [NOT by minute action or resolution] and by a record vote.
- ☐ If tax revenue is increased:
 - The City Council must first vote to ratify the property tax increase;
 - Then vote to approve the budget;
 - Then vote to set a tax rate. (Both of those votes are separate from and in addition to a vote on a tax rate; budget approval must precede tax rate approval; separate ordinances are required.)(See, Sec. 102.007(c), TEX. LOCAL GOV’T CODE).

Publication after Adoption: The final, approved, and adopted budget must be filed with the City Secretary AND posted on the City’s website.

- ☐ The final, approved, and adopted budget must have a “warning notice” cover sheet in 18-point or larger size text that contains one of the three statements prescribed by Sec. 102.007(d), TEX. LOCAL GOV’T CODE:

“This budget will raise more revenue from property taxes than last year's budget by an amount of (insert total dollar amount of increase), which is a (insert percentage increase) 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 (insert amount computed by multiplying the proposed tax rate by the value of new property added to the roll).”

OR

“This budget will raise less revenue from property taxes than last year's budget by an amount of (insert total dollar amount of decrease), which is a (insert percentage decrease) percent decrease from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is (insert amount computed by multiplying the proposed tax rate by the value of new property added to the roll).”

OR

“This budget will raise the same amount of revenue from property taxes as last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is (insert amount computed by multiplying the proposed tax rate by the value of new property added to the roll).”

- ☐ Reflect the record vote on the budget by *each* member of the City Council *by name*;
- ☐ Include tax rate information regarding the municipal property tax rates for the preceding fiscal year, and each municipal property tax rate that has been adopted or calculated for the current fiscal year, including the:
 - property tax rate;
 - no-new-revenue tax rate;
 - no-new-revenue maintenance and operations tax rate;
 - voter-approval tax rate; and
 - debt rate; and
 - total amount of municipal debt obligations.

(See, Sec. 102.007, TEX. LOCAL GOV'T CODE).

- ☐ After January 1, 2021, the budget must also include as an appendix the tax rate calculation forms used by the designated officer or employee to calculate the no-new-revenue tax rate and the voter-approval tax rate of the taxing unit for the tax year in which the fiscal year begins. *(See, Sec. 26.04(e-5), TEX. TAX CODE).*

TAX RATE

Submission and Certification to City Council:

The “assessor” must submit the certified appraisal roll (or certified estimate – see, *Sec. 26.01(a-1), TEX. TAX CODE*) to the City Council by August 1 or as soon thereafter as practicable;

The “collector” must certify an estimate of the collection rate by August 1 or as soon thereafter as practicable; (*Sec. 26.04(b), TEX. TAX CODE*); and

The “designated employee” must:

- ☐ calculate the no-new-revenue tax rate and the voter-approval tax rates from the information so provided as soon as practicable (*Sec. 26.04(c), TEX. TAX CODE*);
- ☐ (starting January 1, 2021) submit the tax rate calculation forms to the county assessor-collector (for each county) as soon as practicable (*Sec. 26.04(d-3), TEX. TAX CODE*);;
- ☐ by August 7 or as soon thereafter as practicable, submit the no-new-revenue and the voter-approval tax rates so calculated to the City Council. (*Sec. 26.04(e), TEX. TAX CODE*); and
- ☐ Post prominently on the City’s home page of its website, in a form prescribed by the Comptroller, the information required by the Comptroller’s form.

Note that the Tax Code references three different roles here – a tax assessor, a tax collection, and a “designated employee”. Usually, one person will fill all three roles – just remember that the first two steps described above have to be done by August 1 and not August 7.

Disaster Exception to Calculation of Rates: In certain circumstances, the City Council may direct the “designated employee” to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit (i.e. 8%) if any part of the City is located in an area declared a disaster area during the current tax year by the governor or by the president of the United States. The special calculation may continue for subsequent years as provided by law. (*TEX. TAX CODE, Sec. 26.04(c-1)*). This is an important step because, if applicable, it avoids the compressed time-frames that would otherwise apply to the adoption of a budget and tax rate when the automatic voter-approval election is triggered by exceeding the voter-approval rate. In effect, it means the revenue cap increases from the default 3.5% setting to 8%.

Notice of Public Hearing: Before a tax rate may be set, at least one public hearing must be held and notice of that public hearing must be given in the following manner:

- ☐ By mail to each property owner in the City; or
- ☐ By publishing notice in a newspaper.

- If the notice is published in a newspaper, it may not be in the part of the paper in which legal notices and classified advertisements appear (*Sec. 26.06(c), TEX. TAX CODE.*);
- Newspaper and website published notice must meet minimum page volume (not smaller than quarter-page) and type-size requirements (headline must be in at least 24-point type). A typical “legal notice” or classified ad is not sufficient. (*Sec. 26.06(b), Sec. 26.065(d), TEX. TAX CODE.*)

AND

- ☐ By posting it on the City’s website continuously throughout 7 days before first hearing AND 7 days after the tax rate vote is taken (*Sec. 26.065(b), TEX. TAX CODE.*);

AND

- ☐ By advertising it on the City’s TV channel (60 second notice just like the published notice; 5 or more times a day; between 7:00 a.m. and 9:00 p.m.; throughout 7 days before the hearing and 7 days after the tax rate vote is taken) (*Sec. 26.065(b), TEX. TAX CODE.*).

Form of Tax Rate Hearing Notice: The website, TV channel, and published notices must contain one of the following forms of notice, depending on the proposed tax rate. AGENDA POSTINGS MUST CONTAIN THE SAME NOTICE.

- (1) If the proposed tax rate exceeds the no-new-revenue tax rate and the voter-approval tax rate, the notice must contain a statement in the following form:

“NOTICE OF PUBLIC HEARING ON TAX INCREASE

PROPOSED TAX RATE	\$_____ per \$100
NO-NEW-REVENUE TAX RATE	\$_____ per \$100
VOTER-APPROVAL TAX RATE	\$_____ per \$100

The no-new-revenue tax rate is the tax rate for the (current tax year) tax year that will raise the same amount of property tax revenue for City of Garland from the same properties in both the (preceding tax year) tax year and the (current tax year) tax year.

The voter-approval tax rate is the highest tax rate that the City of Garland may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that the City of Garland is proposing to increase property taxes for the (current tax year) tax year.

A public hearing on the proposed tax rate will be held on (date and time) at (meeting place).

The proposed tax rate is also greater than the voter-approval tax rate. If the City of Garland adopts the proposed tax rate, the City of Garland is required to hold an election so that the voters may accept or reject the proposed tax rate. If a majority of the voters reject the proposed tax rate, the tax rate of the City of Garland will be the voter-approval tax rate. The election will be held on (date of election). You may contact the City Secretary for information about voting locations. The hours of voting on election day are (voting hours).

Your taxes owed under any of the tax rates mentioned above can be calculated as follows:

Property tax amount = tax rate x taxable value of your property /100

(Names of all members of the governing body, showing how each voted on the proposal to consider the tax increase or, if one or more were absent, indicating the absences.)*

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.”

*A vote to consider a proposed tax increase is not a commitment to vote on the proposed tax increase after the public hearing. After the public hearing, a member may vote against the proposed tax increase or for a lesser tax increase than the proposed tax increase.

- (2) If the proposed tax rate exceeds the no-new-revenue tax rate but *does not exceed* the voter-approval tax rate of the taxing unit, the notice must contain a statement in the following form:

“NOTICE OF PUBLIC HEARING ON TAX INCREASE

PROPOSED TAX RATE	\$_____ per \$100
NO-NEW-REVENUE TAX RATE	\$_____ per \$100
VOTER-APPROVAL TAX RATE	\$_____ per \$100

The no-new-revenue tax rate is the tax rate for the (current tax year) tax year that will raise the same amount of property tax revenue for the City of Garland from the same properties in both the (preceding tax year) tax year and the (current tax year) tax year.

The voter-approval tax rate is the highest tax rate that the City of Garland may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that the City of Garland is proposing to increase property taxes for the (current tax year) tax year.

A public hearing on the proposed tax rate will be held on (date and time) at (meeting place).

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Garland is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of the City of Garland at their offices or by attending the public hearing mentioned above.

Your taxes owed under any of the tax rates mentioned above can be calculated as follows:

Property tax amount = tax rate x taxable value of your property /100

(Names of all members of the governing body, showing how each voted on the proposal to consider the tax increase or, if one or more were absent, indicating the absences.)*

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.”

*A vote to consider a proposed tax increase is not a commitment to vote on the proposed tax increase after the public hearing. After the public hearing, a member may vote against the proposed tax increase or for a lesser tax increase than the proposed tax increase.

- (3) If the proposed tax rate does not exceed the no-new-revenue tax rate *but exceeds* the voter-approval tax rate of the taxing unit, the notice must contain a statement in the following form:

“NOTICE OF PUBLIC HEARING ON TAX RATE

PROPOSED TAX RATE	\$_____ per \$100
NO-NEW-REVENUE TAX RATE	\$_____ per \$100
VOTER-APPROVAL TAX RATE	\$_____ per \$100

The no-new-revenue tax rate is the tax rate for the (current tax year) tax year that will raise the same amount of property tax revenue for the City of Garland from the same properties in both the (preceding tax year) tax year and the (current tax year) tax year.

The voter-approval tax rate is the highest tax rate that the City of Garland may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that the City of Garland is not proposing to increase property taxes for the (current tax year) tax year.

A public hearing on the proposed tax rate will be held on (date and time) at (meeting place).

The proposed tax rate is greater than the voter-approval tax rate. If the City of Garland adopts the proposed tax rate, the City of Garland is required to hold an election so that the voters may accept or reject the proposed tax rate. If a majority of the voters reject the proposed tax rate, the tax rate of the City of Garland will be the voter-approval tax rate. The election will be held on (date of election). You may contact the City Secretary for information about voting locations. The hours of voting on election day are (voting hours).

Your taxes owed under any of the tax rates mentioned above can be calculated as follows:

Property tax amount = tax rate x taxable value of your property /100

(Names of all members of the governing body, showing how each voted on the proposal to consider the tax rate or, if one or more were absent, indicating the absences.)*

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.”

*A vote to consider a proposed tax increase is not a commitment to vote on the proposed tax increase after the public hearing. After the public hearing, a member may vote against the proposed tax increase or for a lesser tax increase than the proposed tax increase.

- (4) And, finally, although governed by a separate section, is a final option when a proposed tax rate does not exceed the lower of the no-new-revenue tax rate or the voter-approval tax rate. Under these circumstances, Sec. 26.061 of the Tax Code controls, and a different notice of the public hearing is given:

“NOTICE OF MEETING TO VOTE ON TAX RATE

PROPOSED TAX RATE	\$_____ per \$100
NO-NEW-REVENUE TAX RATE	\$_____ per \$100
VOTER-APPROVAL TAX RATE	\$_____ per \$100

The no-new-revenue tax rate is the tax rate for the (current tax year) tax year that will raise the same amount of property tax revenue for the City of Garland from the same properties in both the (preceding tax year) tax year and the (current tax year) tax year.

The voter-approval tax rate is the highest tax rate that the City of Garland may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that the City of Garland is not proposing to increase property taxes for the (current tax year) tax year.

A public meeting to vote on the proposed tax rate will be held on (date and time) at (meeting place).

The proposed tax rate is also not greater than the voter-approval tax rate. As a result, the City of Garland is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of the City of Garland at their offices or by attending the public meeting mentioned above.

Your taxes owed under any of the above rates can be calculated as follows:

"Property tax amount = tax rate x taxable value of your property /100

(Names of all members of the governing body, showing how each voted on the proposed tax rate or, if one or more were absent, indicating the absences.)*

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state."

*A vote to consider a proposed tax increase is not a commitment to vote on the proposed tax increase after the public hearing. After the public hearing, a member may vote against the proposed tax increase or for a lesser tax increase than the proposed tax increase.

Tax Tables: In addition to one of the statements described above, Sec. 26.062 of the Tax Code now requires, except when the proposed rate does not exceed the lower of the no-new-taxes rate and the voter-approval rate, additional statements and a specified table that generally compares the taxes on an average residential homestead for the previous year against the taxes proposed for the upcoming year.

Hearing:

- ☐ Hearings must be held within the city limits (Sec. 26.06(a), TEX. TAX CODE.);
- ☐ In a public building (Sec. 26.06(a), TEX. TAX CODE);
- ☐ Before the City Council (not a committee) (Charter. Art. VIII, Sec. 6);
- ☐ Must be on a weekday that is not a public holiday (Sec. 26.06(a), TEX. TAX CODE.);
- ☐ Hearing may not be held before 5 days after the date the notice of the public hearing is given SO THE NORMAL 72 HOUR PERIOD PROVIDED UNER THE OPEN MEETINGS ACT IS NOT ENOUGH (Sec. 26.06(a), TEX. TAX CODE.);
- ☐ Must afford adequate opportunity for public comment (Sec. 26.06(a), TEX. TAX CODE.);

- The meeting at which the tax rate is set may be at the same meeting that serves as the public hearing on the tax rate (*Sec. 26.06(d), TEX. TAX CODE.*);

BUT

- If the tax rate is not adopted at the public hearing, the Mayor must announce the date, time, and place of the meeting at which the tax rate will be set (*Sec. 26.06(d), TEX. TAX CODE.*);

AND

- The meeting to vote on a tax rate may not be later than 7 days after the public hearing on the tax rate (and, in any event, a tax rate must be established by September 30) (*Sec. 26.06(e), TEX. TAX CODE.*)
- If the public hearing and the meeting on setting the tax rate are on separate days, the same rules as apply to the public hearing apply to the meeting, that is, within the City, in a public building, during the week, not a holiday, etc. (*Sec. 26.06(e), TEX. TAX CODE.*)

Vote on Tax Rate: The tax rate must be usually be adopted on or before September 30 (*Sec. 26.05(a), TEX. TAX CODE*) UNLESS THE PROPOSED RATE WILL EXCEED THE VOTER-APPROVAL RATE in which event special rules apply and the tax rate will need to be set – and the budget approved beforehand – around the second week of August. That is due to the need for calling a special election to be held in November. NOTE: Although the law mentions calling the automatic “exceeds voter-approval rate” election at least 71 days before the November uniform election date, the real deadline is 78 days before the election date because the requirements of the Election Code prevail over the conflicting provisions of Sec. 26.05(a) of the Tax Code.

- The City Council must approve the new tax rate (it is “new” every year even if the rate does not change) by ordinance (not resolution or minute action) (*Sec. 26.05(b), TEX. TAX CODE.*);
- The vote on the tax rate must be separate from the vote on the budget (and the vote on the budget must come first) (*Sec. 26.05(b), TEX. TAX CODE.*);
- The tax rate has two components that must be addressed in separate amounts – (1) debt, and (2) operations and maintenance – and both need to be addressed in the ordinance (*Sec. 26.05(b), TEX. TAX CODE.*);
- If the new rate exceeds the no-new-revenue rate, the adoption of the new rate must be by record vote (*Sec. 26.05(b), TEX. TAX CODE.*);
- The vote and ordinance must be separate from the vote and ordinance for the budget (*Sec. 26.05(b), TEX. TAX CODE.*);
- If the new rate exceeds the no-new-taxes rate, approval of the new rate requires a super-majority of 60 percent (6 votes). (*TEX. TAX CODE, Sec. 26.05(b).*) Of course, approval of a rate that exceeds the voter-approval rate will trigger even further procedures relating to the calling of an election.

- Under most circumstances a motion to approve a tax rate ordinance that exceeds the no-new-revenue rate (even if the proposed rate does not also exceed the voter-approval rate) must be in a specific form using the “magic words” prescribed by law in exactly the following form:

“I move that the property tax rate be increased by the adoption of a tax rate of (specify tax rate), which is effectively a (insert percentage by which the proposed tax rate exceeds the no-new-revenue tax rate) percent increase in the tax rate.”
(Sec. 26.05(b), TEX. TAX CODE).

Form of Tax Rate Ordinance:

Timing: The City must adopt a tax rate and the City must notify the assessor of the rate generally on or before September 30. (TEX. TAX CODE, Sec. 26.05(a)). [Note that *a budget must be adopted first*. The budget drives the tax rate and the tax rate must be sufficient to fund the budget - at least the general obligation bond portions of the budget].

- If the adopted tax rate, if applied to the total taxable value, will impose an amount of taxes to fund maintenance and operation expenditures that exceeds the amount of taxes imposed for that purpose in the preceding year, the ordinance must contain the following statement in large, ALL-CAPS type (TEX. TAX CODE, Sec. 26.05(b)):

“THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.”

AND, if the adopted tax rate exceeds the no-new-revenue maintenance and operations rate, the following statement:

“THE TAX RATE WILL EFFECTIVELY BE RAISED BY (INSERT PERCENTAGE BY WHICH THE TAX RATE EXCEEDS THE NO-NEW-REVENUE MAINTENANCE AND OPERATIONS RATE) PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$(Insert amount).”

Statements to be Included on City's Home Page after Tax Rate Adoption: The City's “home page” on its website (not to be included by link or reference) must contain the following statements, as applicable (TEX. TAX CODE, Sec. 26.05(b)):

“THE CITY OF GARLAND ADOPTED A TAX RATE THAT WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE”

AND, if the adopted tax rate exceeds the no-new-revenue maintenance and operations rate, the following statement:

“THE TAX RATE WILL EFFECTIVELY BE RAISED BY (INSERT PERCENTAGE BY WHICH THE TAX RATE EXCEEDS THE NO-NEW-REVENUE MAINTENANCE AND OPERATIONS RATE) PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$(Insert amount).”

- IMPORTANT -
AFTER A BUDGET IS ADOPTED AND A TAX
RATE IS SET

After a tax rate has been adopted, the City must post to its website the following information in a format prescribed by the Comptroller certain information described in Sec. 26.18 of the Tax Code. Use the prescribed form provided by the Comptroller.

2020 Tax Rate Calculation Worksheet

Date: 08/21/2020 03:44 PM

Taxing Units Other Than School Districts or Water Districts

City of Garland

972-205-2829

Taxing Unit Name

Phone (area code and number)

217 N Fifth St. Garland, TX 75040, Garland, TX, 75040

www.garlandtx.gov

Taxing Unit Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do use this form but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

STEP 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Rate Activity	Amount/Rate
1.	2019 total taxable value. Enter the amount of 2019 taxable value on the 2019 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 17).[1]	\$15,820,244,888
2.	2019 tax ceilings. Counties, cities and junior college districts. Enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.[2]	\$0
3.	Preliminary 2019 adjusted taxable value. Subtract Line 2 from Line 1.	\$15,820,244,888
4.	2019 total adopted tax rate.	\$.769600
5.	2019 taxable value lost because court appeals of ARB decisions reduced 2019 appraised value.	
	A. Original 2019 ARB values:	\$757,339,680
	B. 2019 values resulting from final court decisions:	\$672,399,140
	C. 2019 value loss. Subtract B from A.[3]	\$84,940,540

Line	No-New-Revenue Rate Activity	Amount/Rate
6.	2019 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2019 ARB certified value:	371,534,130
	B. 2019 disputed value:	187,381,619
	C. 2019 undisputed value Subtract B from A.[4]	184,152,511
7.	2019 Chapter 42-related adjusted values. Add Line 5 and 6	269,093,051
8.	2019 taxable value, adjusted for court-ordered reductions. Add Lines 3 and 7	\$16,089,337,939
9.	2019 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2019. Enter the 2019 value of property in deannexed territory.[5]	\$0
10.	2019 taxable value lost because property first qualified for an exemption in 2020. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2020 does not create a new exemption or reduce taxable value.	
	A. Absolute exemptions. Use 2019 market value:	\$13,884,292
	B. Partial exemptions. 2020 exemption amount or 2020 percentage exemption times 2019 value:	\$58,640,615
	C. Value loss. Add A and B.[6]	\$72,524,907
11.	2019 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2020. Use only properties that qualified in 2020 for the first time; do not use properties that qualified in 2019.	
	A. 2019 market value:	\$15,950
	B. 2020 productivity or special appraised value:	\$138
	C. Value loss. Subtract B from A.[7]	\$15,812
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$72,540,719
13.	Adjusted 2019 taxable value. Subtract Line 12 from Line 8	\$16,016,797,220
14.	Adjusted 2019 total levy. Multiply Line 4 by Line 13 and divide by \$100	\$123,265,271
15.	Taxes refunded for years preceding tax year 2019. Enter the amount of taxes refunded by the district for tax years preceding tax year 2019. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.[8]	\$911,226
16.	Taxes in tax increment financing (TIF) for tax year 2019 Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.[9]	\$1,379,064
17.	Adjusted 2019 levy with refunds and TIF adjustment. Add Lines 14, and 15, subtract Line 16.[10]	\$122,797,433
18.	Total 2020 taxable value on the 2020 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11]	
	A. Certified values:	\$16,086,157,116
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office.	\$0
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property	\$0
	D. Tax increment financing: Deduct the 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2020 taxes will be deposited into the tax increment fund. Do not include any new	\$226,416,004

Line	No-New-Revenue Rate Activity	Amount/Rate
	property value that will be included in Line 23 below.[12]	
	E. Total 2020 value Add A and B, then subtract C and D	\$15,859,741,112
19.	Total value of properties under protest or not included on certified appraisal roll.[13]	
	A. 2020 taxable value of properties under protest The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.[14]	\$1,002,411,414
	B. 2020 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.[15]	\$0
	C. Total value under protest or not certified. Add A and B.	\$1,002,411,414
20.	2020 tax ceilings. Counties, cities and junior colleges enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.[16]	\$0
21.	2020 total taxable value. Add Lines 18E and 19C. Subtract Line 20C.[17]	\$16,862,152,526
22.	Total 2020 taxable value of properties in territory annexed after Jan. 1, 2019. Include both real and personal property. Enter the 2020 value of property in territory annexed.[18]	\$0
23.	Total 2020 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2019. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2019 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2020.[19]	\$290,996,134
24.	Total adjustments to the 2020 taxable value. Add Lines 22 and 23.	\$290,996,134
25.	Adjusted 2020 taxable value. Subtract Line 24 from Line 21.	\$16,571,156,392
26.	2020 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.[20]	\$.741031 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2020 county NNR tax rate.[21]	

[1]Tex. Tax Code Section

[2]Tex. Tax Code Section

[3]Tex. Tax Code Section

[4]Tex. Tax Code Section

[5]Tex. Tax Code Section

[6]Tex. Tax Code Section

[7]Tex. Tax Code Section

[8]Tex. Tax Code Section

[9]Tex. Tax Code Section

[10]Tex. Tax Code Section

[11]Tex. Tax Code Section

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[17]Tex. Tax Code Section

[18]Tex. Tax Code Section

[19]Tex. Tax Code Section

[20]Tex. Tax Code Section

[21]Tex. Tax Code Section

STEP 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. Maintenance and Operations (M&O) Tax Rate: The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.

2. Debt Rate: The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter Approval Tax Rate Activity	Amount/Rate
28.	2019 M&O tax rate. Enter the 2019 M&O tax rate.	\$.394000
29.	2019 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	16,089,337,939
30.	Total 2019 M&O levy. Multiply Line 28 by Line 29 and divide by 100.	63,391,991
31.	Adjusted 2019 levy for calculating NNR M&O rate.	
	A. 2019 sales tax specifically to reduce property taxes. For cities, counties and hospital districts, enter the amount of additional sales tax collected and spent on M&O expenses in 2019, if any. Other taxing units, enter 0. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.	0
	B. M&O taxes refunded for years preceding tax year 2019. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.	466,506
	C. 2019 taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.	706,017
	D. 2019 transferred function: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in E below. The taxing unit receiving the function will add this amount in E below. Other taxing units enter 0.	0
	E. 2019 M&O levy adjustments. Add A and B, then subtract C. For taxing unit with D, subtract if discontinuing function and add if receiving function	-239,511
	F. Add Line 30 to 31E.	63,152,480
32.	Adjusted 2020 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	16,571,156,392
33.	2020 NNR M&O rate (unadjusted) Divide Line 31F by Line 32 and multiply by \$100.	0.381098
34.	Rate adjustment for state criminal justice mandate.[23]	
	A. 2020 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	0
	B. 2019 state criminal justice mandate Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies	0

Line	Voter Approval Tax Rate Activity	Amount/Rate
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Enter the rate calculated in C. If not applicable, enter 0.	0.000000
35.	Rate adjustment for indigent health care expenditures[24]	
	A. 2020 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose	0
	B. 2019 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state assistance received for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Enter the rate calculated in C. If not applicable, enter 0.	0.000000
36.	Rate adjustment for county indigent defense compensation.[25]	
	A. 2020 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose	0
	B. 2019 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state grants received by the county for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100.	0.000000
	E. Enter the lessor of C and D. If not applicable, enter 0.	0.000000
37.	Rate adjustment for county hospital expenditures.	
	A. 2020 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020	0
	B. 2019 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2018 and ending on June 30, 2019	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100	0.000000
	E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.	0.000000
38.	Adjusted 2020 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E.	0.381098
39.	2020 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit If the taxing unit qualifies as a special taxing unit, multiply Line 38 by 1.08 -or- Other Taxing Unit If the taxing unit does not qualify as a special taxing unit, multiply Line 38 by 1.035. -or- Taxing unit affected by disaster declaration If the taxing unit is located in an area declared as disaster area, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of 1) the second year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, and 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 38 by 1.08. [27]	0.411585

Line	Voter Approval Tax Rate Activity	Amount/Rate
40.	Total 2020 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.	
	A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount	64,017,600
	B. Subtract unencumbered fund amount used to reduce total debt.	615,205
	C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none)	0
	D. Subtract amount paid from other resources	606,369
	E. Adjusted debt Subtract B, C and D from A	62,796,026
41.	Certified 2019 excess debt collections Enter the amount certified by the collector.	0
42.	Adjusted 2020 debt Subtract Line 41 from Line 40E	62,796,026
43.	2020 anticipated collection rate.	
	A. Enter the 2020 anticipated collection rate certified by the collector	99.15
	B. Enter the 2019 actual collection rate	99.15
	C. Enter the 2018 actual collection rate	99.15
	D. Enter the 2017 actual collection rate	99.26
	E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.	99.15
44.	2020 debt adjusted for collections. Divide Line 42 by Line 43E.	63,334,368
45.	2020 total taxable value. Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.	16,862,152,526
46.	2020 debt rate Divide Line 44 by Line 45 and multiply by \$100.	0.375600
47.	2020 voter-approval tax rate. Add Line 39 and 46.	0.787185
48.	COUNTIES ONLY. Add together the voter-approval tax rate for each type of tax the county levies. The total is the 2020 county voter-approval tax rate.	
STEP 3 NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes		

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
49.	Taxable sales. For taxing units that adopted the sales tax in November 2019 or May 2020, enter the Comptroller's estimate of taxable sales for the previous four quarters [32]. Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2019, skip this line.	0
50.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[33] Taxing units that adopted the sales tax in November 2019 or in May 2020. Multiply the amount on Line 49 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95 [34] -or- Taxing units that adopted the sales tax before November 2019. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	0

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	2020 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	16,862,152,526
52.	Sales tax adjustment rate. Divide Line 50 by Line 51 and multiply by \$100.	0.000000
53.	2020 NNR tax rate, unadjusted for sales tax [35]. Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$.741031
54.	2020 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2019 or in May 2020. Subtract Line 52 from Line 53. Skip to Line 55 if you adopted the additional sales tax before November 2019.	\$.741031
55.	2020 voter-approval tax rate, unadjusted for sales tax. [36] Enter the rate from Line 47 or Line 48 as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i>	0.787185
56.	2020 voter-approval tax rate, adjusted for sales tax. Subtract Line 52 from Line 55.	0.787185

[37]Tex. Tax Code Section [38]Tex. Tax Code Section

STEP 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O Funds to pay for a facility, device or method for the control of air, water or land pollution.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Activity	Amount/Rate
57.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ [37]. The taxing unit shall provide its tax assessor-collector with a copy of the letter.[38]	\$0
58.	2020 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$16,862,152,526
59.	Additional rate for pollution control. Divide Line 57 by Line 58 and multiply by \$100.	0.000000
60.	2020 voter-approval tax rate, adjusted for pollution control. Add Line 59 to one of the following lines (as applicable): Line 47, Line 48 (counties) or Line 56 (taxing units with the additional sales tax).	0.787185

[37]Tex. Tax Code Section

[38]Tex. Tax Code Section

STEP 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years [39]. In a year where a special taxing unit adopts a rate above the voter-approval tax rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

For each tax year before 2020, the difference between the adopted tax rate and voter-approval rate is considered zero, therefore the unused increment rate for 2020 is zero.[40]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [41]

Line	Activity	Amount/Rate
61.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
62.	2018 unused increment rate. Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
63.	2017 unused increment rate. Subtract the 2017 actual tax rate and the 2017 unused increment rate from the 2017 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
64.	2020 unused increment rate. Add Lines 61, 62 and 63.	0.000000
65.	2020 voter-approval tax rate, adjusted for unused increment rate. Add Line 64 to one of the following lines (as applicable): Line 47, Line 48 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control).	

STEP 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.[42]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [43]

Line	Activity	Amount/Rate
66.	Adjusted 2020 NNR M&O tax rate. Enter the rate from Line 38 of the <i>Voter-Approval Tax Rate Worksheet</i>	0.000000
67.	2020 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>	0
68.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 67 and multiply by \$100.	0.000000
69.	2020 debt rate Enter the rate from Line 46 of the <i>Voter-Approval Tax Rate Worksheet</i>	0.000000
70.	De minimis rate Add Lines 66, 68 and 69.	0.000000

STEP 7: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate	0.741031
Voter-Approval Tax Rate	0.787185
De minimis rate	0.000000

STEP 8: Taxing Unit Representative Name and Signature

print here Cory Worsham
Printed Name of Taxing Unit Representative

sign here Cory Worsham
Taxing Unit Representative

8-21-2020
Date

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of 0.769600 per \$100 valuation has been proposed by the governing body of City of Garland.

PROPOSED TAX RATE	\$0.769600 per \$100
NO-NEW REVENUE TAX RATE	\$0.741031 per \$100
VOTER-APPROVAL TAX RATE	\$0.787185 per \$100

The no-new-revenue tax rate is the tax rate for the 2020 tax year that will raise the same amount of property tax revenue for City of Garland from the same properties in both the 2019 tax year and the 2020 tax year.

The voter-approval tax rate is the highest tax rate that City of Garland may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Garland is proposing to increase property taxes for the 2020 tax year.

A public hearing on the proposed tax rate will be held on September 15, 2020 at 7:00 p.m. at Garland City Hall 200 N. Fifth St. Garland TX 75040. Citizens may also participate virtually. Please visit www.garlandtx.gov for viewing and commenting instructions..

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Garland is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the Garland City Council of City of Garland at their offices or by attending the public meeting mentioned above.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

$$\text{property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

The members of the governing body voted on the proposed tax increase as follows:

FOR:

Vote Pending- Mayor
Vote Pending - District 5
Vote Pending - District 6
Vote Pending - District 7
Vote Pending - District 8

Vote Pending - District 1
Vote Pending - District 2
Vote Pending - District 3
Vote Pending - District 4

AGAINST:

PRESENT and not voting:

ABSENT:

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Garland last year to the taxes proposed to be imposed on the average residence homestead by City of Garland this year:

	2019	2020	Change
Total Tax Rate (per \$100 of value)	\$0.769600	\$0.769600	decrease of \$0.000000 OR 0.00%
Average homestead taxable value	\$179,075	\$187,561	increase of 4.73%
Tax on average homestead	\$1,378	\$1,443	increase of \$65 OR 4.73%
Total tax levy on all properties	\$124,734,770	\$129,771,125	increase of \$5,036,355 OR 4.04%

For assistance with tax calculations, please contact the tax assessor for City of Garland at 972-205-2410 or cworsham@garlandtx.gov, or visit www.garlandtx.gov for more information.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. a.

Meeting Date: 09/01/2020

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

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

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.

LOCATION

3926 Zion Road

OWNER

Via Bayou, Inc.

PLAN COMMISSION RECOMMENDATION

On August 10, 2020 the Plan Commission, by a vote of eight (8) to zero (0), recommended 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, in accordance with staff's recommendation.

STAFF RECOMMENDATION

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. In addition, a condition is proposed that would preclude additional RV parking in Phase 2 and limit Phase 2 to Cabin use only.

BACKGROUND

The subject property is zoned Planned Development (PD) District 18-36 for Light (LC District) Commercial Uses (Recreational Vehicle Park Only). More specifically the site is limited to only Recreational Vehicle Park (RV Park) uses and with two phases:

- Phase 1 was approved for Recreational Vehicle Park for Recreational Vehicles, office building with manager/caretaker quarters, and a club house building with amenities
- Phase 2 (the subject of this application) was approved for Recreational Vehicle Park for Cabins subject to a public hearing for a Detail Plan. The applicant is requesting approval of a Detail Plan to allow development of Phase II of the Recreational Vehicle Park with eighteen (18) cabins.

PD 18-36 defines the various uses for the site as:

- Collectively the site is the “Recreational Park”
- Phase 1 is the “Recreational Vehicle Park for Recreational Vehicles”
- Phase 2 is the “Recreational Vehicle Park for Cabins”

SITE DATA

The subject property has an area of 1.01 acres with 122 lineal feet of frontage along Zion Road. Access to this site is proposed through the Phase 1 site, which provides access to both Zion Road and East I-30.

USE OF PROPERTY UNDER CURRENT ZONING

The Light Commercial (LC) District is the zoning district in which PD 18-36 is based. The LC District is intended to provide locations for commercial and service-related establishments. Convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts. Through the PD 18-36 restrictions, the only use on the property is for Recreational Park as indicated above. Further, PD 18-36 established specific development standards that deviated from the LC District. Any uses or development that would vary from the PD 18-36 ordinance requires a public hearing.

CONSIDERATIONS

1. This proposal intends to develop Phase 2 of the Recreational Park with eighteen cabin sites, parking and drive aisles, and landscaped areas. Amenities, office, refuse containers, and similar common Recreational Park services are provided for in Phase 1 and serve both phases of the Recreational Park as established in PD 18-36.
2. The Site Plan (Exhibit C) shows twenty-one (21) parking spaces and demonstrates compliance with the Garland Development Code (GDC) parking ratios for the proposed use. The project description proposes to potentially use vacant pad site areas for additional RV parking. The plans do not indicate any vacant areas designated for RV parking. Further, all areas of the site are designed for cabin sites, parking, or landscaped areas. A condition is proposed that would preclude RV parking in Phase 2, thus limiting Phase 2 for cabin use only.
3. The design of the building (Exhibit E) is required to comply with the following GDC development standards:
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.

The elevations contain some architectural elements although full compliance is not provided. However, the plans note the cabins will comply with the Building Code requirements.

4. Recreational Vehicle Parks are subject to Special Standards stipulated in the GDC. The Special Standards include but are not limited to thoroughfare access, site development elements, accessory uses, and amenities. The proposed Detail Plan complies with the Special Standards as approved in PD 18-36.

In addition to the RV Pads in Phase 1 and the Cabins in Phase 2, the Recreational Park will provide spaces for the following accessory uses as a unified development (for both phases):

- Manager/caretaker residence
- Self-service laundry facility
- Guard/entry structure (gates)
- Snack shop
- Restroom/bathing facility

Furthermore, the following amenities will be provided:

- Swimming pool
- Fitness center/exercise facility
- Business center
- Community center/club house
- Dog park
- Picnic/grilling area

The Recreational Park provides these amenities in Phase 1 as approved in PD 18-36.

5. The proposed landscaping complies with the requirements of PD 18-36. More specifically landscaping is provided in the parking areas, along the site perimeter, and in a five (5) foot wide landscape buffer along Zion Road. (Exhibit D)

Along Zion Road, behind the landscape buffer a ten (10) foot high retaining wall will be installed, consistent with Phase 1 to the west and resulting in the cabin site having a view towards the lake and horizon beyond. The buffer will include large canopy trees and ground cover as well as a six (6) foot high ornamental metal fence with stone columns.

Along the east and south property lines a required five (5) setback will be maintained, although the plans show the buildings setback ten (10) feet from the property line. Along these property lines, an eight (8) foot high board on board solid cedar fence with masonry columns and high level screening shrubs are proposed.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Parks and Open Space and Regional Centers for the subject property. Parks and Open Space consists of a variety of public parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability. Parks and Open Space should be interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and visitors to move about for mobility, recreational, social, and health

purposes.

Regional Centers include a mix of uses, include retail, services, entertainment, and employment uses, as well as a residential component and public gathering or open space. They include compact, walkable site design; landscape plantings and street furniture; along with other elements of the public realm. Regional Centers incorporate pedestrian and transit as a part of internal circulation and provides amenities for their use such as bike racks, bus shelters and benches.

Additionally, the subject site falls under the I-30 Catalyst Area Plan. The land use map in that Plan identifies the site for Regional Center use as described in the Envision Garland Plan. Further the site is located within the Harbor Point Targeted Investment Area extending from the North President George Bush Turnpike to Lake Ray Hubbard. The vision for land use is for infill with additional housing options, urban mixed-use character, shops, restaurants, and multiple plazas to encourage gathering and outdoor activities.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

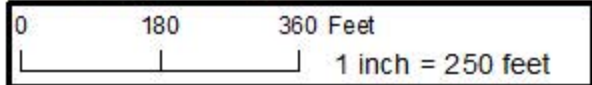
The properties to the east are zoned for single-family uses; the adjacent property is unimproved and further east are existing single-family dwellings. To the north across Zion Road is a public park area zoned Agricultural (AG) District which fronts Lake Ray Hubbard. To the west of the subject property is the Phase 1 Recreational Vehicle Park which is under construction. To the south and southeast of the subject property is a property zoned for Multi-Family uses and developed with an apartment complex.

Attachments

Z 20-13 Eric L. Davis Engineering, Inc. Attachments and Exhibits

Z 20-13 Eric L. Davis Engineering, Inc. Responses

Z 20-13 Eric L. Davis Engineering, Inc. Staff Presentation



Zoning Map Z 20-13

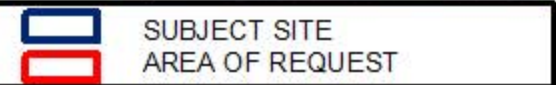


EXHIBIT B

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 five feet is required (along east 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:

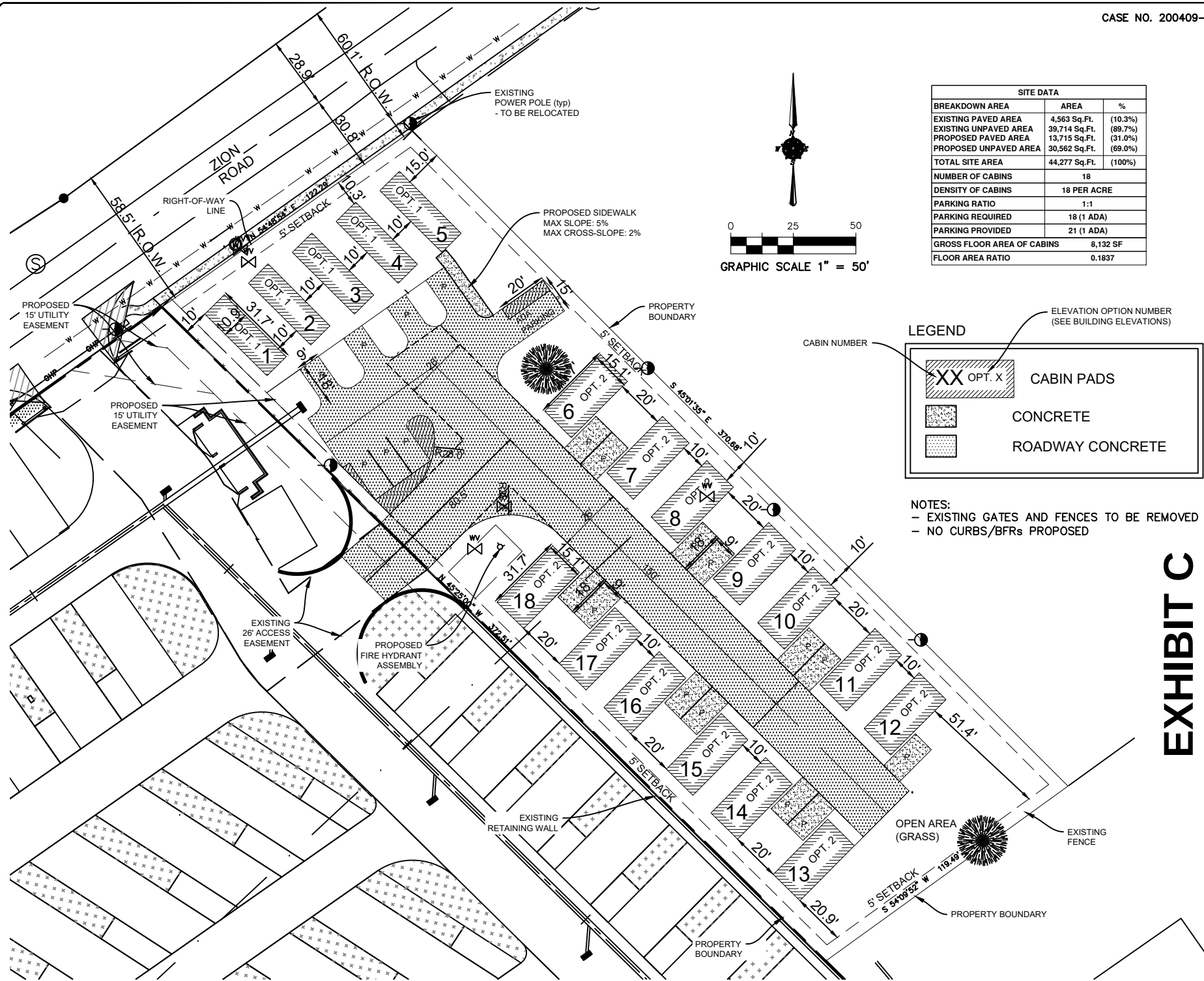
- (1) The Cabin Pads located in Phase 2 shall be for cabins only. Recreational Vehicle parking in Phase 2 is prohibited.
- (2) All vehicles on-site must be registered and in operable condition.

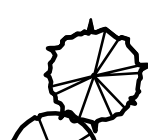
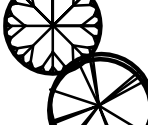
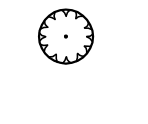
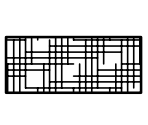
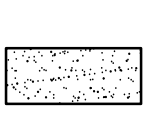


LAKE SHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

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

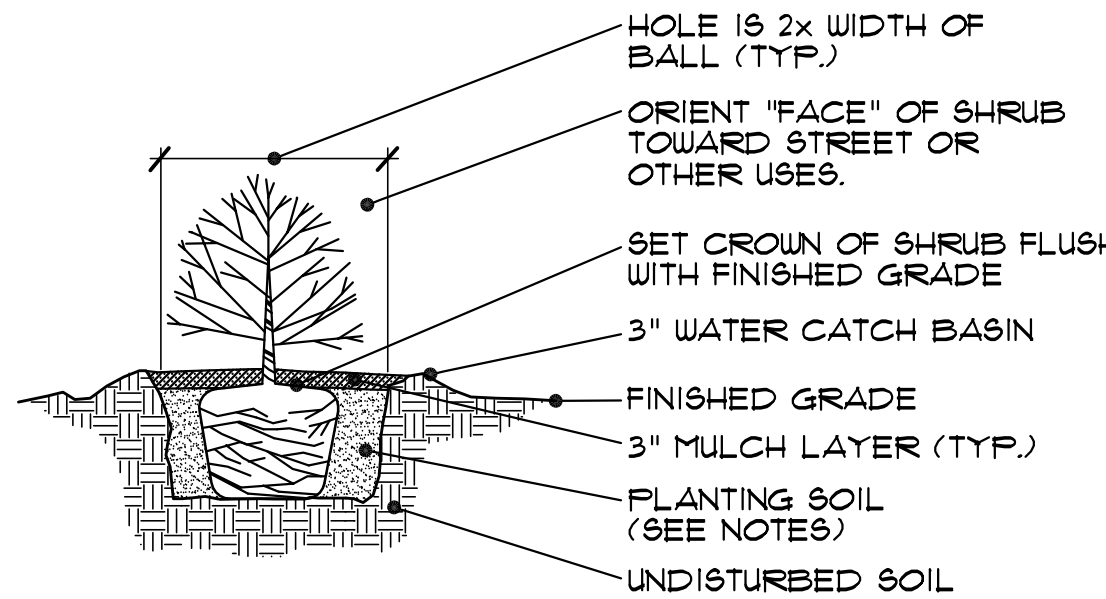
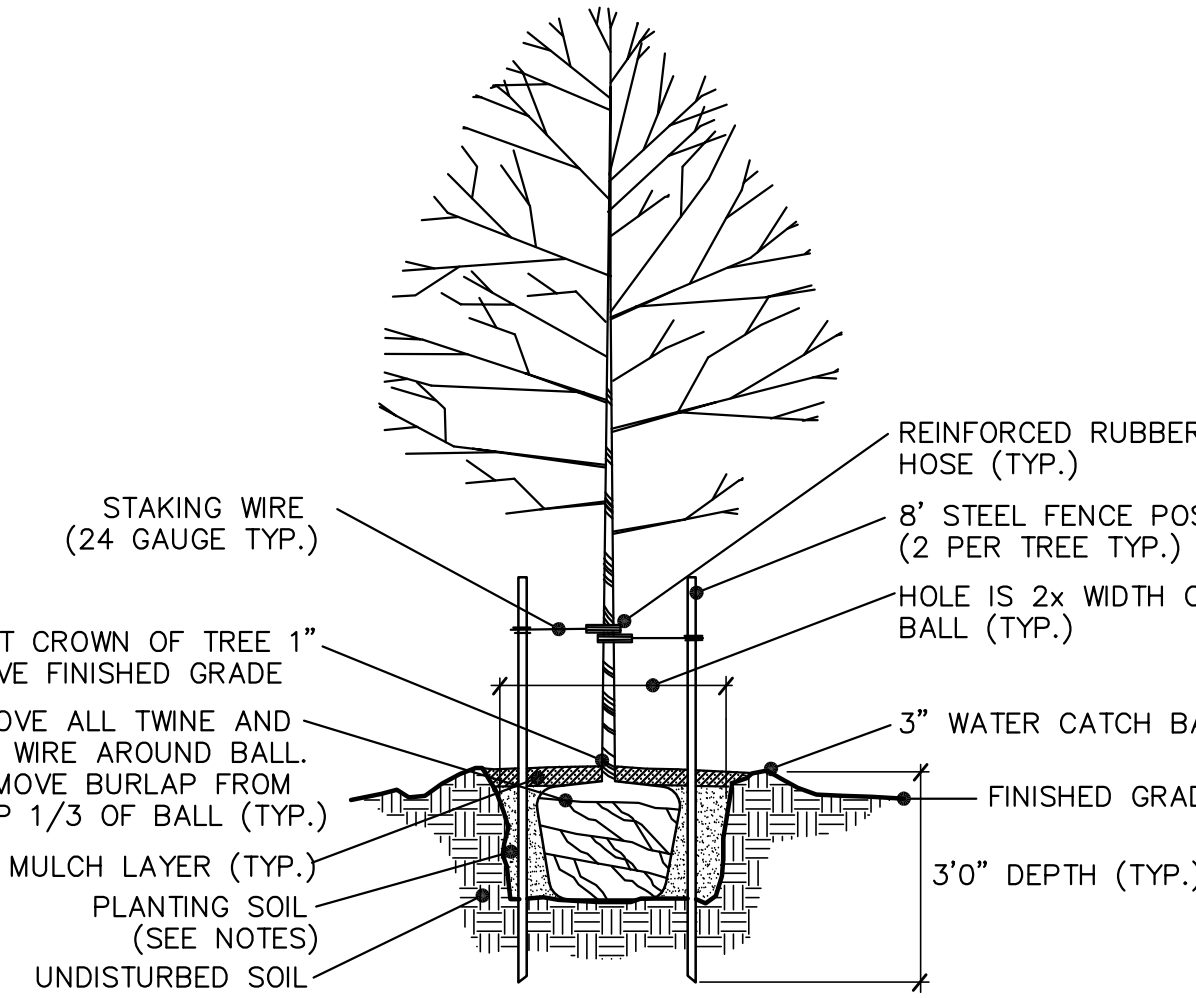
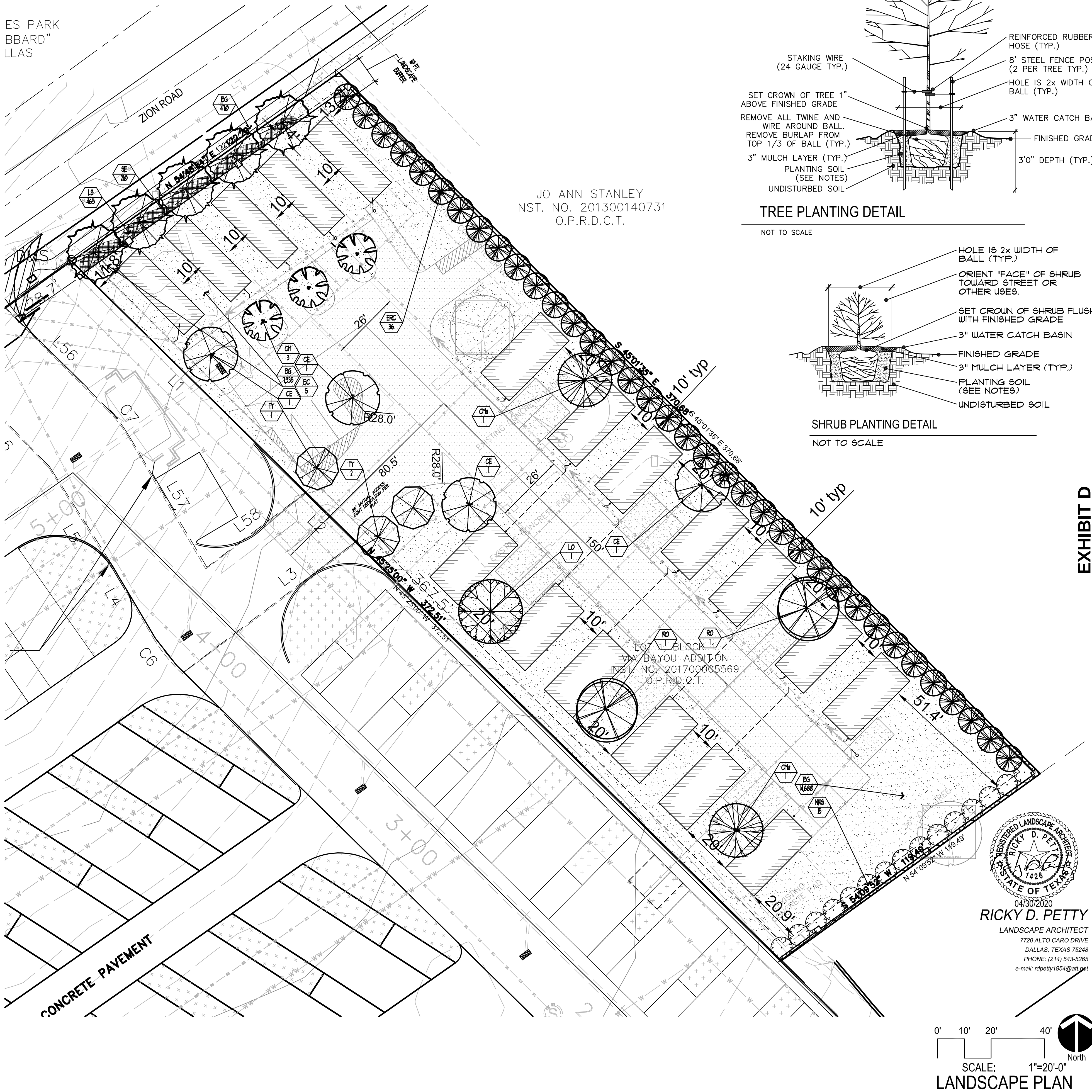
SHEET 01



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.



REVISED: 6/8/2020 - CITY COMMENTS

04/30/2020

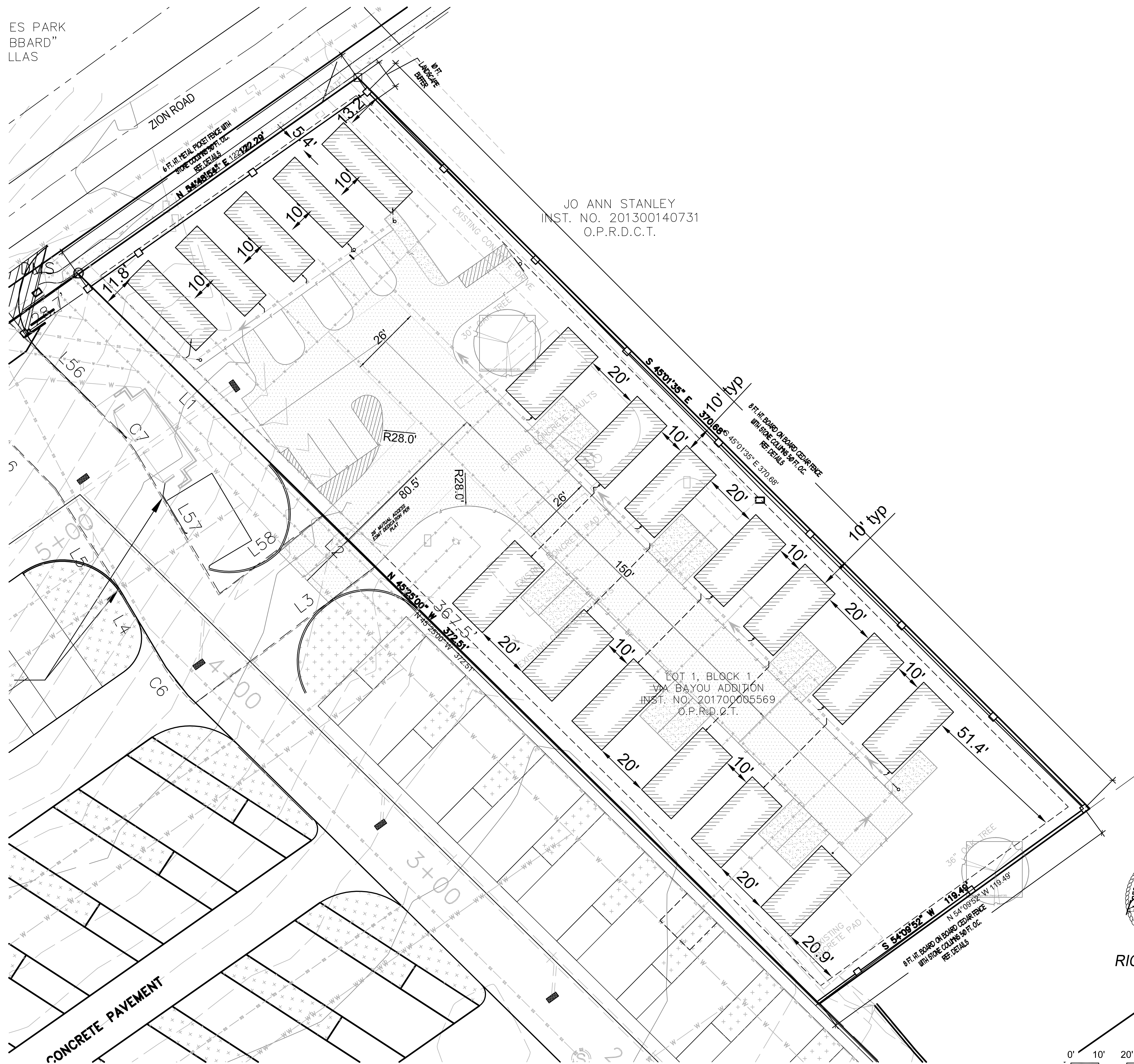
ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@aldengineering.com

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

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

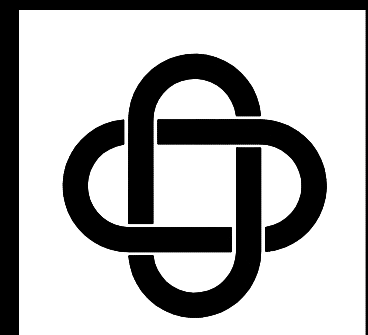
SCALE: 1"=20'

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



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.

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

SCALE: 1"=20'

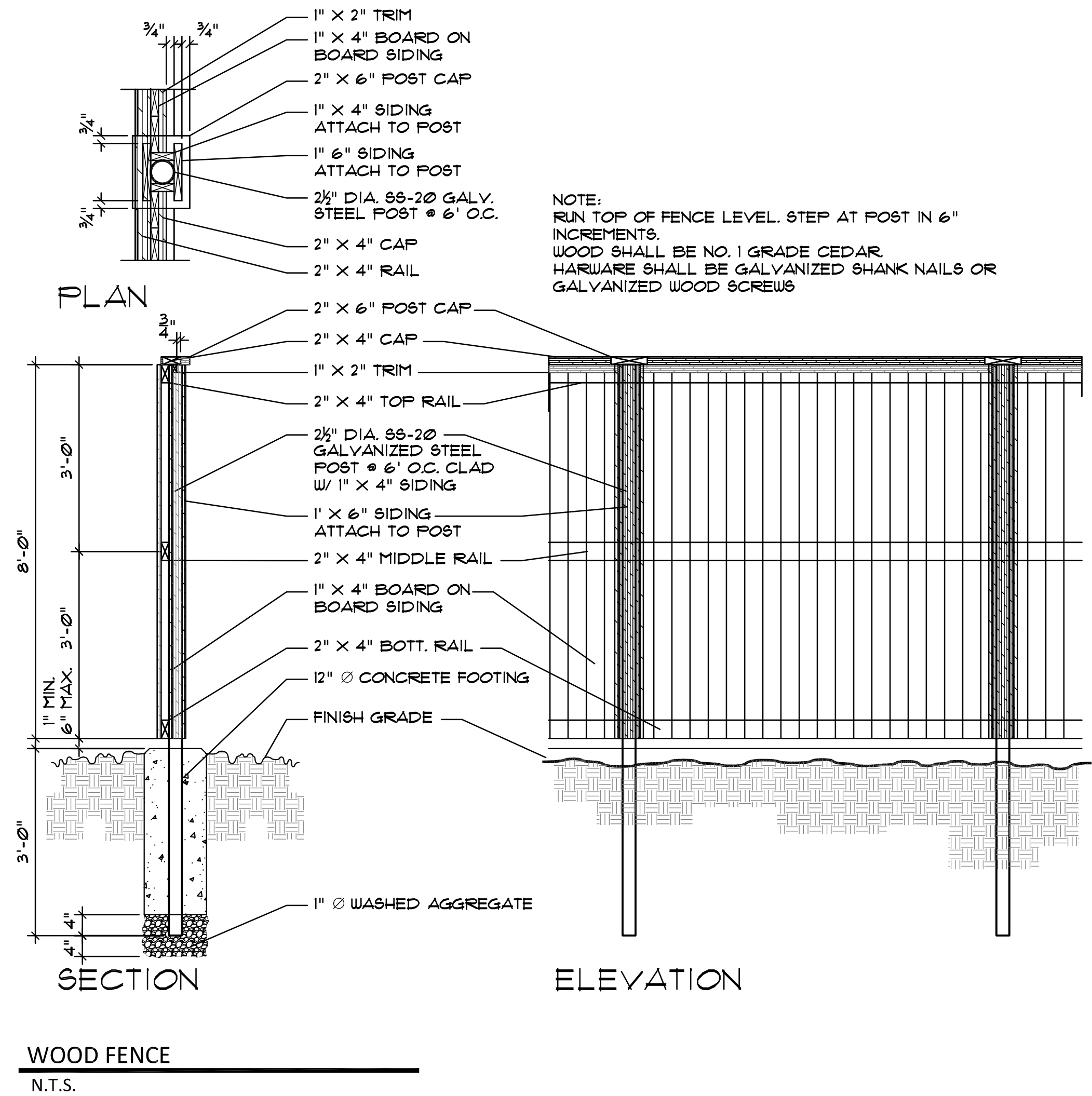
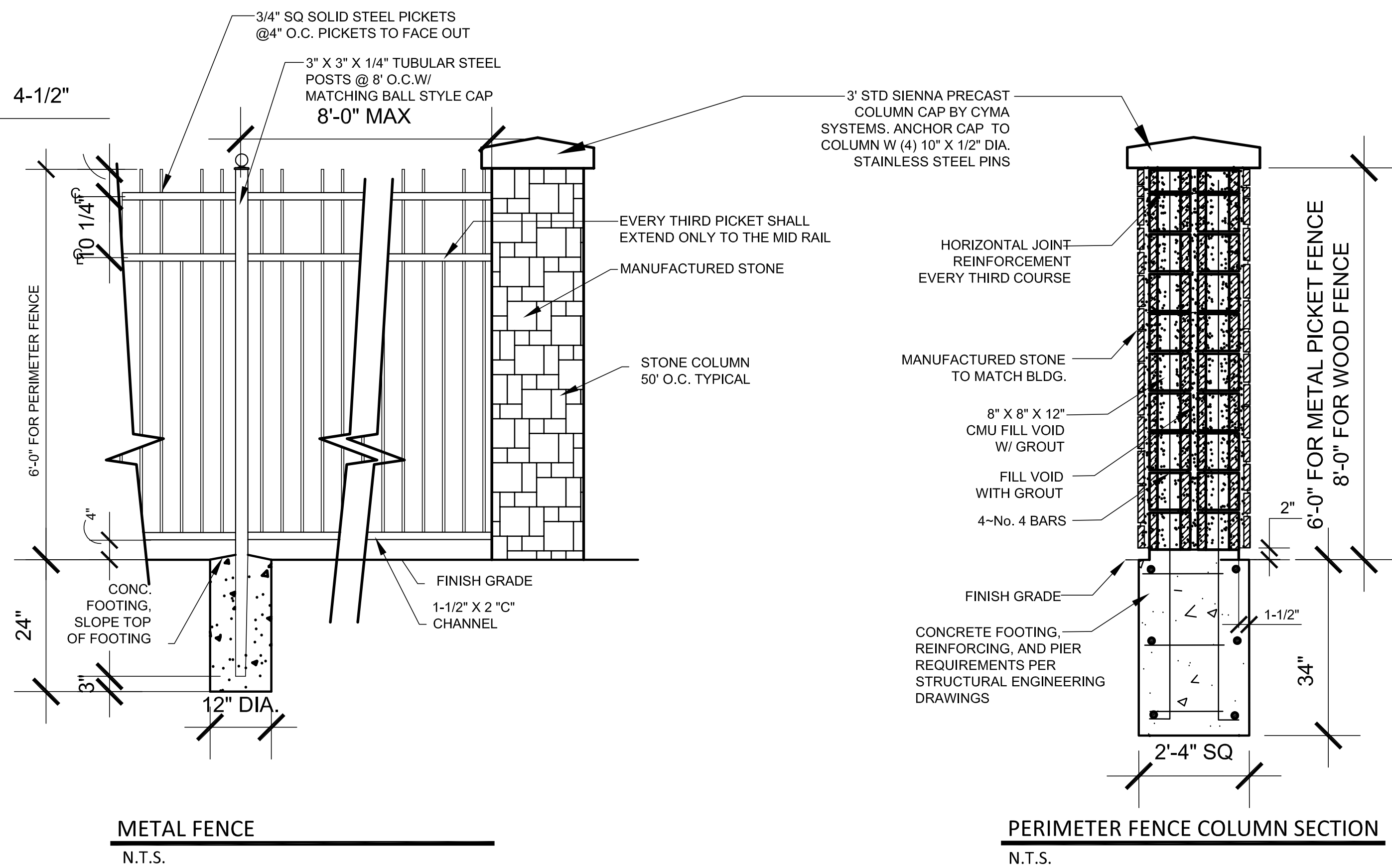
SHEET L4

EXHIBIT D



RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: rdpetty1954@att.net

FENCE DETAILS





ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
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

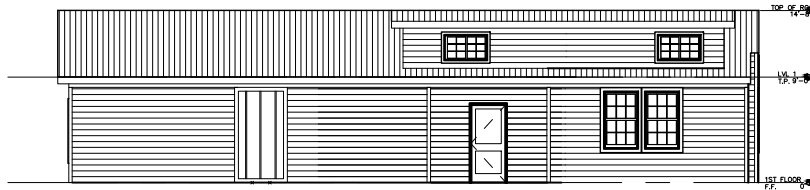
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SHEET 01

EXHIBIT E

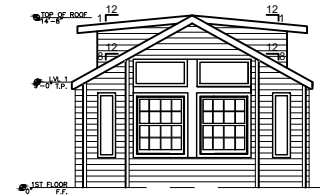
OPTION 1

BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING



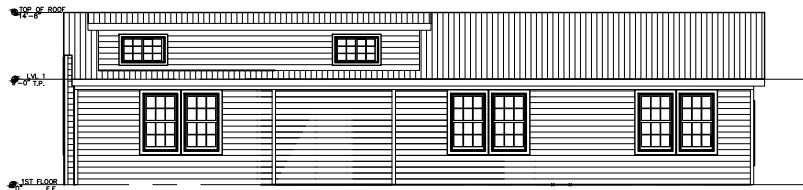
WEST ELEVATION

SCALE = 1"= 5'



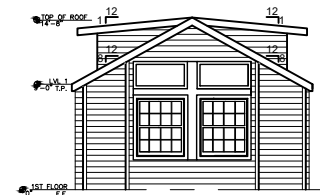
FRONT ELEVATION

SCALE = 1"= 5'



EAST ELEVATION

SCALE = 1"= 5'

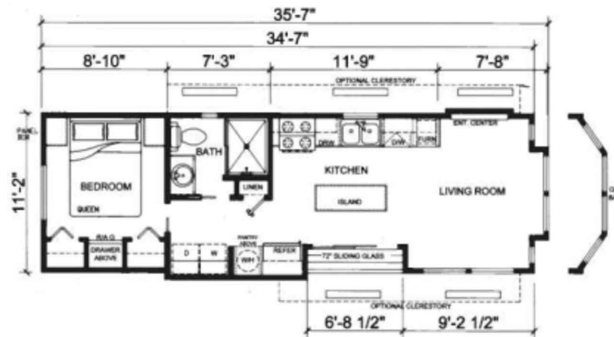


SOUTH ELEVATION

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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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

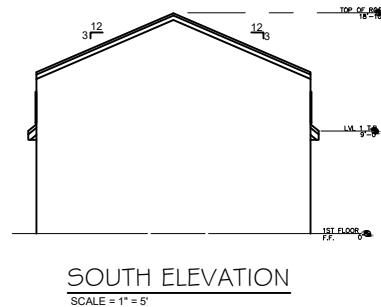
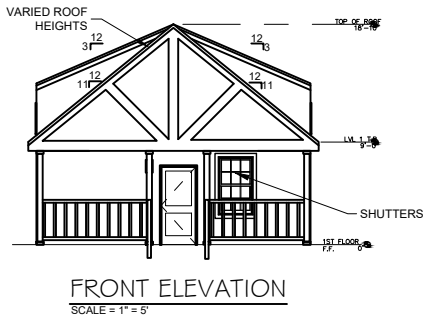
SCALE: 1"=50'

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.

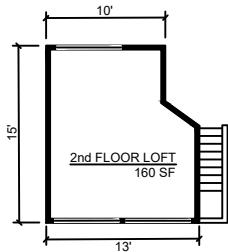
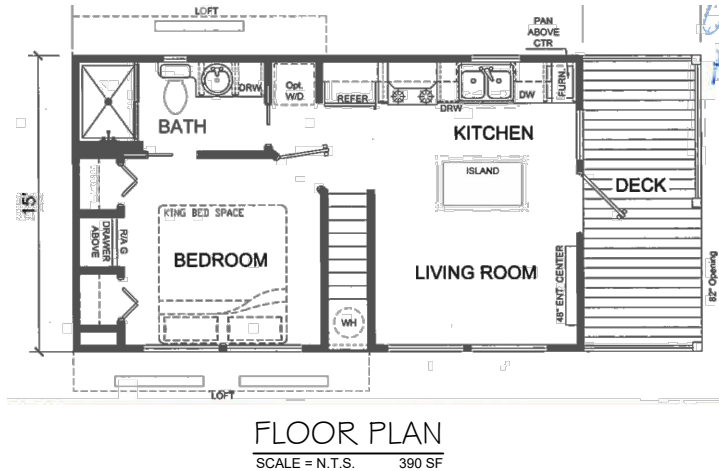


IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE

REPORT & MINUTES

P.C. Meeting, August 10, 2020

Consideration of 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. This property is located at 3926 Zion Road. (District 3) (Z 20-13)

Kira Wauwie, Principal Planner, presented the staff report.

Commissioner Welborn joined the meeting.

Commissioner Rose asked for the City's definition of a Recreational Vehicle and if an individual is occupying a cabin would they be able to have visitors stay for multiple days.

Mr. Hines stated a Recreational Vehicle is defined as any type of trailer or self-propelled vehicle that is designed, constructed and equipped for habitation as a temporary dwelling or sleeping place. Mr. Hines further stated that under the current Garland Development Code (GDC) would not allow individuals to have guests in the cabin.

The applicant, Craig Turner, 3410 Lakeside Drive, Rockwall, Texas 75087, provided a brief overview of the request and remained available for questions.

Vice-Chairman Ott asked the length of time individuals will be allowed to stay in the cabins.

Mr. Turner stated the average length of stay is approximately 1 to 2 weeks.

Commissioner Williams inquired as to when the park will be opening.

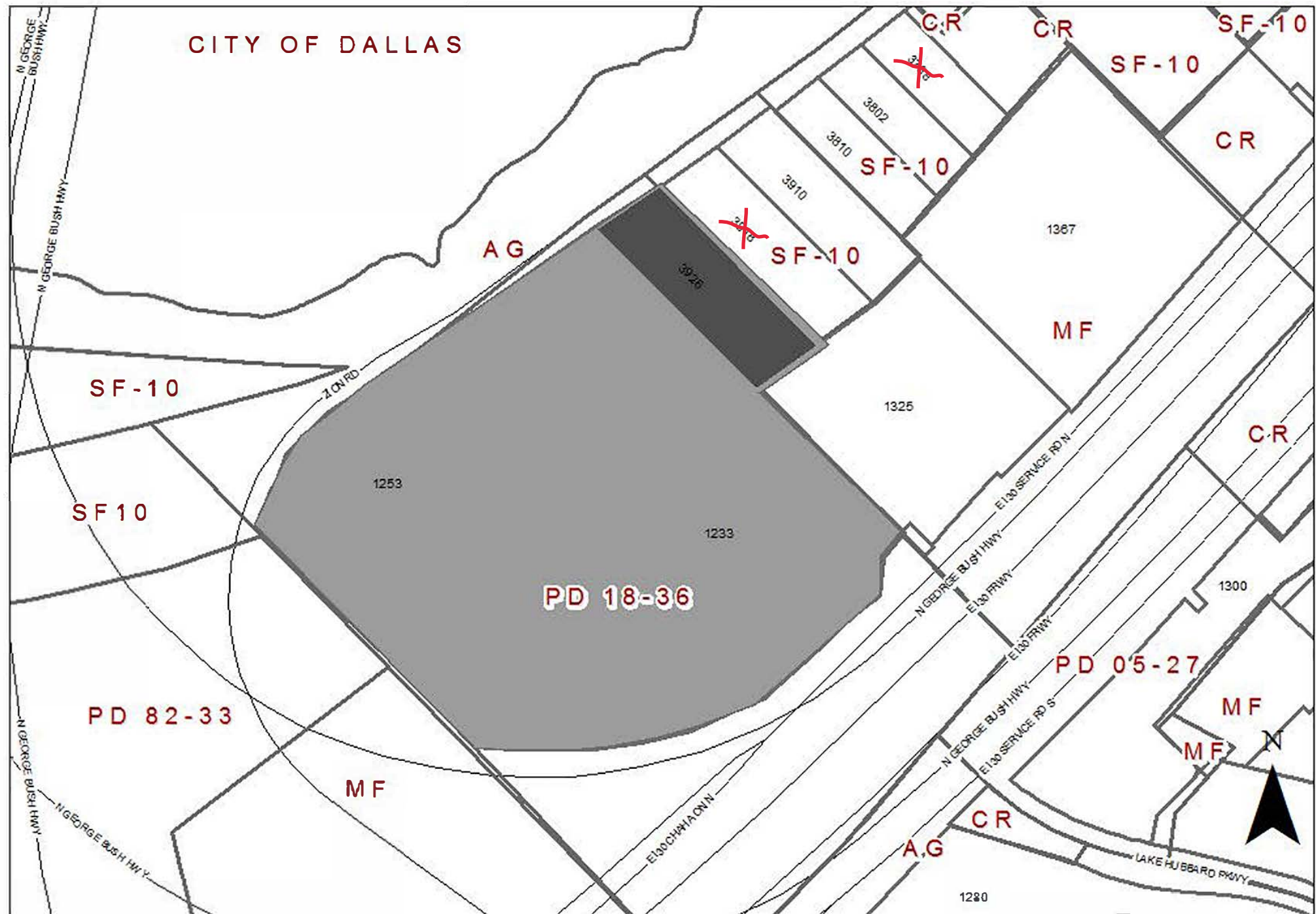
Mr. Turner stated they are planning on opening in the Spring of 2021.

Sean Davis, 3910 Zion Road, Garland, Texas 75043, inquired as to the choice of fencing and tree types. Mr. Davis also expressed concerns regarding the construction quality of the buildings, access to the cabins and Recreational Vehicles, ambient lighting and will Zion Road be accessible for foot-traffic.

Mr. Turner specified all standards have been met regarding fencing, landscaping, and lighting. The building will be made of the highest

quality materials. Mr. Turner elaborated the lighting will be down-facing lighting.

Motion was made by Commissioner Edwards to **approve** the request per staff recommendation. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.** Chairman Roberts recused himself from this case.



7.31.2020

City of Garland

Planning Department

Garland, Texas 75046

Applicant - Eric L Davis Eng

File 2 20-13

Please do Not approve the application
for the building 18 Cabins on one acre
of Land located at 3926 ZION Rd - Dist 3
I own the one acre of Land right next
door at 3918 ZION Rd

My home was destroyed by a Tornado 2015
IT will depreciate my property for future
building a house on this property.

Over Looking Lake Ray Hubbard
Destroying the whole Neighborhood -
Please do Not approve this application
18 Cabins is too many for one acre
Land.

Next door to the residential.

Thanks

Jo Ann Stanley

972-681-6351

Jo Ann Stanley

8501 Lullwater Apt 1319

Dallas, Texas 75218

AUG 6 '20 PM 1:41

8-4-20

City of Garland

Planning department

File 22013

Garland, Texas 75046

I am now told that Building the 18 Cabins
at 3926 ZION RD

Have already got the clearance to come 5 feet
from the property line of 3918 ZION RD
When was the approvable - I was not
Notified. Is this true?

5 foot is unbelieveable!

Jo Ann Stanley

JO ANN STANLEY

972-681-6351

8501 Lullwater Dr.

apt 1319

Dallas, Texas - 75238 OWNER OF

3918 ZION RD

☒ I am opposed to the request.

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

- 1) 18 cabins will increase traffic in area
- 2) Cabins will lower property values
- 3) Increased risk for crime
- 4) High walls should be required

(Please complete the following information)

3788 Zion Rd.

Your Property Address

Mark and Kathy Bayle

Printed Name

3788 Zion Rd

Garland

TX 75043

Address

City, State

Zip

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

Kathy Bayle

Signature

owner

Title

Date: 8-1-20



GARLAND

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

July 29, 2020

HEARING DATE/TIME: Plan Commission: August 10, 2020 – 7:00 PM

APPLICANT: Eric L. Davis Engineering, Inc.

File Z 20-13

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 10, 2020, to 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 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. The property is shown on the enclosed sketch and is described as follows:

BEING all of Lot 1, Block 1 of Via Bayou Addition, R. Bateman Survey, Abstract No. 89 and the James Loving Survey, Abstract No. 791, City of Garland, Dallas County, Texas, according to the plat recorded thereof recorded under Clerk's File No. 201600054794, Plat Records, Dallas County, Texas. **The site is located at 3926 Zion Road. (District 3)**

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 Plan Commission will hold this meeting by internet/telephonic remote means. The posted Plan Commission agenda on the City of Garland website (www.garlandtx.gov) will include log-in and call-in information for accessing the meeting virtually.

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

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 Kira Wauwie at 972-205-2456.

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

(Please Check One Below)

☒ I am in favor of the request.

**Outside the notification
area**

_____ 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 Couch Elementary School, 4349 Waterhouse Blvd, Garland, TX 75043

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: 8/4/20

Z 20-13

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.



GARLAND

TEXAS MADE HERE

**City Council Meeting
September 1, 2020**

Case Information

Location: 3926 Zion Road

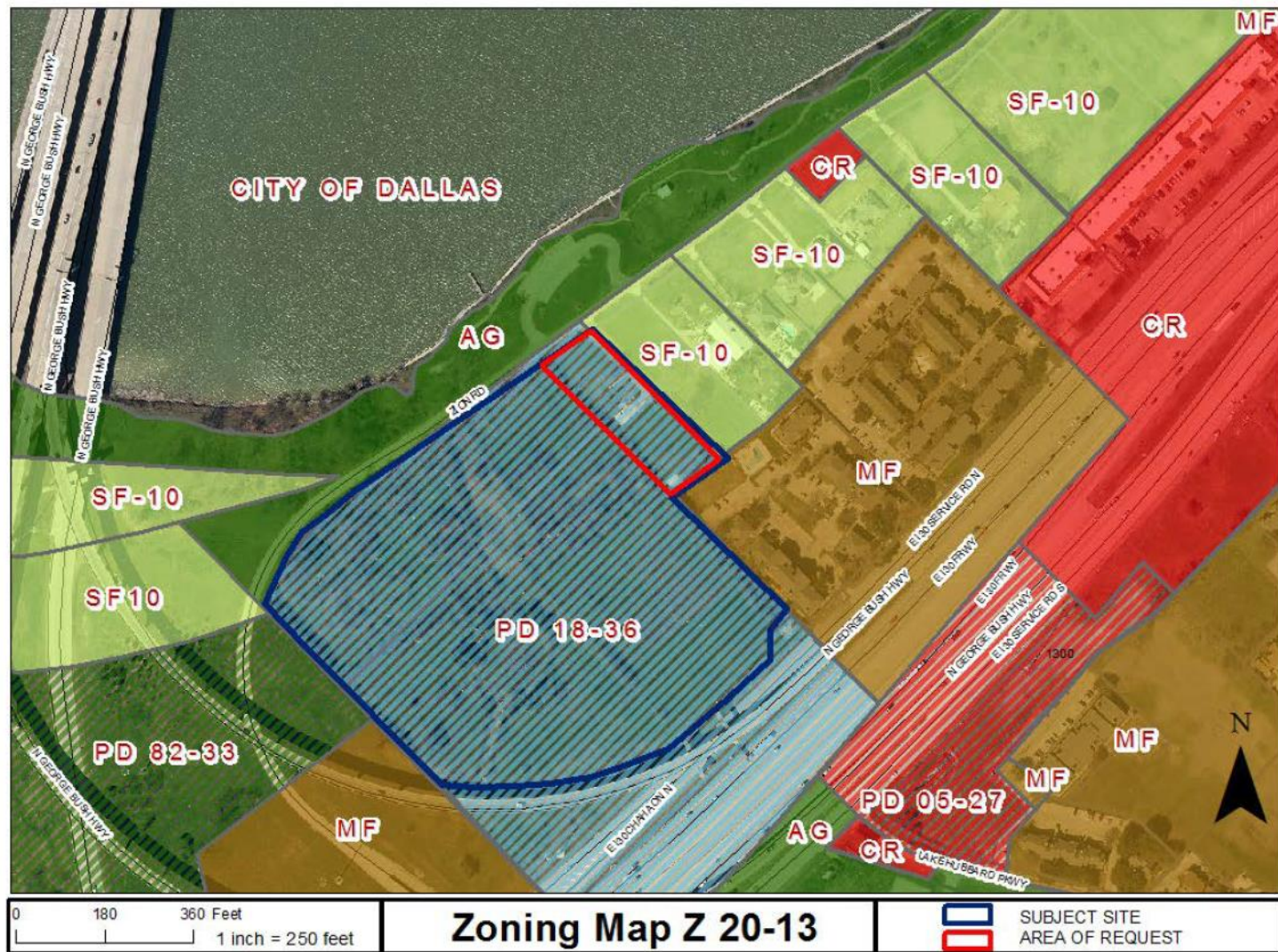
Applicant: Eric L. Davis Engineering, Inc.

Owner: Via Bayou, Inc.

Acreage: 1.01

Zoning: Planned Development (PD) District 18-36

Location Map



Photos



View of property east of subject site.



View of Zion Road Frontages looking west towards the subject site on the left beyond the fence.



View of Zion Road with subject site on the right.

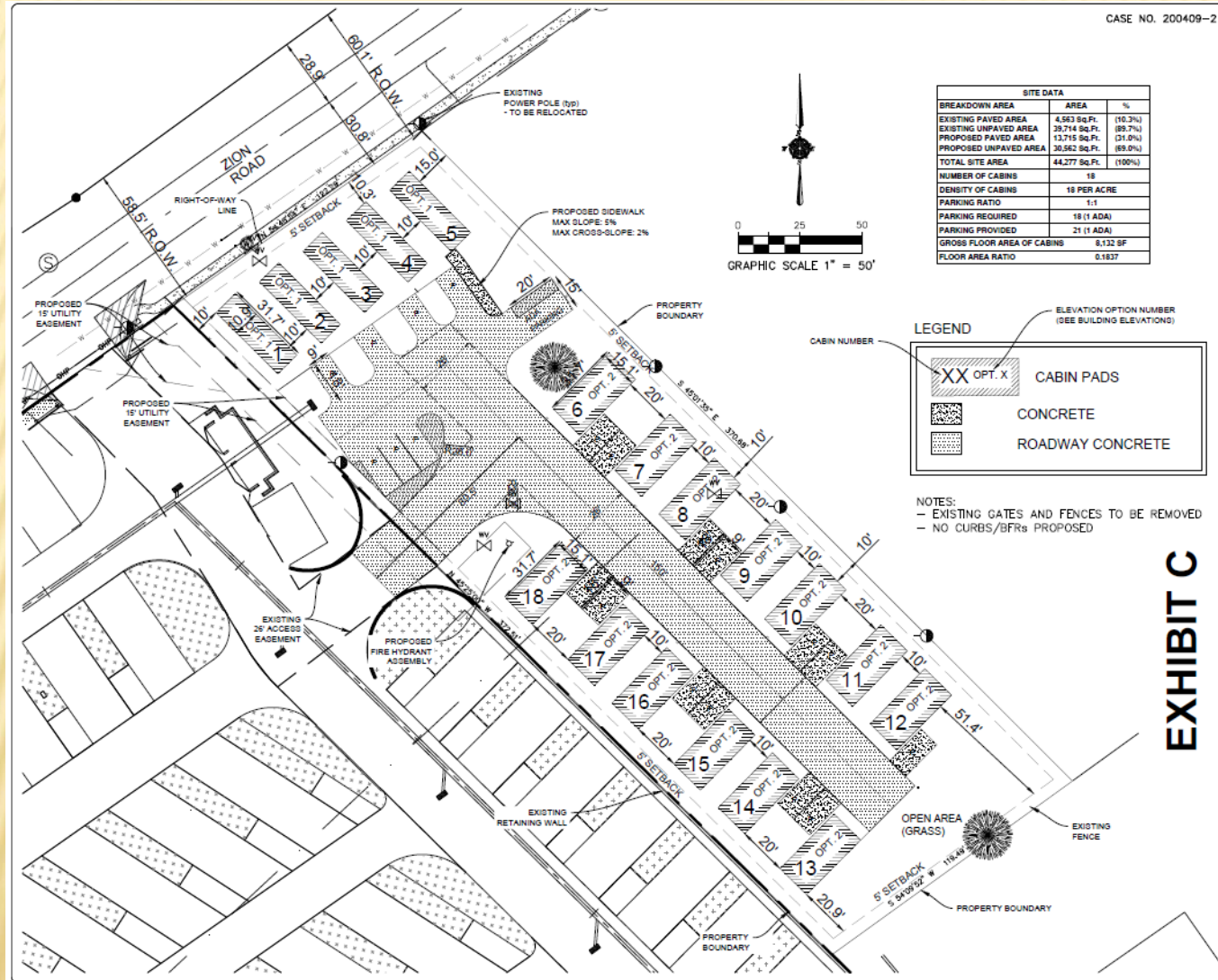


View of park located north of the subject site.



GARLAND
TEXAS MADE HERE

Site Plan



7/7/2020



ERIC L. DAVIS ENGINEERING, INC.
P-3987
120 East Main Street
Romey, Texas 75126
972/564-0592 Fax: 972/564-6523
E-mail: eric@ericlavisengineering.com

LAKEHORE RV PARK
PHASE II
SITE PLAN
UNANSWERED FOR
VIA BAYOU, INC.

PLANS: SITE PLAN
EID: 208 NO. 2023
DRAWN BY: JPM
DATE: 12/31/2019
FIRM REGISTRATION # 3807
CITY: GARLAND, TX

SCALE: 1"=50'

SHEET: 01

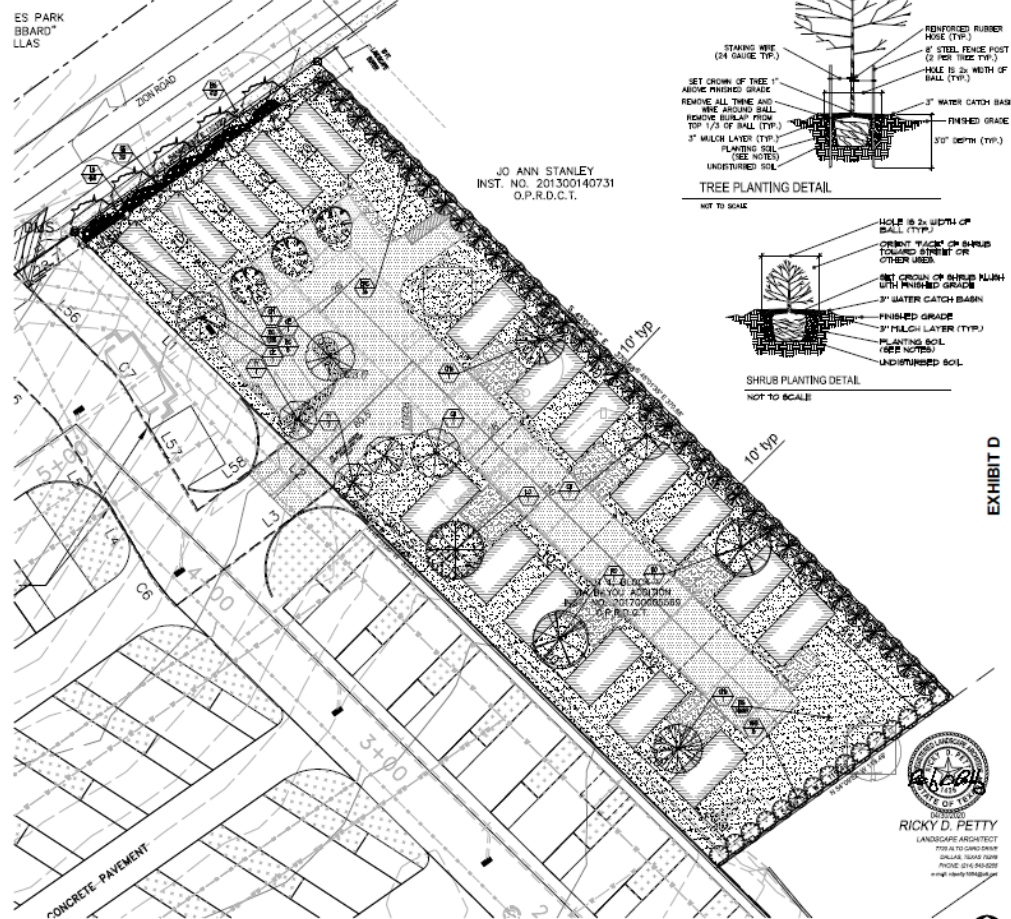


REVISED: 8/8/2020 • CITY
COMMENTS
04/30/2020



PLANT SCHEDULE						
SYMBOL	ABB (BOTANICAL NAME)	COMMON NAME	QUANTITY	SIZE	NOTES	
	Shade Trees					
	ABC <i>Fraxinus distichum</i>	Bald Cypress	5 EA.	#65, 3" cal. Min. 14 H. min. 6" spread min.	Conifer. Single trunk. Well branched with Central Leader. 6" branching height.	
	CE <i>Ulmus crassifolia</i>	Cedar Elm	4 EA.	#65, 3" cal. Min. 14 H. min. 6" spread min.	Conifer. Single trunk. Well branched with Central Leader. 6" branching height.	
	GM <i>Acer saccharum var. caddo</i>	Caddo Maple	2 EA.	#65, 3" cal. Min. 14 H. min. 6" spread min.	Conifer. Single trunk. Well branched with Central Leader. 6" branching height.	
	LO <i>Quercus virginiana</i>	Live Oak	1 EA.	#65, 3" cal. Min. 14 H. min. 6" spread min.	Conifer. Single trunk. Well branched with Central Leader. 6" branching height.	
	RO <i>Quercus shumardii</i>	Shumard's Red Oak	2 EA.	#65, 3" cal. Min. 14 H. min. 6" spread min.	Conifer. Single trunk. Well branched with Central Leader. 6" branching height.	
	Ornamental Trees					
	CM <i>L. angustifolia indica "Waterlily Red"</i>	Crapevine - Waterlily Red	3 EA.	#15, 6 Ft. min. H. 3 Ft. min. spread	Conifer. Multi-trunk, 3 to 5 canes. 1" cal. Cane. Min. Well Branched	
	TY <i>Isis ximbolia</i>	Yew - Japanese Holly	3 EA.	#15, 6 Ft. min. H. 3 Ft. min. spread	Conifer. Multi-trunk, 3 to 5 canes. 1" cal. Cane. Min. Well Branched, Berried	
	Screening Plants					
	ERC <i>Juniperus virginiana</i>	Eastern Red Cedar	26 EA.	#15, 48" min. H. 36" min. spread	Conifer. Well branched full ground. (Spooman, Plant 10) C.C.	
	NRS <i>Box Nettle R. Silver</i>	Nettle R. Stewers Holly	15 EA.	#15, 48" min. H. 36" min. spread	Conifer. Well branched full ground. (Spooman, Plant 8) C.C.	
	Groundcover					
	LS <i>Lirioden spicata</i>	Creeeping Liriope	465 EA.	4" Pots	Conifer. Full 3 - 12" Long Blbs minimum. Plant 12" O.C.	
	Lawn Grasses					
	BO <i>Cynodon dactylon</i>	Bermuda Grass	22 405 Sq Ft	Hydromulch	Apply at rate of 4 lbs. per 1,000 sq. ft. with water.	

Landscape Requirements		REQUIRED	PROVIDED
Item			
Landscaping Area			
1. Landscaping Area	1,427.8 Sq. Ft.	23,035 Sq. Ft.	
Landscaping Buffer			
1. Landscaping Buffer	0.5% Width	0.5% Width	
2. Landscaping Buffer	2.0% Width	2.0% Width	
3. Landscaping Buffer	5.0% Width	5.0% Width	
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69. Landscaping Buffer	335.0% Width	335.0% Width	
70. Landscaping Buffer	340.0% Width	340.0% Width	
71. Landscaping Buffer	345.0% Width	345.0% Width	
72. Landscaping Buffer	350.0% Width	350.0% Width	
73. Landscaping Buffer	355.0% Width	355.0% Width	
74. Landscaping Buffer	360.0% Width	360.0% Width	
75. Landscaping Buffer	365.0% Width	365.0% Width	
76. Landscaping Buffer	370.0% Width	370.0% Width	
77. Landscaping Buffer	375.0% Width	375.0% Width	
78. Landscaping Buffer	380.0% Width	380.0% Width	

[illegible]

0' 10' 20' 40'

SCALE: 1"=20'-0"

LANDSCAPE PLAN

North

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

BUILDER: WA BAYOU, INC.	PLAN: LANDSCAPE PLAN
LOCATION: 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

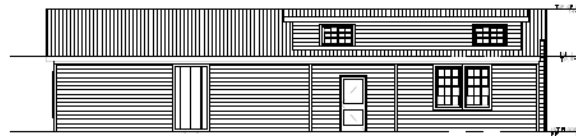


GARLAND
TEXAS MADE HERE

Elevation Plan

CASE NO. 200409-2

7/7/2020



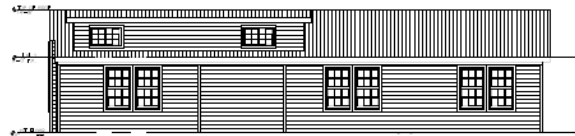
WEST ELEVATION

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

EXHIBIT E
OPTION 1
BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING



ERIC L DAVIS ENGINEERING, INC.
P-3987
20 East Main Street
P.O. Box 20126
97254-0592 Fax 972/564-8523
E-mail eric@ericlavedesign.com

LAKEHORE BY PARK
PHASE II
SITE PLAN
SUBMITTED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: SITE PLAN
ELD JOB NO.: 2073	
DRAWN BY: JPM	
ADDRESS: 1333 INTERSTATE 30	
LOT: 1 BLOCK: 1	FIRM REGISTRATION # 3987
CITY: GARLAND, TX	

SCALE: 1"=50'

SHEET 01

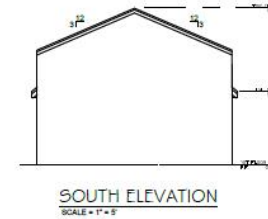
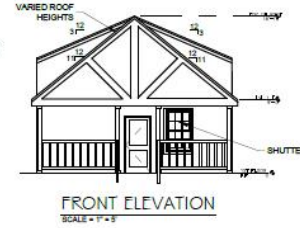
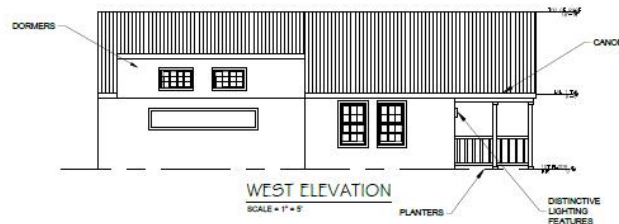


GARLAND
TEXAS MADE HERE

Elevation Plan

CASE NO. 200409-2

7/7/2020



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

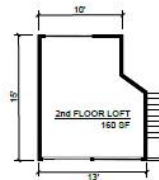


IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE

EXHIBIT E

OPTION 2

BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING



ERIC L. DAVIS ENGINEERING, INC.
P-3987
120 East Main Street
Garland, Texas 75042
972/564-0592 Fax 972/564-6523
E-Mail: eric@edavisengineering.com

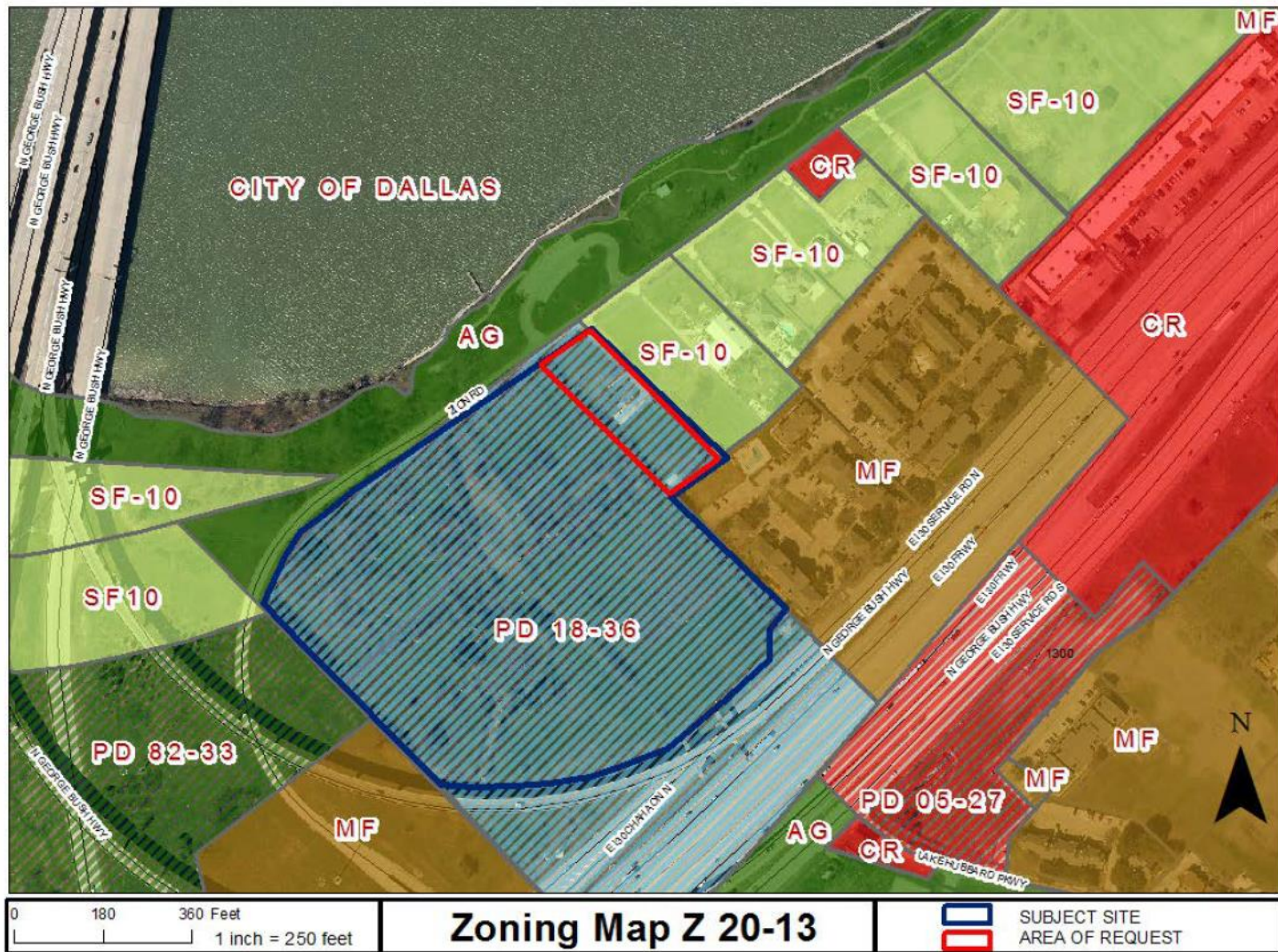
LAKESHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

PROJECT: VIA BAYOU, INC.	PLAN: SITE PLAN
ADDRESS: 1235 INTERSTATE 30	CLD JOB NO.: 2073
LOT: 1 BLOCK: 1	DRAWN BY: JPH
CITY: GARLAND, TX	FIRM REGISTRATION #: 3987

SCALE: 1"=50'

SHEET 01

Location Map





GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. b.

Meeting Date: 09/01/2020

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval 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 on a property zoned Planned Development (PD) District 12-56.

LOCATION

5243 Naaman Forest Boulevard

OWNER

Oliver Dewey Mayer Foundation, Bank of Texas Trustee

PLAN COMMISSION RECOMMENDATION

On August 10, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval 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 on a property zoned Planned Development (PD) District 12-56 for a period of thirty (30) years, including a deviation from PD 12-56 to allow the proposed canopies and vacuums with a 30-foot front setback.

STAFF RECOMMENDATION

Approval 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 on a property zoned Planned Development (PD) District 12-56.

BACKGROUND

The site is part of a larger commercial center consisting of seven developable properties zoned Planned Development (PD) District 12-56 for Shopping Center Uses which requires Detail Plan approval through a public hearing process. PD 12-56 was approved with a Concept Plan for the overall commercial center. Several of the properties have been developed including a bank, sporting goods store, and two drive-through restaurants. The remaining undeveloped properties consist of two lots east of the bank fronting onto Naaman Forest Boulevard, and a property at the south side of the site which is designated for a library on the approved Concept

Plan.

The applicant is proposing a Car Wash, Automated/Rollover and Minor Automobile Repair on a parcel with frontage on Naaman Forest Boulevard abutting the bank property.

SITE DATA

The proposed Detail Plan portion of the site is approximately 1.8 acres with 325 feet of frontage along Naaman Forest Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 12-56 which allows Community Retail (CR) District uses. The CR District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

The applicant intends to develop the vacant lot for Car Wash, Automated/Rollover and Automobile Repair, Minor Uses. Automobile Repair, Minor Use and Car Wash, Automated/Rollover are not allowed in PD 12-56. The GDC allows Automobile Repair, Minor in the Community Retail (CR) District, while Car Wash, Automated/Rollover requires a Specific Use Provision (SUP). The request is for an amendment to Planned Development (PD) District 12-56, a Specific Use Provision for the Car Wash use, and a Detail Plan for proposed development.

CONSIDERATIONS

1. The applicant proposes the development of one building consisting of 9,146 square-feet for a Car Wash, Automated/Rollover and an Automobile Repair, Minor Use. The business would operate Monday through Sunday from 8:00 a.m. to 8:00 p.m.
2. Forty-three (43) parking spaces are required per the GDC. The applicant requests a deviation to provide thirty-one (31) parking spaces, which includes the removal of the 1,472 square-foot equipment room from the Car Wash gross floor area. A parking study was provided by Kimley-Horn & Associates, Inc., which displays that based on effective building square footage and the proposed operations, thirty-one (31) parking spaces are sufficient for the development.
3. The refuse enclosure is located along the western portion the property, which has minimal visibility from the right of way. The refuse enclosure is not located entirely behind the building as per the GDC; however, the site context limits placement of the refuse as the site is proximate to the adjacent lots within the larger commercial development. Additionally, the refuse container is placed in a logical manner for refuse services in a corridor where other refuse containers would be serviced on nearby properties.

4. The proposal meets the setback requirements of the Garland Development Code (GDC). The Community Retail (CR) District requires a front setback of thirty (30) feet. However, PD 12-56 shows a 60-foot front building setback along Naaman Forest Boulevard. While the main Car Wash and Auto Repair building conform to this 60-foot setback, the proposed canopies for the vacuums and vacuum equipment enclosures would be placed a minimum of 30 feet from the Naaman Forest Boulevard right-of-way. A deviation from PD 12-56 is required to allow the proposed structures with a 30-foot building setback.
5. The auto repair bay doors do not directly face Naaman Forest Boulevard, though they may be visible from the west of the property. The proposed development is on a curved street, from which any placement of drive-through repair and drive-through car wash bays would have some visibility. The GDC supports exceptions for drive-through bays placed on corner lots and through lots. The proposed bays are positioned on the site in a manner that minimizes the visibility of the bays from the street. Additionally, other activity areas including existing and proposed landscaping, vacuum canopies, parking, and drive aisles are located between the bays and the street further minimizing the visibility of the bays.
6. The GDC Section 2.52, Special Standards Minor Automobile Repair uses further limit potential negative impacts from such uses. The applicant has agreed to additional conditions that would enhance compliance with the following standards: to prohibit overnight storage of vehicles waiting repair, and not to keep a wrecker on the site.
7. The car wash mechanical design includes noise-reducing equipment. The application specifies a turbine vacuum producer, exhaust silencer, with the wash tunnel equipment that is contained within the footprint of the building envelope. Therefore, the noise generated due to the car wash activity will be minimized. There are no abutting or nearby residential dwellings that might be impacted by adverse noise.
8. The design of the building complies with the applicable building design regulations of GDC.
9. The proposed landscaping plan (Exhibit D in Detail Plan agenda item) complies with the landscaping requirements of the GDC.
10. Signage will be subject to the regulations set forth in Planned Development (PD) District 12-56 and the Garland Development Code.
11. The applicant is requesting approval of the Specific Use Provision for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Center for the subject property. 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,

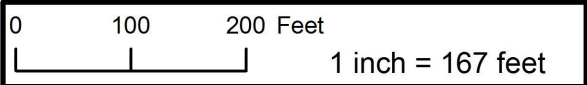
retail centers, and employment centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with Planned Development Districts based in the Community Retail (CR) District. The site to the north is zoned Planned Development (PD) 01-16 District for Commercial Retail and developed with a Sam's Club. The property to the south is zoned Planned Development (PD) 12-56 for Community Retail and developed with an Academy Sports+Outdoors. The property to the west is zoned Planned Development (PD) 05-63 District for Community Retail and developed with a Comerica Bank. The property to the east is zoned Planned Development (PD) District 12-56 for Community Retail and is currently undeveloped.

Attachments

Z 20-16 Kimley-Horn and Associates, Inc. (Zoning) - Attachments
Z 20-16 Kimley-Horn and Associates, Inc. Responses
Z 20-16 Kimley-Horn and Associates, Inc. Staff Presentation



Z 20-16 Zoning Map



INDICATES AREA
OF REQUEST

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.

- 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.

REPORT & MINUTES

P.C. Meeting, August 10, 2020

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval 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. This property is located at 5243 Naaman Forest Boulevard. (District 1) (Z 20-16)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Rose asked for the City's definition of Minor Auto Repair and if any vehicle repairs would be completed in the parking lot.

Ms. Hopkins stated all vehicle repairs must be done within the building and specified Minor Auto Repair would be items such as oil changes, and overnight storage or Major Auto Repair would not be allowed.

Chairman Roberts stated that the canopy structures and vacuum enclosures are not within the building setback would this be an added condition or deviation request if a motion is made.

Mr. Guerin stated the setbacks meet the Garland Development Code (GDC) requirements. However, this is within PD 12-56 which shows a 60 foot setback line from the Naaman Forest Boulevard right-of-way. The main building and carwash meet the 60 foot setback, but the canopies and vacuum enclosures do not and would be a PD deviation.

The project architect Trent Clark, 3208 Miracle Lane, Flower Mound, Texas, provided an overview of the request and remained available for questions.

The applicant, Nathan Forney, 13455 Noel Road, Dallas, Texas 75240, provided an overview of the request and remained available for questions.

Commissioner Rose asked if approved when the project would begin.

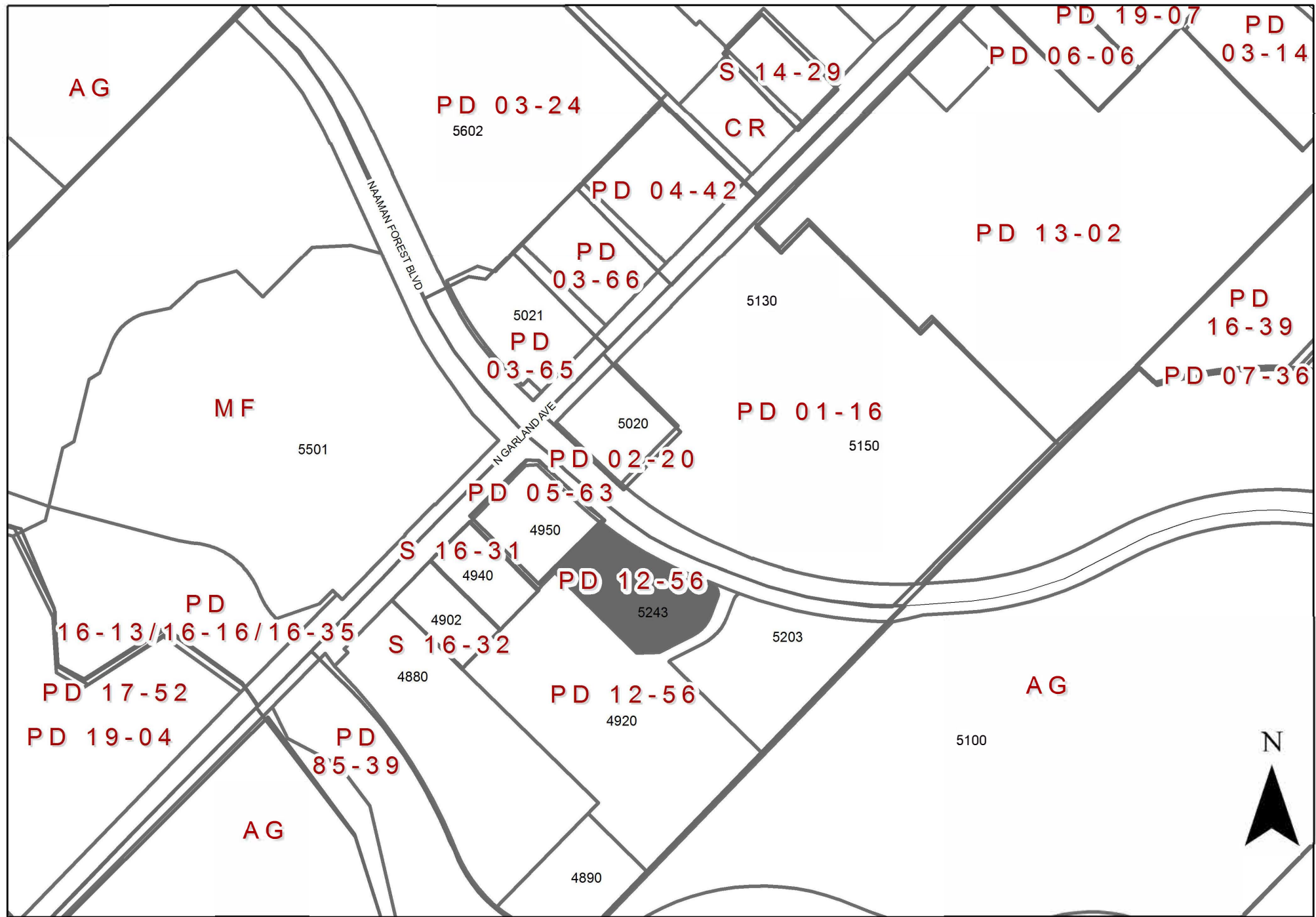
Mr. Forney explained if approved there are still reviews to be completed and there is a projected opening for the fall of 2021.

Chairman Roberts inquired as to the location of the rail for the carwash and if any consideration was given to cap the vacuum enclosures due to the decibel levels.

Mr. Forney explained there would be a distance of 15 to 20-feet prior to the rails and are ensuring there is a grade to be able to view the rails over the hood of the vehicle. Mr. Forney further stated the decibel levels would be mitigated with the enclosures.

Commissioner Dalton stated the distance from the setback line and landscaping will assist with lowering the decibel level.

Motion was made by Commissioner Dalton to **approve** the request per staff recommendation with the condition to allow the canopies and vacuum equipment enclosures only have a front setback of 30 feet. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**



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.

(Please complete the following information)

- 1) GISD Curtis Culwell Center, 4999 Naaman Forest Blvd, Garland, TX 75040; 2) Naaman Forest HS, 4843 Naaman Forest Blvd, Garland, TX 75040; 3) GRCTC, 4885 N. PGB Hwy, Garland, TX 75040

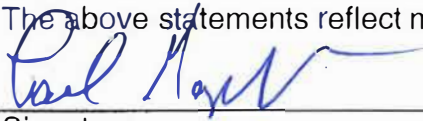
Your Property Address

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: 8/4/20

**Outside the
Notification Area**

Z 20-16

Approval to 1) Amend 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 on a property zoned Planned Development (PD) District 12-56.

**City Council Meeting
September 1, 2020**



GARLAND

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Case Information

Location: 5243 Naaman Forest Boulevard

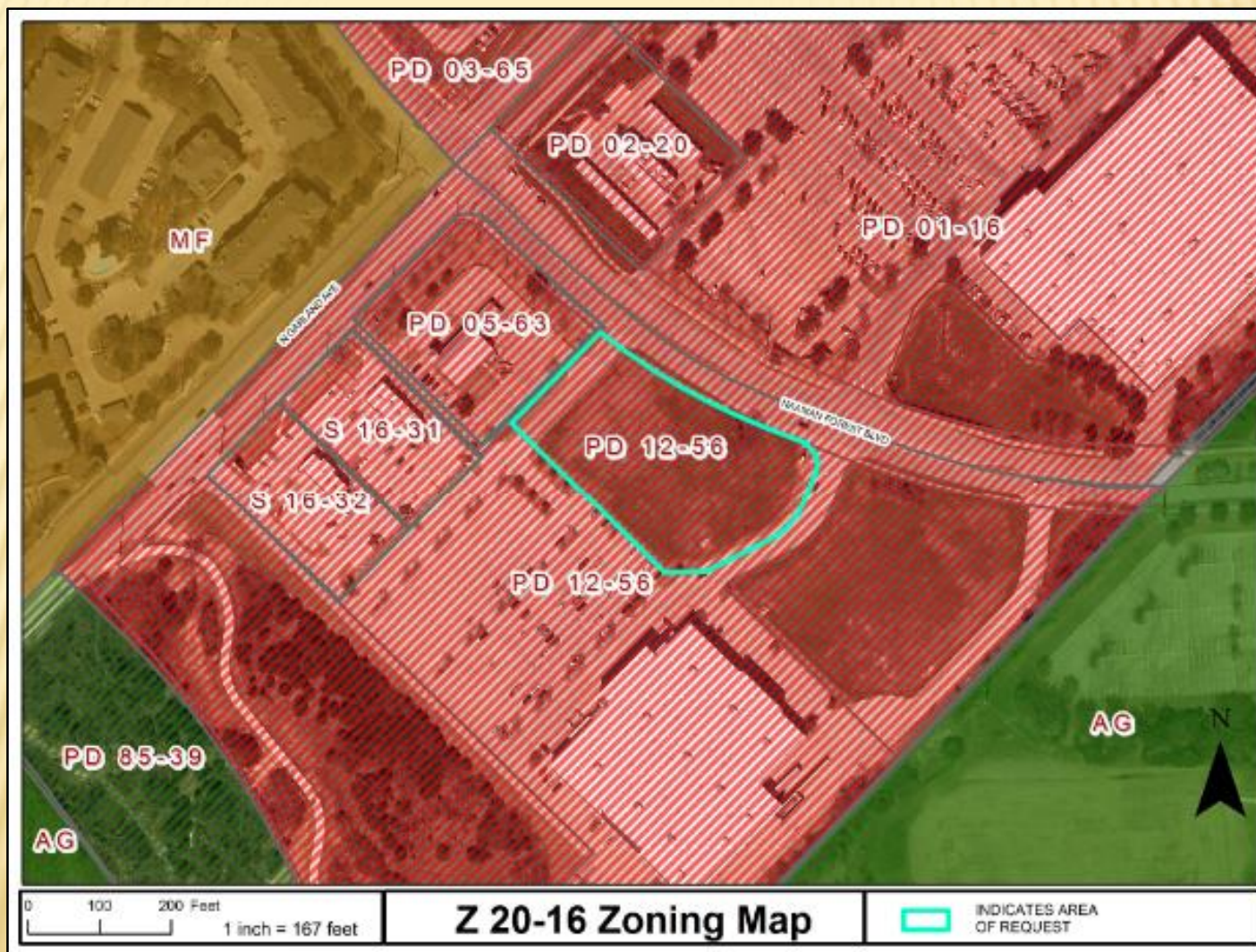
Applicant: Kimley-Horn and Associates, Inc.

Owner: Oliver Dewey Mayer Foundation, Bank of Texas Trustee

Acreage: 1.8 Acres

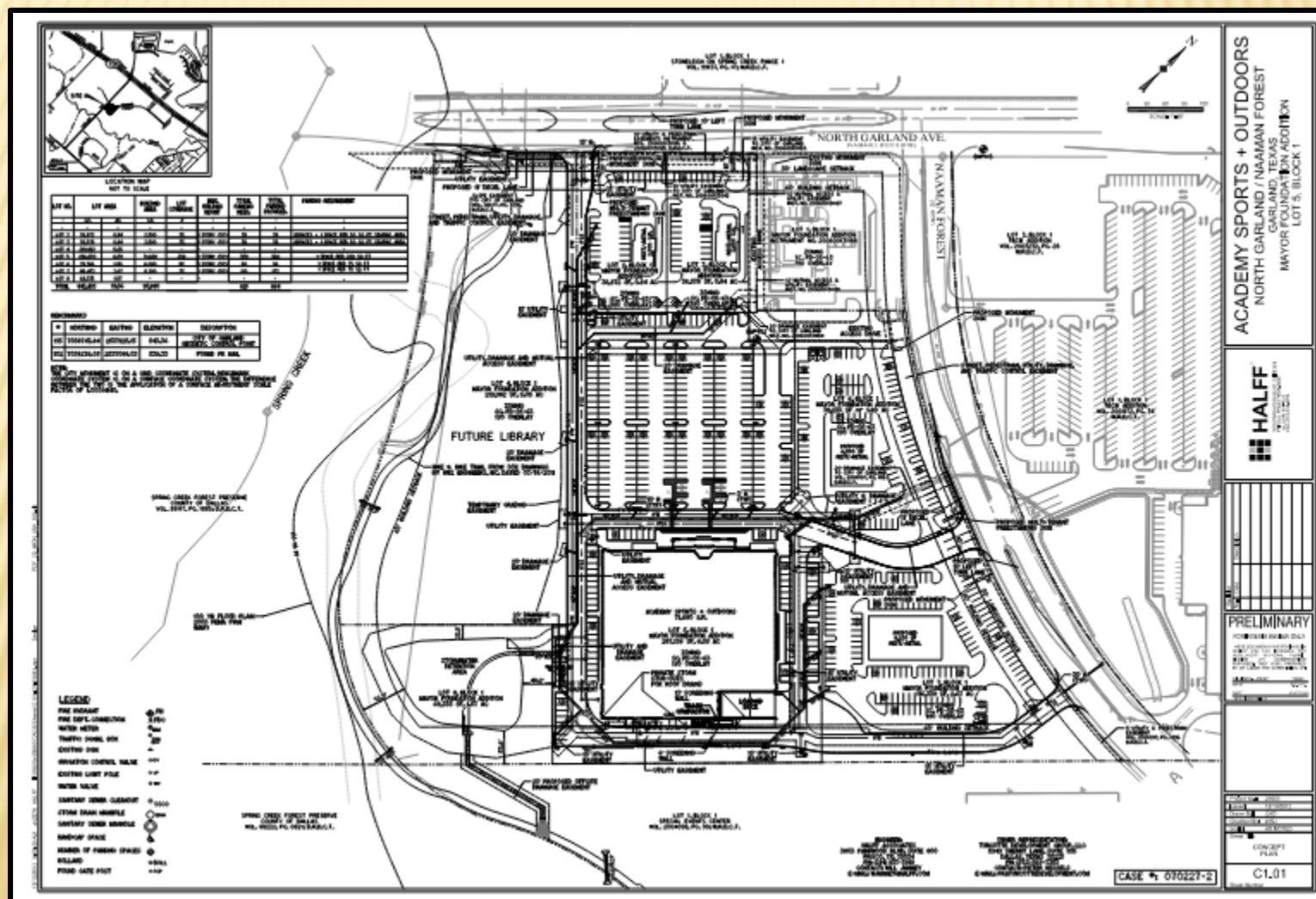
Zoning: Planned Development (PD) District 12-56

Location Map



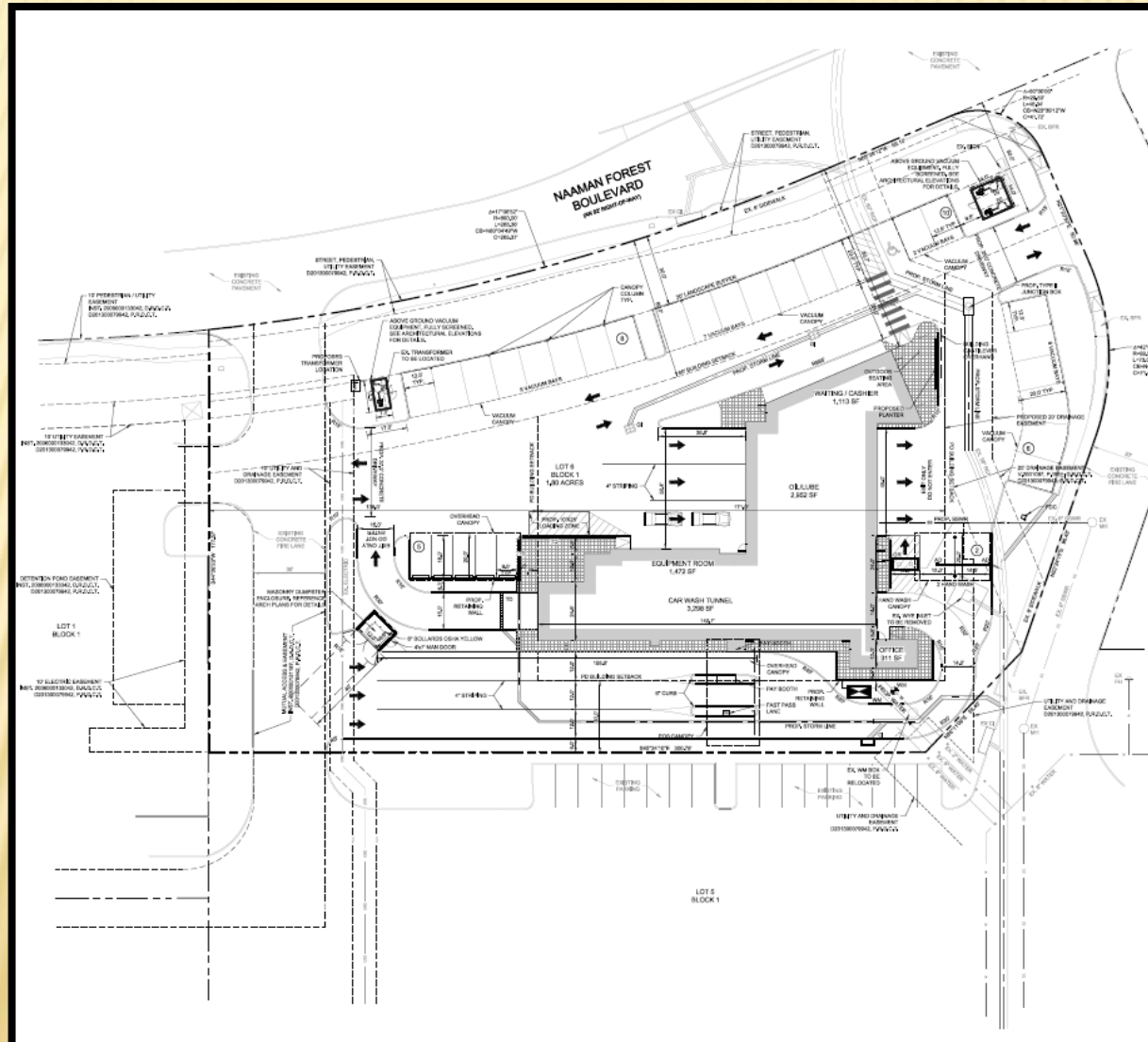
Photos





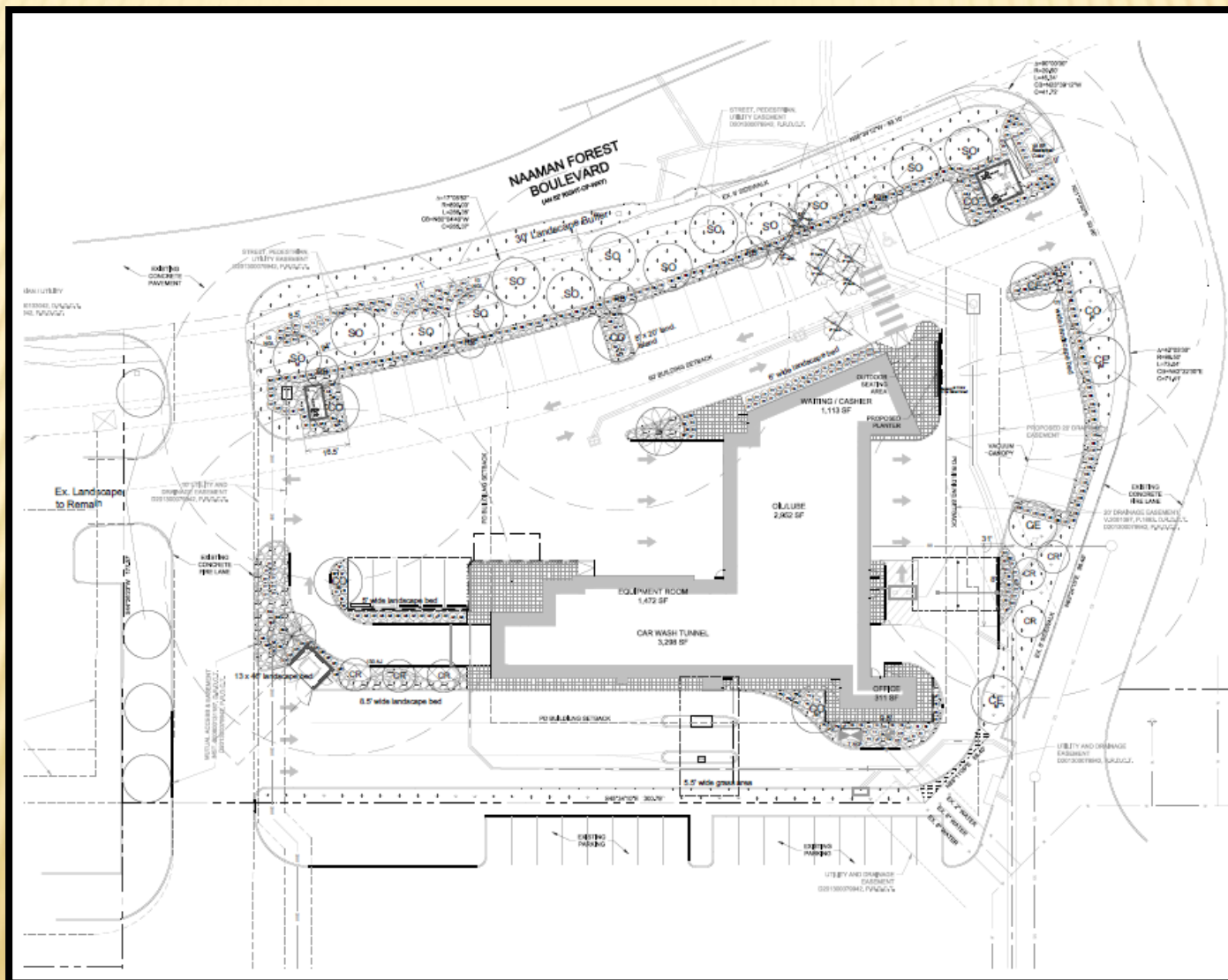


Site Plan

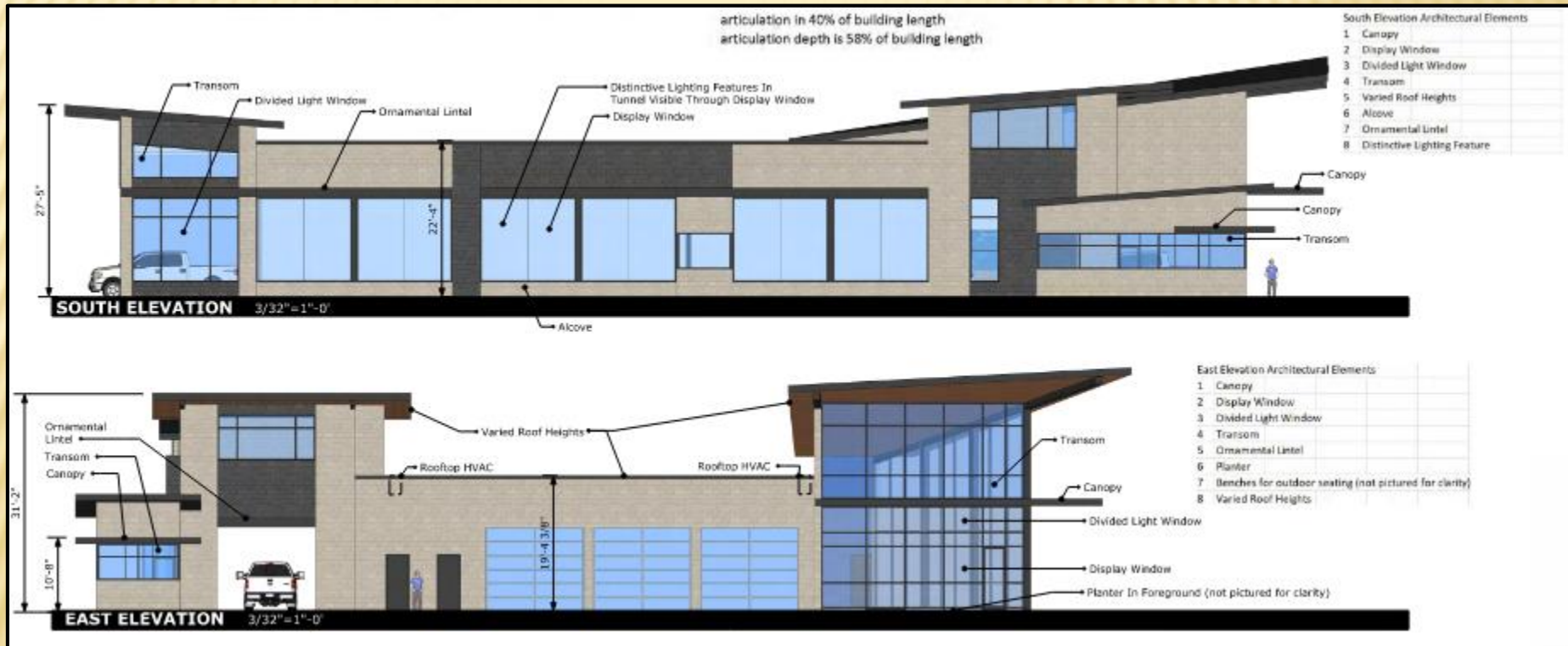




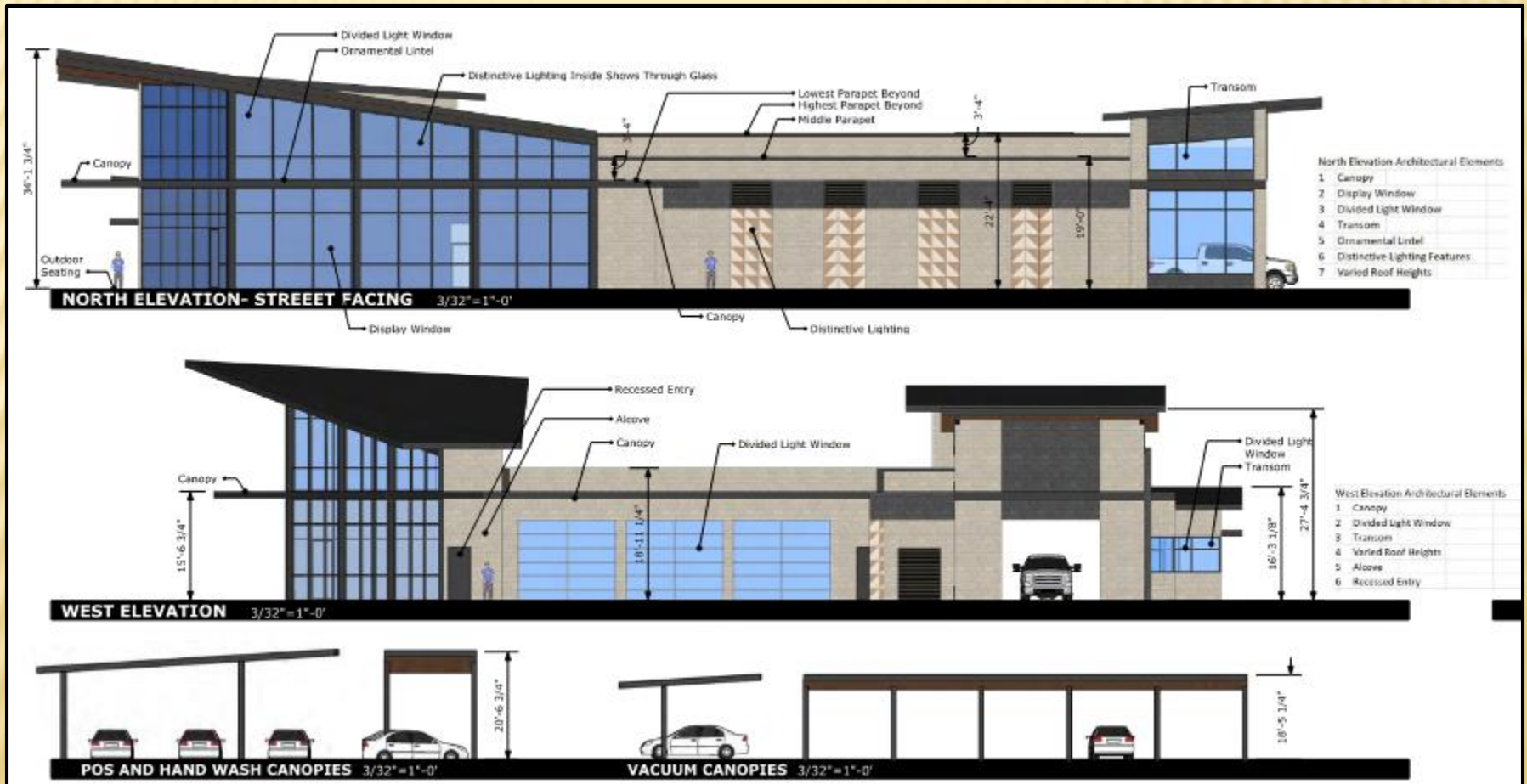
Z 20-16



Elevations



Elevations



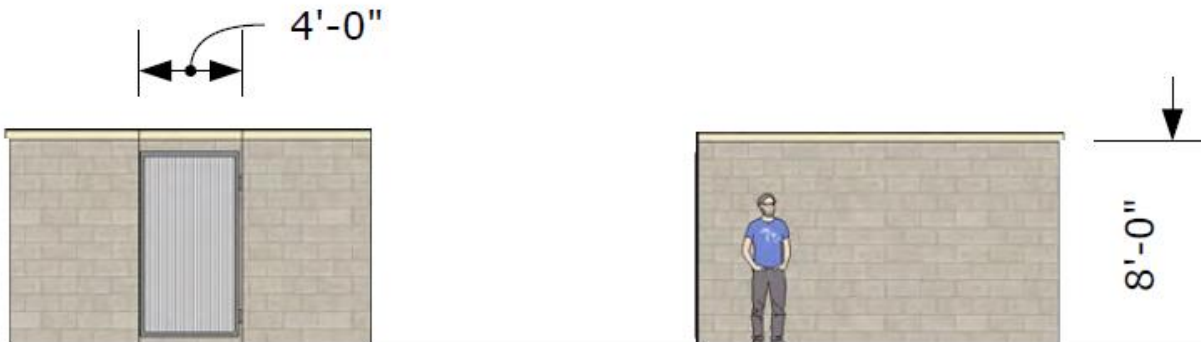
3D View/ Signage





GARLAND
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Equipment Enclosure/Carports



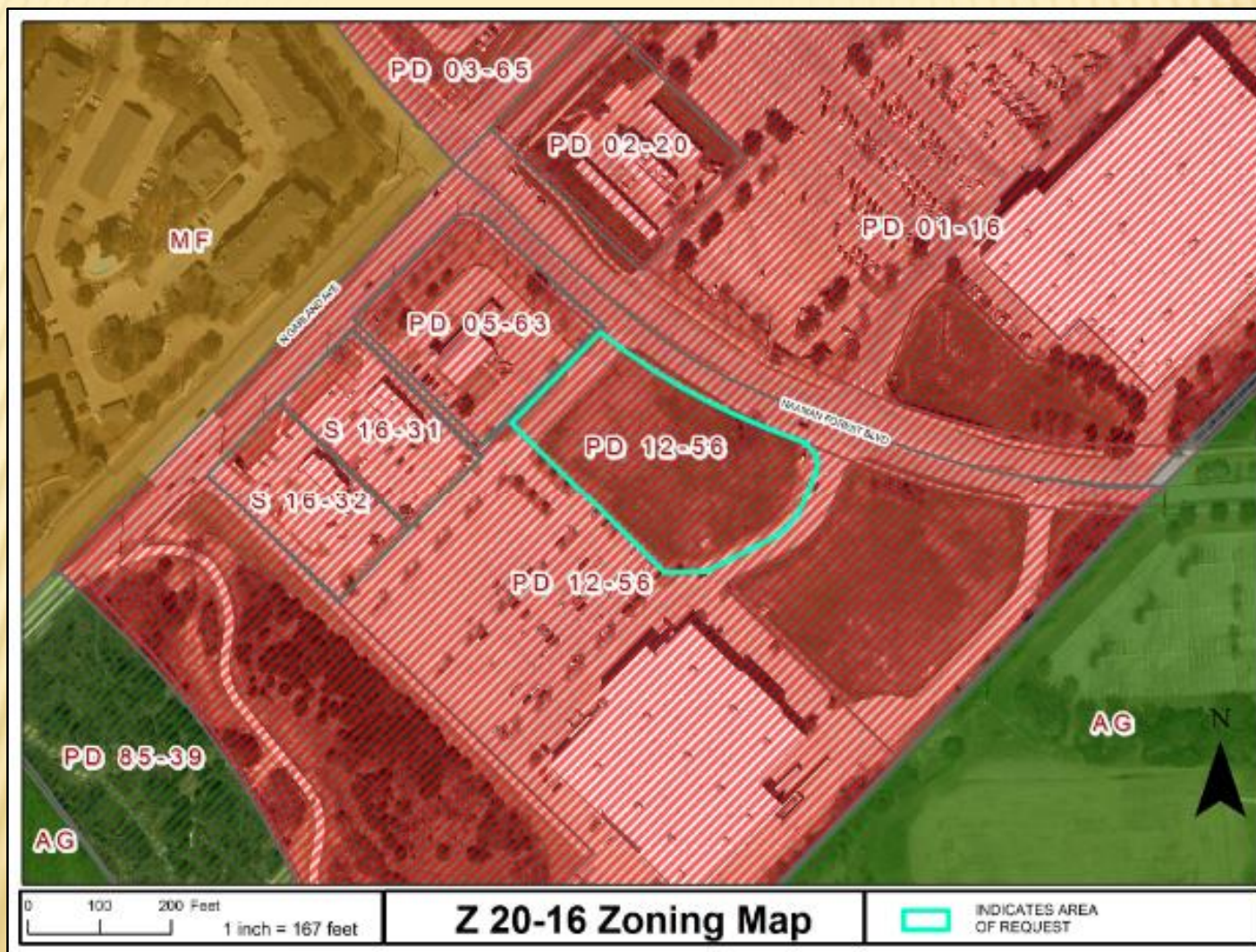
Considerations

The applicant is requesting a Specific Use Provision for 30 years.

Deviation Summary

GDC Requirements	Deviations
Parking: Requires 43 spaces	Parking: Providing 31 spaces <i>Applicant is requesting to exclude the 1,472 sq. ft. equipment room from parking calculation.</i>
Refuse Enclosure: <i>Must be located behind the building</i>	Refuse Enclosure: <i>Not located entirely behind the building, but distanced from the right of way</i>
Building Setback: 60-ft front setback per PD 12-56. <i>Main car wash/auto repair building meets 60-ft. setback.</i>	PD 12-56 Deviation Building Setback: <i>Allow the proposed canopies and vacuums with a 30-ft building setback</i>

Location Map





GARLAND
TEXAS MADE HERE

Backup Slides Follow

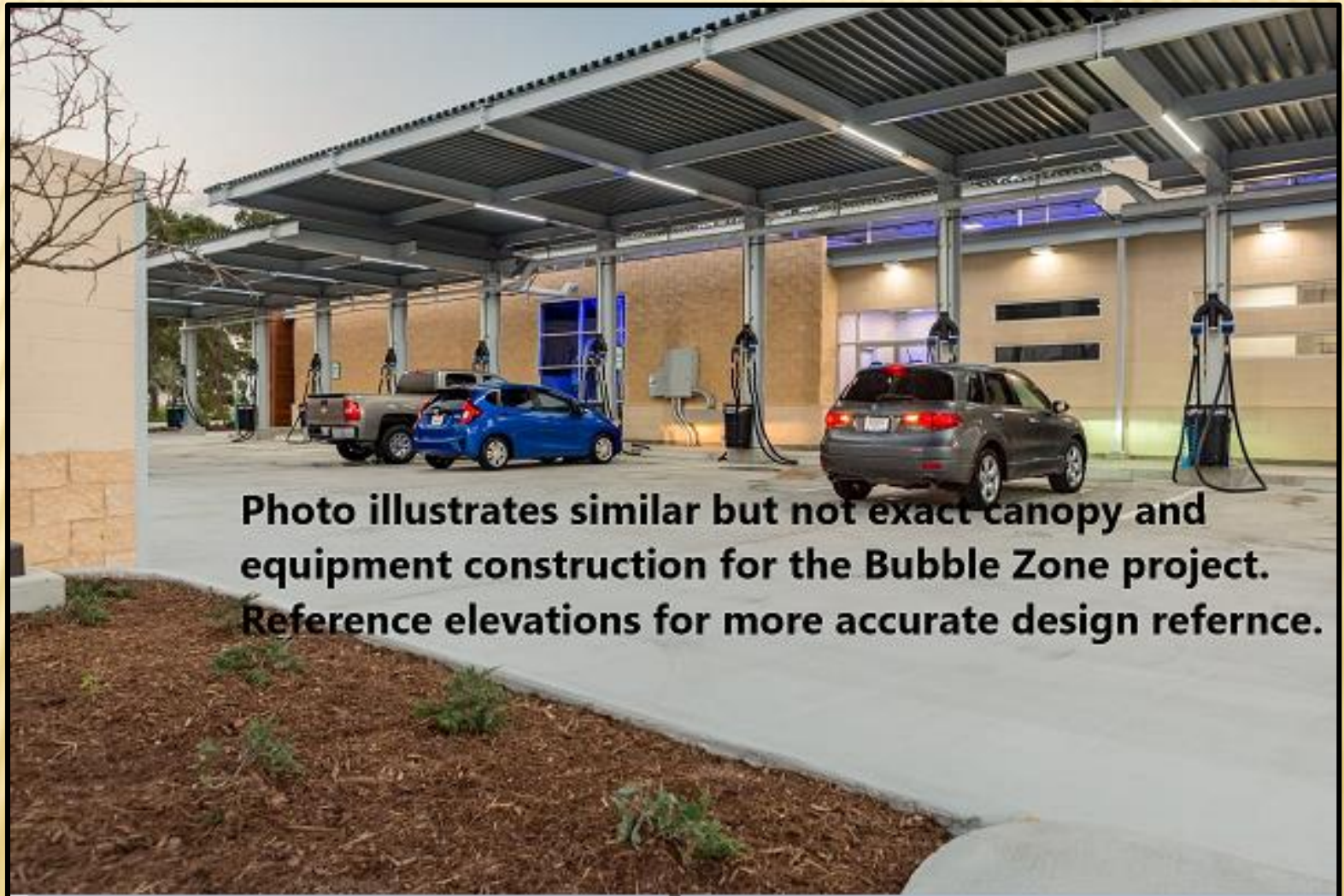


Photo illustrates similar but not exact canopy and equipment construction for the Bubble Zone project. Reference elevations for more accurate design reference.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. c.

Meeting Date: 09/01/2020

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56.

LOCATION

5243 Naaman Forest Boulevard

OWNER

Oliver Dewey Mayer Foundation, Bank of Texas Trustee

PLAN COMMISSION RECOMMENDATION

On August 10, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56.

STAFF RECOMMENDATION

Approval of a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56.

BACKGROUND

The site is part of a larger commercial center consisting of seven developable properties zoned Planned Development (PD) District 12-56 for Shopping Center Uses which requires Detail Plan approval through a public hearing process. PD 12-56 was approved with a Concept Plan for the overall commercial center. Several of the properties have been developed including a bank, sporting goods store, and two drive-through restaurants. The remaining undeveloped properties consist of two lots east of the bank fronting onto Naaman Forest Boulevard, and a property at the south side of the site which is designated for a library on the approved Concept Plan.

The applicant is proposing a Car Wash, Automated/Rollover and Minor Automobile Repair on a parcel with frontage on Naaman Forest Boulevard abutting the bank property.

SITE DATA

The proposed Detail Plan portion of the site is approximately 1.8 acres with 325 feet of frontage along Naaman Forest Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 12-56 which allows Community Retail (CR) District uses. The CR District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

The applicant intends to develop the vacant lot for Car Wash, Automated/Rollover and Automobile Repair, Minor Uses. Automobile Repair, Minor Use and Car Wash, Automated/Rollover are not allowed in PD 12-56. The GDC allows Automobile Repair, Minor in the Community Retail (CR) District, while Car Wash, Automated/Rollover requires a Specific Use Provision (SUP). The request is for an amendment to Planned Development (PD) District 12-56, a Specific Use Provision for the Car Wash use, and a Detail Plan for proposed development.

CONSIDERATIONS

1. The applicant proposes the development of one building consisting of 9,146 square-feet for a Car Wash, Automated/Rollover and an Automobile Repair, Minor Use. The business would operate Monday through Sunday from 8:00 a.m. to 8:00 p.m.
2. Forty-three (43) parking spaces are required per the GDC. The applicant requests a deviation to provide thirty-one (31) parking spaces, which includes the removal of the 1,472 square-foot equipment room from the Car Wash gross floor area. A parking study was provided by Kimley-Horn & Associates, Inc., which displays that based on effective building square footage and the proposed operations, thirty-one (31) parking spaces are sufficient for the development.
3. The refuse enclosure is located along the western portion the property, which has minimal visibility from the right of way. The refuse enclosure is not located entirely behind the building as per the GDC; however, the site context limits placement of the refuse as the site is proximate to the adjacent lots within the larger commercial development. Additionally, the refuse container is placed in a logical manner for refuse services in a corridor where other refuse containers would be serviced on nearby properties.
4. The proposal meets the setback requirements of the Garland Development Code (GDC). The Community Retail (CR) District requires a front setback of thirty (30) feet. However, PD 12-56 shows a 60-foot front building setback along Naaman Forest Boulevard. While the main Car Wash and Auto Repair building conform to this 60-foot setback, the proposed canopies for the vacuums and vacuum equipment enclosures would be placed a

minimum of 30 feet from the Naaman Forest Boulevard right-of-way. A deviation from PD 12-56 is required to allow the proposed structures with a 30-foot building setback.

5. The auto repair bay doors do not directly face Naaman Forest Boulevard, though they may be visible from the west of the property. The proposed development is on a curved street, from which any placement of drive-through repair and drive-through car wash bays would have some visibility. The GDC supports exceptions for drive-through bays placed on corner lots and through lots. The proposed bays are positioned on the site in a manner that minimizes the visibility of the bays from the street. Additionally, other activity areas including existing and proposed landscaping, vacuum canopies, parking, and drive aisles are located between the bays and the street further minimizing the visibility of the bays.
6. The GDC Section 2.52, Special Standards Minor Automobile Repair uses further limit potential negative impacts from such uses. The applicant has agreed to additional conditions that would enhance compliance with the following standards: to prohibit overnight storage of vehicles waiting repair, and not to keep a wrecker on the site.
7. The car wash mechanical design includes noise-reducing equipment. The application specifies a turbine vacuum producer, exhaust silencer, with the wash tunnel equipment that is contained within the footprint of the building envelope. Therefore, the noise generated due to the car wash activity will be minimized. There are no abutting or nearby residential dwellings that might be impacted by adverse noise.
8. The design of the building complies with the applicable building design regulations of GDC.
9. The proposed landscaping plan (Exhibit D) complies with the landscaping requirements of the GDC.
10. Signage will be subject to the regulations set forth in Planned Development (PD) District 12-56 and the Garland Development Code.
11. The applicant is requesting approval of the Specific Use Provision for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Center for the subject property. 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

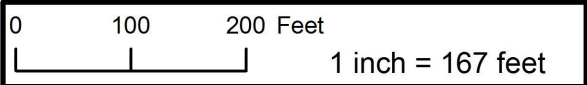
The surrounding properties are primarily developed with Planned Development Districts based in the Community Retail (CR) District. The site to the north is zoned Planned Development (PD) 01-16 District for Commercial Retail and developed with a Sam's Club. The property to the south is zoned Planned Development (PD) 12-56 for Community Retail and developed with an Academy Sports+Outdoors. The property to the west is zoned Planned Development (PD) 05-63 District for Community Retail and developed with a Comerica Bank. The property to the east is zoned Planned Development (PD) District 12-56 for Community Retail and is currently undeveloped.

Attachments

Z 20-16 Kimley-Horn and Associates, Inc. (Detail Plan) Attachments

Z 20-16 Kimley-Horn and Associates, Inc. Responses

Z 20-16 Kimley-Horn and Associates, Inc. Staff Presentation



Z 20-16 Zoning Map



INDICATES AREA
OF REQUEST

The site plan illustrates the proposed development along Naaman Forest Boulevard. The building footprint includes an Equipment Room (1,472 SF), a Car Wash Tunnel (3,298 SF), an Office (311 SF), and an Oil/Lube area (2,952 SF). A waiting/cashier area (1,113 SF) and an outdoor seating area are also shown. The plan features extensive landscaping with various tree symbols (S, SO, SQ, SP, CO, CR, GE) and landscape beds of different widths (5', 6', 8.5', 13' x 44'). Utility easements for pedestrian, utility, and drainage are clearly marked. The plan also shows existing concrete pavement, a concrete fire lane, and existing parking areas. The project is bounded by Naaman Forest Boulevard to the north and an existing parking area to the south.



Canopy Trees

SO	Shumard Oak
CE	Cedar Elm
Cloud	Extinct be name

CR Red Crap

DB	Dwarf Burford Holly
AB	Abelia
PM	Pink Muhly
BS	Blackeyed Susan
GL	Glaet Linope
RY	Red Yucca
NGL	New Gold Lantana
BA	Red Barberry
DIH	Dwarf Indian Hawthorn
TX	Texas Sage

Solid Sod Bermuda Grass

Decomposed Granite

4 inch depth washed gravel on weed barrier

1. The project will have an underground automatic irrigation system to water all new plantings.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrub beds to have 1 inch of prepared planting mix (70% topsoil, 10% composted amendment, 10% washed sand).
5. Shredded hardwood mulch must be obtain from local strands along with the steel edging material obtained from a local source.
6. Install 4 inches of clean topsoil in all areas of the site disturbed by construction activities. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter content of 3 percent maximum and a pH level of 5.2 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil make-up and organic percent (R.O.C.).
7. Hydromulch or solid soil on all areas disturbed by construction activities as shown on plan and to extend completely to property line and adjacent R.O.C.



SHEET NUMBER	LANDSCAPE PLAN	THE BUBBLE ZONE			13465 NOEL BLVD., TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PHONE: 214.635.1100 FAX: 214.635.1000 WWW.KIMLEY-HORN.COM TX, E 609 © 2010 KIMLEY-HORN AND ASSOCIATES, INC.	Revisions	Date
						No.	

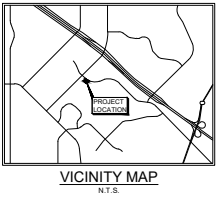
(EXHIBIT D)

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 burford '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	DY	Dwarf Yucca	Ilex vomitoria 'nana' 5 gal. 36" oc.
4	KR	Kaycloak Rose	Rosa 'Rastraz' 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 ft. ht. at time of planting 36" oc.
48 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



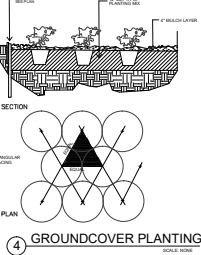
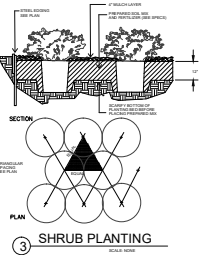
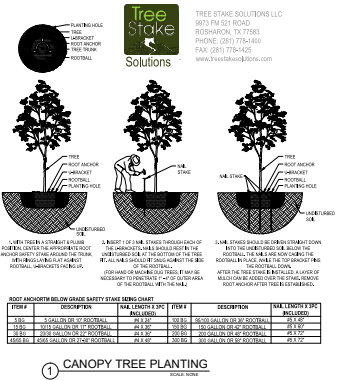
Integration studio
Landscape Architecture • Sustainable Site Planning • Natural Resource Policy
John F. Murphy, ASLA
2000 Owen Ross Way
Dallas, Texas 75240
Phone: 214.634.4000
www.integrationstudio.com
214.634.4000 • Text
214.634.4000 • Email
www.integrationstudio.com

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



Mitigation trees marked with 'M'



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:
Sudak Zone Realty
4001 Copper Mountain Lane
Richardson, Texas 75082
Contact: Teak Kestner
Phone: 214.634.4000
Email: teak@integrationstudio.com

Engineer:
Integration studio and Associates, Inc.
13455 North Rd.
Richardson, Texas 75082
Contact: Teak Kestner
Phone: 214.634.4000
Email: teak@integrationstudio.com

Kimley-Horn
13455 N. DALLAS STREET, SUITE 100
DALLAS, TEXAS 75240
PHONE: 214.634.4000
WWW.KIMLEY-HORN.COM, TX 75082
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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

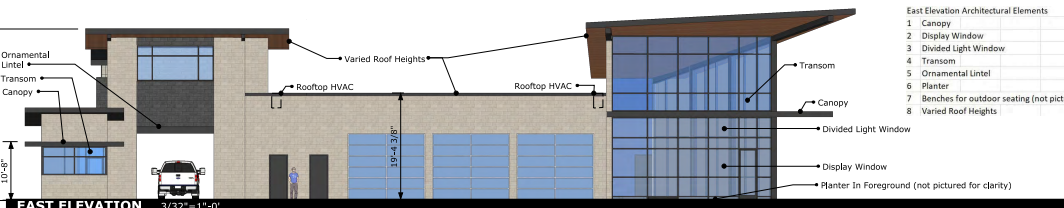
B (Building Length) 148'-2"
A (articulation length) 60'-6"
C (depth of articulation) 85'-7"

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

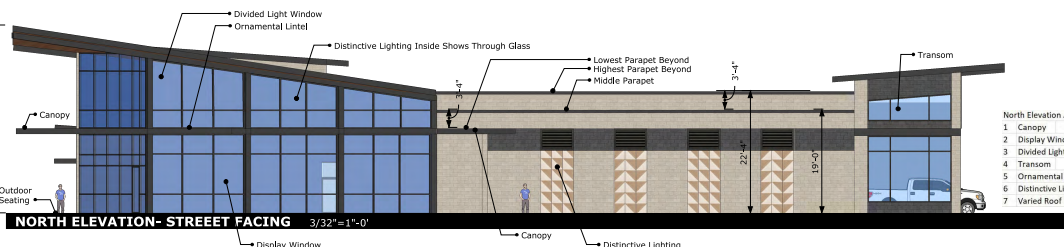
articulation in 40% of building length
articulation depth is 58% of building length



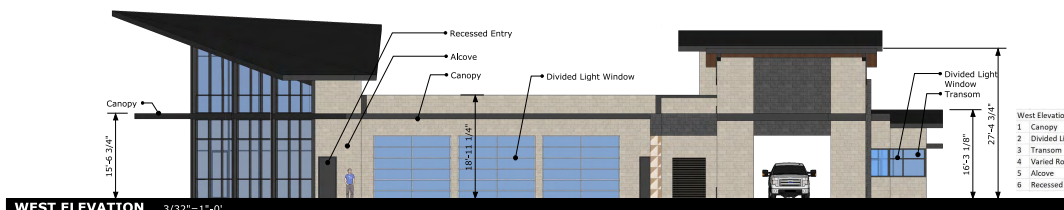
South Elevation Architectural Elements	
1	Canopy
2	Display Window
3	Divided Light Window
4	Transom
5	Varied Roof Heights
6	Alcove
7	Ornamental Lintel
8	Distinctive Lighting Feature



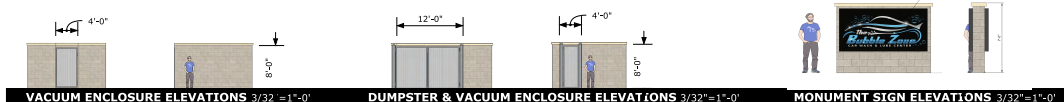
East Elevation Architectural Elements	
1	Canopy
2	Display Window
3	Divided Light Window
4	Transom
5	Ornamental Lintel
6	Planter
7	Benches for outdoor seating (not pictured for clarity)
8	Varied Roof Heights



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



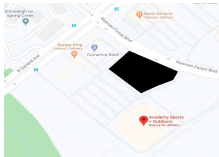
PLANTER SECTION



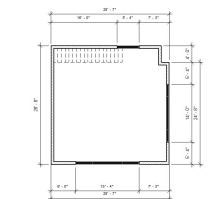
RETAINING WALL MATERIAL



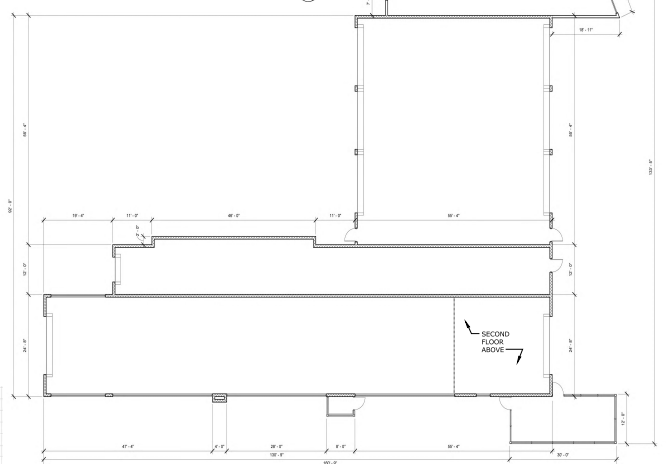
PATIO SEATING CONCEPTUAL EXAMPLE



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

COOPERPORT & 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
TAKA KADAMANTZ
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

July 23, 2020

Kira Wauwie, AICP
City of Garland
Planning Department

RE: *The Bubble Zone*
 File No. Z 20-16
 Case No. 200402-01
 Response to City Review Comments – Parking Compliance

Dear Ms. Wauwie:

This letter is intended to add detail for the site's request for alternate compliance on the parking regulations. Normally this would have been supported by observations of comparable car wash and oil change businesses. However, with the COVID-19 pandemic limitations in place, existing operations are not typical, so no observation was attempted.

Car Wash

There is no data for car washes in ITE's *Parking Generation Manual, 5th Edition*, the usual source for national parking observation data. A research report on queueing at car washes was attainedⁱ, but it did not address either conventional parking or vacuum bay demand.

The city's car wash parking requirement is 1 space per 200 SF, covering all the varieties of car wash such as manual, automated (this site) or full-service. This makes general sense as parking spaces are needed before and after the car wash activity, for waiting and then for after-wash vacuuming and detailing. As the car wash area expands, presumably increasing the number of cars that can be washed at the same time, the number of supporting parking spaces will expand in proportion. Many cities define parking requirements as spaces per wash bay, rather than using overall building size.

For the automated car wash, the large amount of building space needed results in an unrealistic amount of parking being required. As noted, the car wash parts of the site can be defined as the tunnel, office, and the equipment room:

Car Wash Tunnel SF:	3,298
Car Wash Office SF:	311
Car Wash Equipment Room SF	1,472
Total:	5,081 SQ. FT.

The tunnel area is the part that defines the effective car wash area. This area is actually needed for vehicles to pass through and be cleaned. If the tunnel area expands, it means more vehicles are being served, and thus it makes sense that more parking would be required. This is the intention of the parking requirement that is based on size of the service area.

The car wash equipment room is immaterial to the number of cars attracted to the site. The equipment room could be half the size, or twice the size, and it would not change the number of vehicles able to go through the tunnel. It makes sense that the equipment room should not be counted for car wash area, so the resulting car wash parking requirement would be:

Car Wash Tunnel SF:	3,298
Car Wash Office SF:	311
Total Effective Area:	3,609 SQ. FT.
Parking Requirement (1/200 SF)	19 spaces

A simple arithmetical check shows that the proposed 18 spaces would satisfy the likely parking demand generated by the car wash operation. The automated car wash can process 70 vehicles per hour at its peak. The waiting time before the car wash is accommodated within the large stacking area. After the wash, each car has a potential need to use the parking spots for vacuuming or other cleaning by the owner. A good average assumption for time per vehicle after the wash would be 10 minutes. Some vehicles stay longer, but many vehicles also depart without stopping at all.

With 70 vehicles each using 10 minutes of parking time, that is a maximum demand of 700 parking minutes per hour.

On the supply side, the 18 spaces offer 1,080 parking-minutes in the same hour. Even deducting several spaces for employees, 15 usable spaces would result in 900 parking-minutes being available, comfortably more than the supply needed to accommodate 70 vehicles per hour.

Oil Change

The City's requirement for Auto Repair, Minor is 1 space per 400 SF plus 2 spaces per garage bay. The requirement for the additional parking per bay was installed in 2019, making the Auto Repair, Minor requirement match the Auto Repair, Major category. These additional spaces per bay are intended to address vehicle storage for longer periods, since many auto repair operations grow to provide more services over time. As repairs get more extensive, vehicles per bay increase.

The auto repair operation on this site is limited to oil changes and other small routine or periodic services that go well with the car wash operation. There is no need for overnight parking, and an enforceable code restriction could be added to the site conditions to clarify the allowable functions. The basic parking requirement of 1 space per 400 SF is appropriate for the very limited type of auto repair services which will be offered on the site.

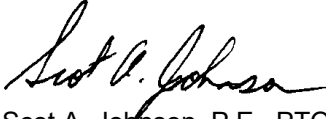
Summary

The above sections show how the proposed parking rates are appropriate for the car wash and oil change operations. The resulting parking requirement for the site would be:

Car Wash Effective SF:	3,609 SF	
Parking Requirement (1/200 SF)		19 spaces
Oil Change Effective SF:	4,065 SF	
Parking Requirement (1/400 SF, no additional per bay)		11 spaces
Total Parking Required:		30 spaces
Total Parking Provided:		31 spaces

Regards,

KIMLEY-HORN AND ASSOCIATES, INC.



Scot A. Johnson, P.E., PTOE

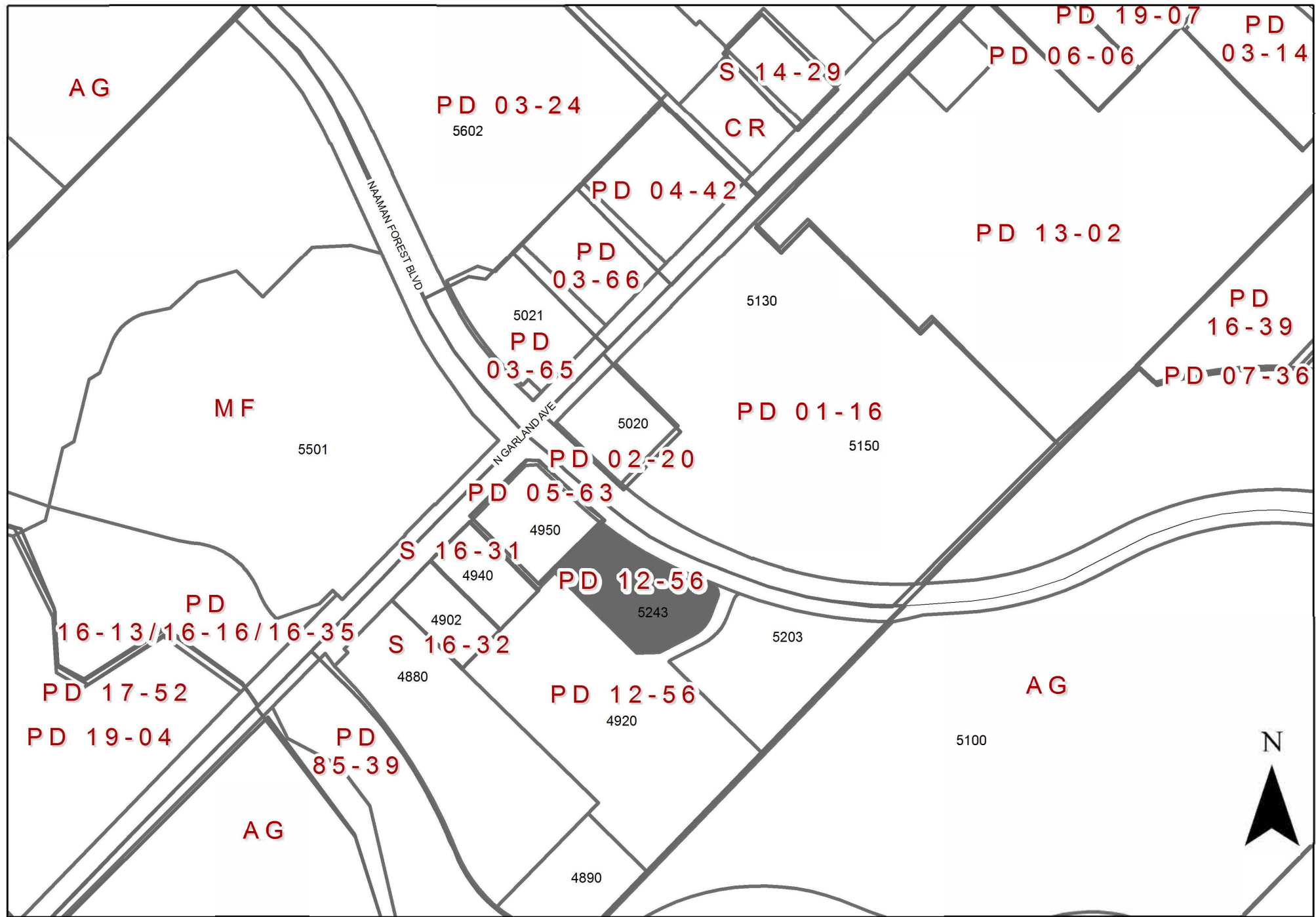
ⁱ <http://www.mikeontraffic.com/drive-through-lane-storage/>

REPORT & MINUTES

P.C. Meeting, August 10, 2020

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56. This property is located at 5243 Naaman Forest Boulevard. (District 1) (Z 20-16)

Motion was made by Commissioner Rose to close the public hearing and **approve** the request per staff recommendation, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**



Z 20-16 Zoning Map



INDICATES AREA
OF REQUEST

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.

(Please complete the following information)

- 1) GISD Curtis Culwell Center, 4999 Naaman Forest Blvd, Garland, TX 75040; 2) Naaman Forest HS, 4843 Naaman Forest Blvd, Garland, TX 75040; 3) GRCTC, 4885 N. PGB Hwy, Garland, TX 75040

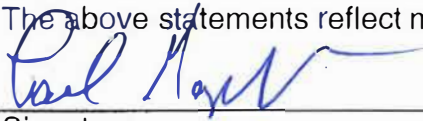
Your Property Address

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: 8/4/20

**Outside the
Notification Area**

Z 20-16

Approval to 1) Amend 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 on a property zoned Planned Development (PD) District 12-56.

**City Council Meeting
September 1, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 5243 Naaman Forest Boulevard

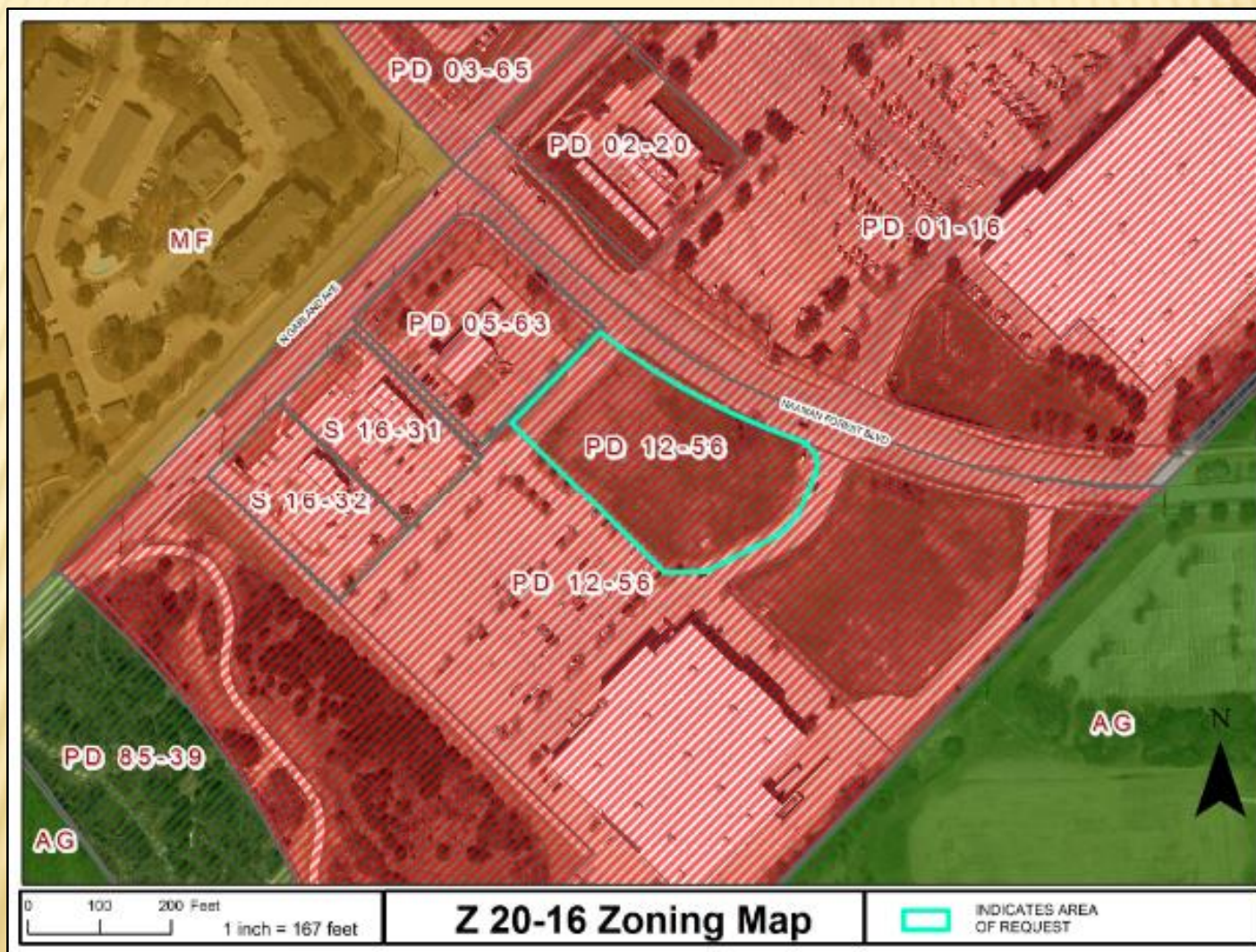
Applicant: Kimley-Horn and Associates, Inc.

Owner: Oliver Dewey Mayer Foundation, Bank of Texas Trustee

Acreage: 1.8 Acres

Zoning: Planned Development (PD) District 12-56

Location Map



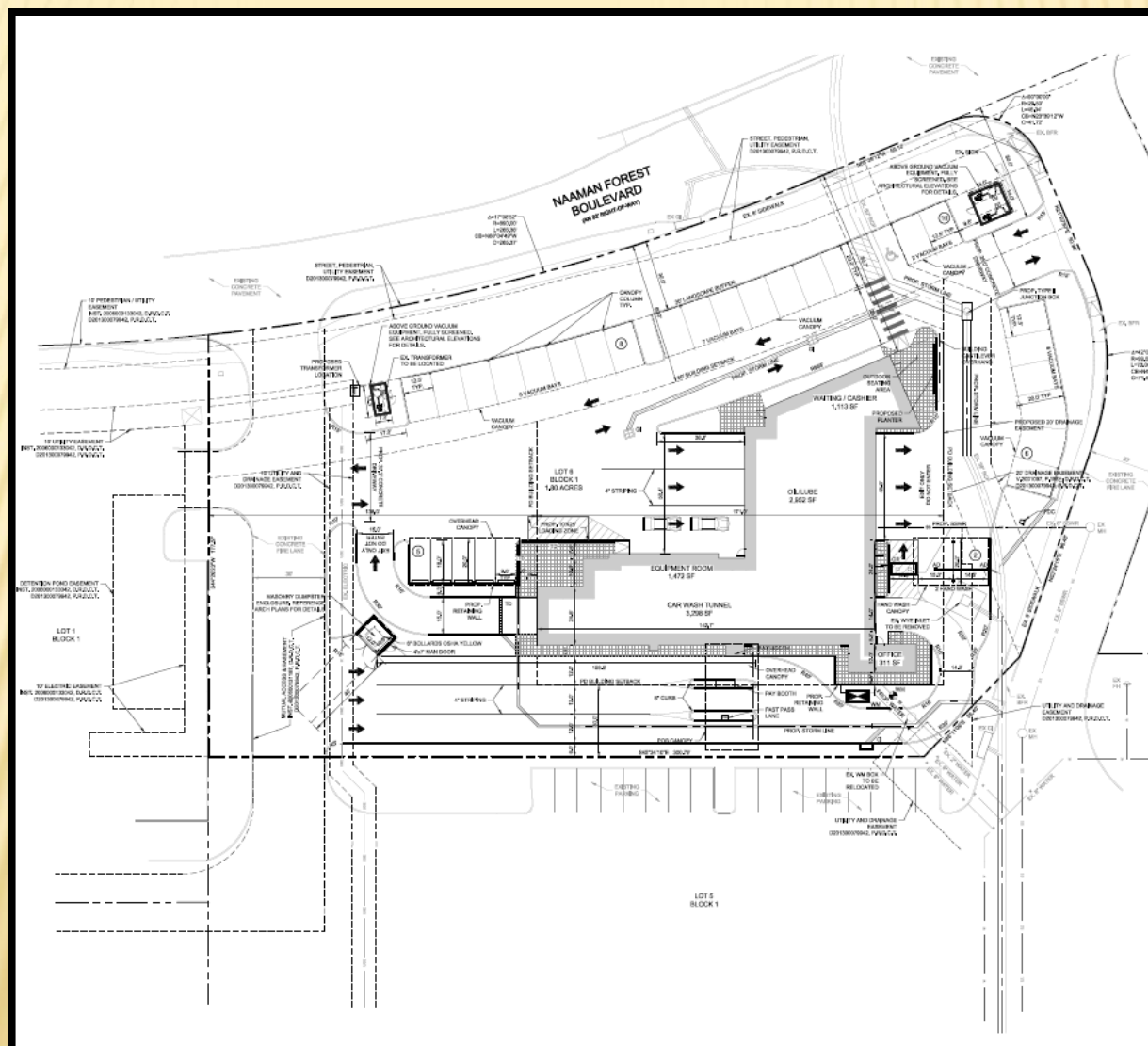
Photos





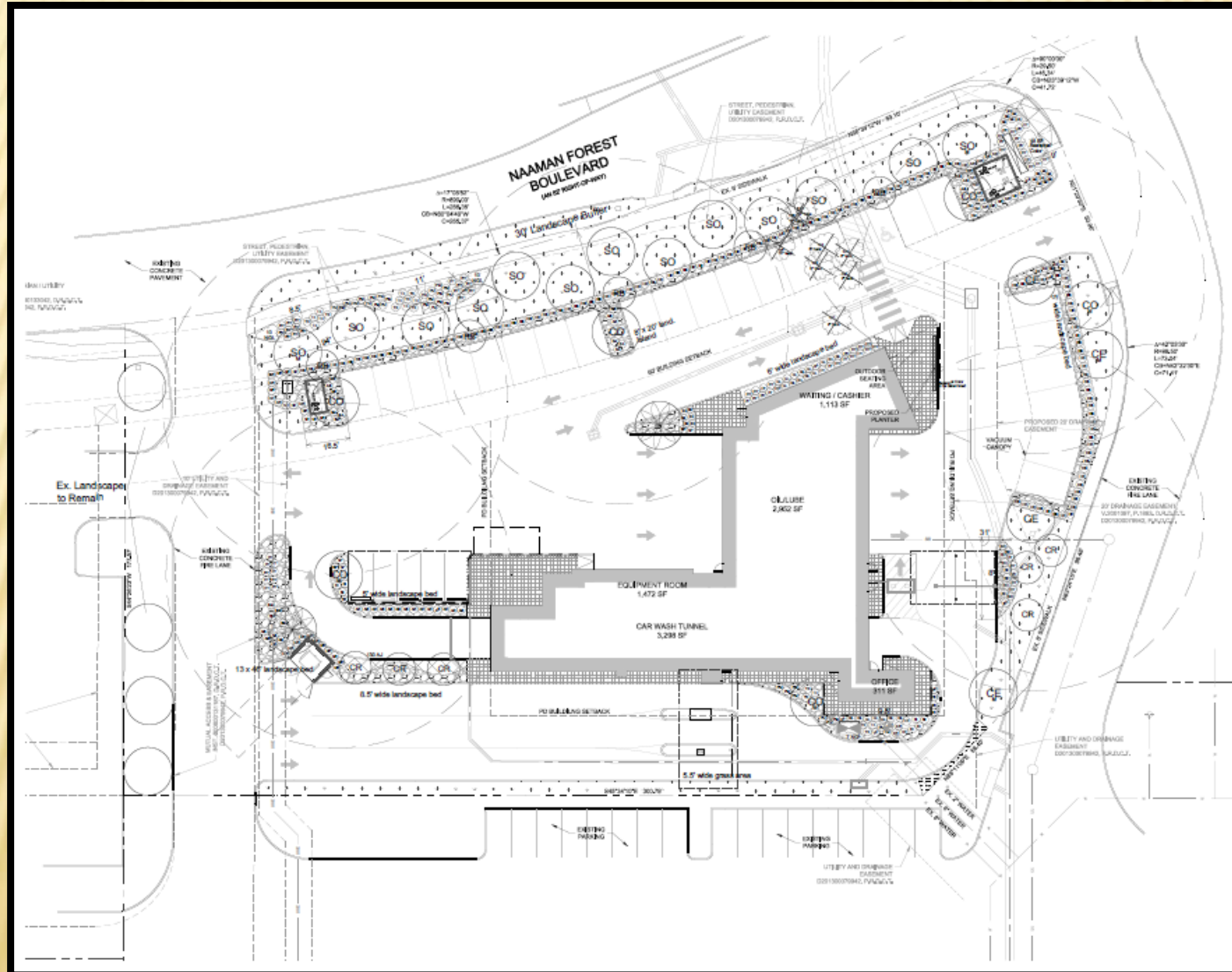


Z 20-16

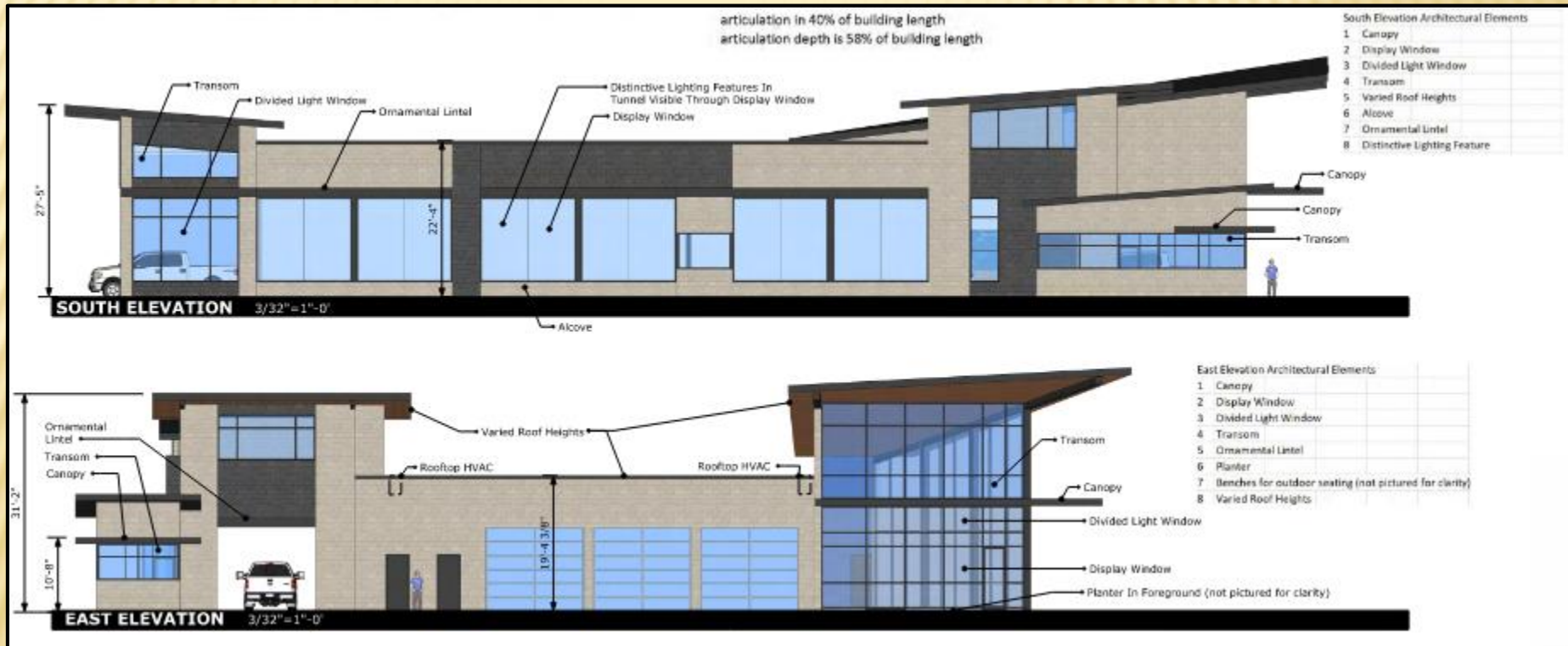




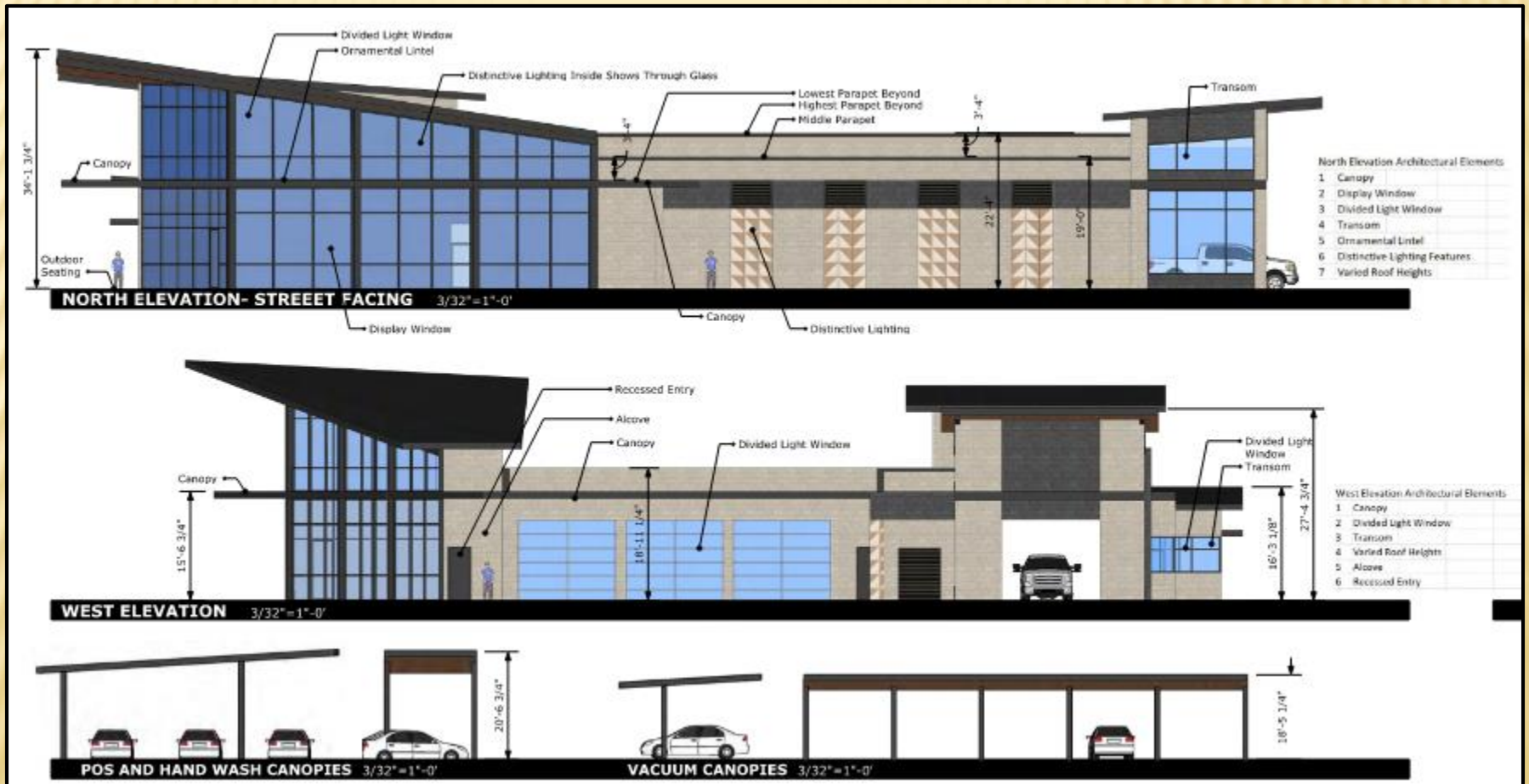
Landscape Plan



Elevations



Elevations



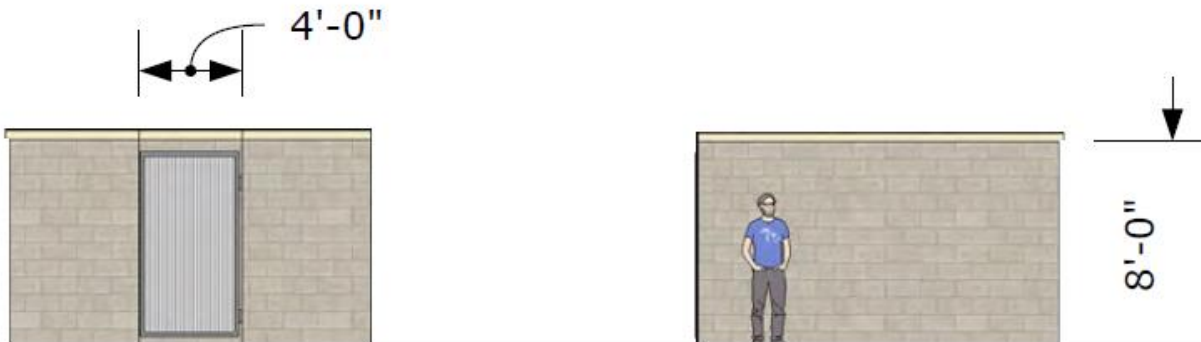
3D View/ Signage





GARLAND
TEXAS MADE HERE

Equipment Enclosure/Carports



VACUUM ENCLOSURE ELEVATIONS 3/32"=1"-0'

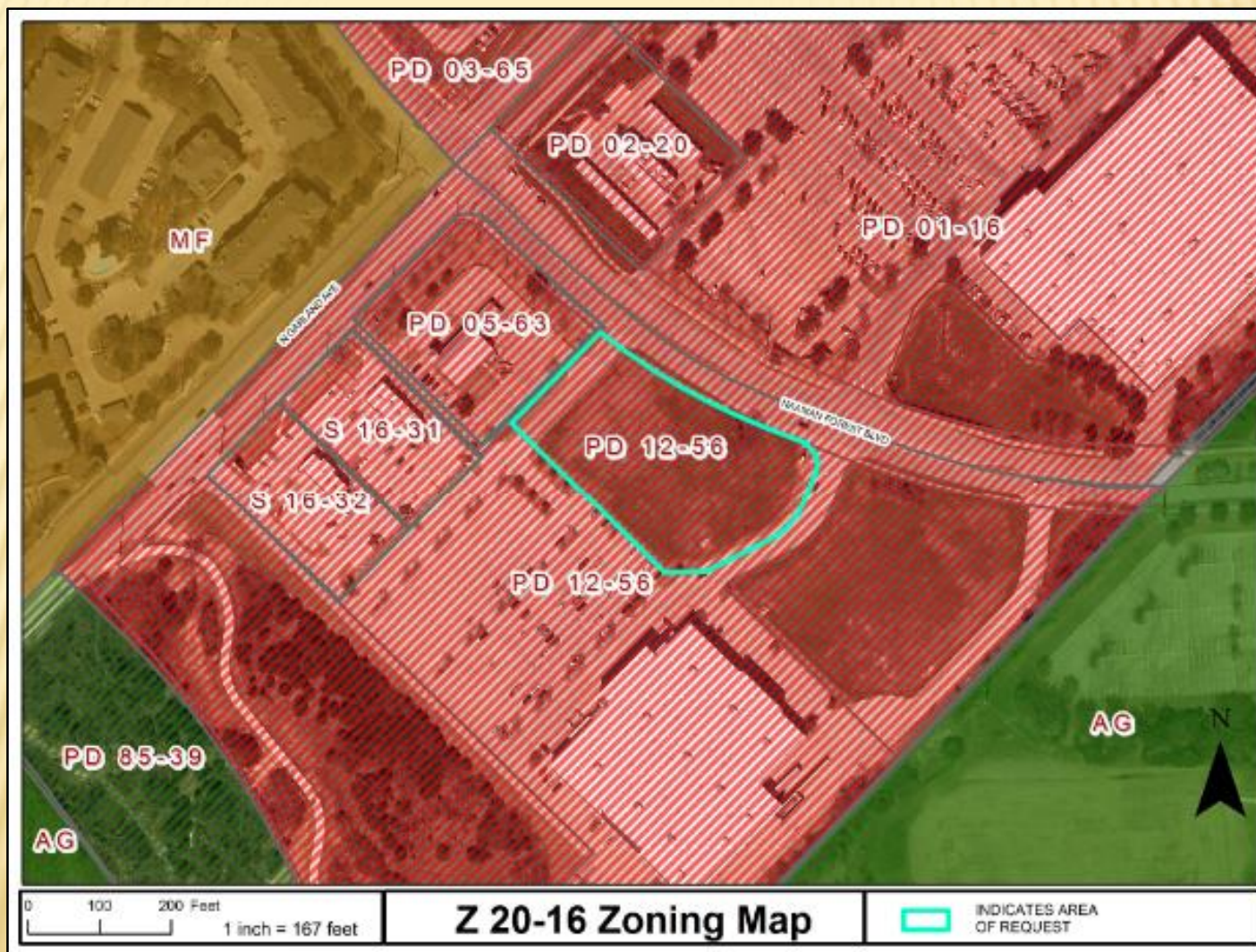
Considerations

The applicant is requesting a Specific Use Provision for 30 years.

Deviation Summary

GDC Requirements	Deviations
Parking: Requires 43 spaces	Parking: Providing 31 spaces <i>Applicant is requesting to exclude the 1,472 sq. ft. equipment room from parking calculation.</i>
Refuse Enclosure: <i>Must be located behind the building</i>	Refuse Enclosure: <i>Not located entirely behind the building, but distanced from the right of way</i>
Building Setback: 60-ft front setback per PD 12-56. <i>Main car wash/auto repair building meets 60-ft. setback.</i>	PD 12-56 Deviation Building Setback: <i>Allow the proposed canopies and vacuums with a 30-ft building setback</i>

Location Map





GARLAND
TEXAS MADE HERE

Backup Slides Follow



GARLAND

TEXAS MADE HERE

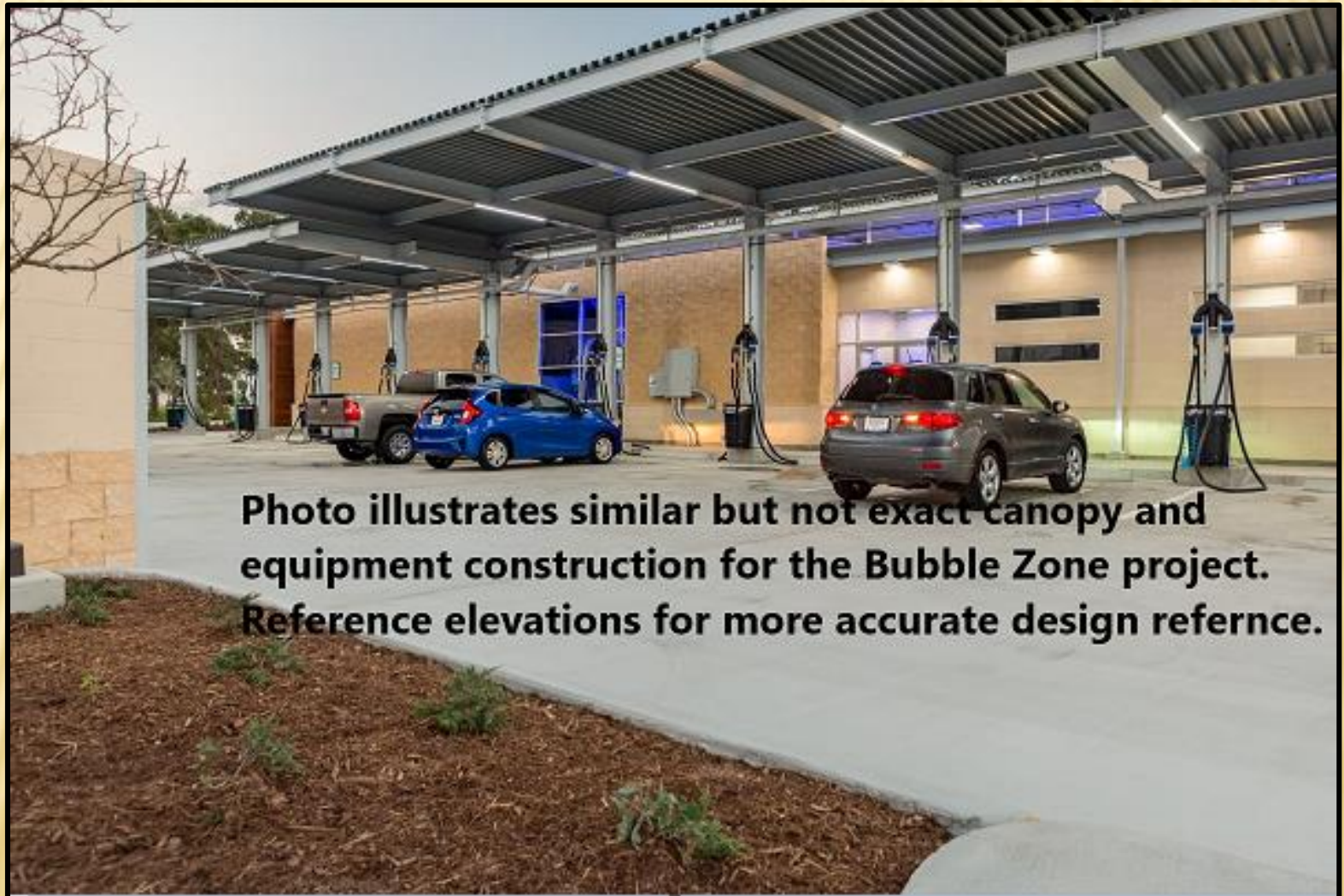


Photo illustrates similar but not exact canopy and equipment construction for the Bubble Zone project. Reference elevations for more accurate design reference.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7. d.

Meeting Date: 09/01/2020

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District.

LOCATION

3350 Marquis Drive

OWNER

COSMAX NBT USA

PLAN COMMISSION RECOMMENDATION

On August 10, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District for a period of ten (10) years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a High Risk Use. The proposed operation will continue to be reviewed by the Fire Marshall's Office and is required to comply with the proposed conditions and requirements of the applicable Fire and Building codes.

BACKGROUND

The subject property is an approximately 18.76-acre site containing existing buildings that are currently occupied and operated by Cosmax NBT USA, consisting of general warehouse, food/dietary supplement manufacturing, and general office operations.

The applicant is proposing to store and bottle ethyl alcohol-based hand sanitizer in an existing building.

SITE DATA

The subject site is developed with an approximately 6,000 square-foot manufacturing building and 2,400 square-foot staging area. The site contains approximately 18.76 acres with approximately 1,000 lineal feet along Marquis Drive, which is used for access to and from the property. The area of the proposed Specific Use Provision will be confined to 0.63 acres on the eastern portion of the overall site area.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District which provides 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 (IN) 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. The site also has an existing Specific Use Provision [S 17-48] for Food Processing and Storage.

The applicant is proposing to store and bottle ethyl alcohol-based hand sanitizer in an existing building.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to operate a High Risk Use within an existing manufacturing facility and staging area. The storage and bottling of the ethyl alcohol-based hand sanitizer would take place inside the manufacturing facility, while the loading and distribution of products will take place in the staging area.
2. Parking is in compliance with the Garland Development Code (GDC). Additional parking is not required for the High Risk Use.
3. New canopies are proposed to extend over existing loading areas on the subject site. The design of the building complies with the applicable building design regulations of GDC.
4. Full landscaping and screening compliance is not triggered by this request. Changes to the site's landscaping are not proposed with this application.
5. High Risk Uses are defined by the GDC as any use which is determined to be of special health or safety hazard due to excessive and/or toxic fumes, smoke, gas, or dust; noise; vibration; or danger from fire, explosion or radiation and involves materials meeting the "degree of hazard-4" criteria of the Uniform Fire Code.
6. The Fire Department and Building Inspections Department have reviewed the request and have no objections with it being approved subject to compliance with all Fire and Building Codes. The subject property is required to have an annual inspection by the Fire Department.

7. The applicant is requesting approval of the Specific Use Provision for a period of ten (10) years.

COMPREHENSIVE PLAN

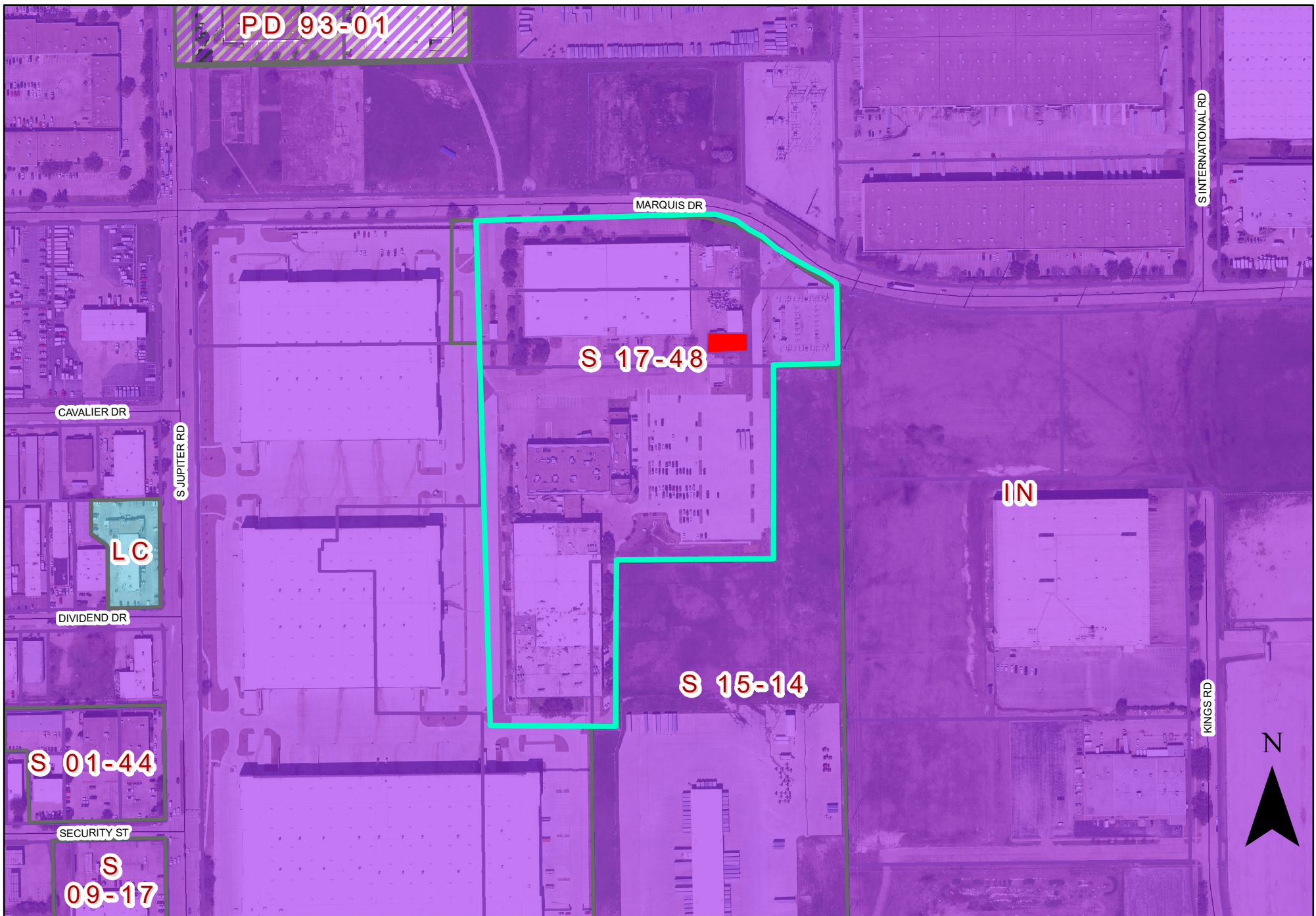
The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are zoned Industrial (IN) District. The property to the north is undeveloped and zoned Industrial (IN) District. The property to the west is developed with a manufacturing company, and to the northeast is developed with manufacturing companies.

Attachments

Z 20-18 COSMAX NBT USA Attachments and Exhibits
Z 20-18 COSMAX NBT USA Responses
Z 20-18 Staff Presentation



0 220 440 Feet 1 inch = 333 feet	Zoning File Z 20-18	 SUBJECT SITE AREA OF REQUEST
--	------------------------------	---

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.

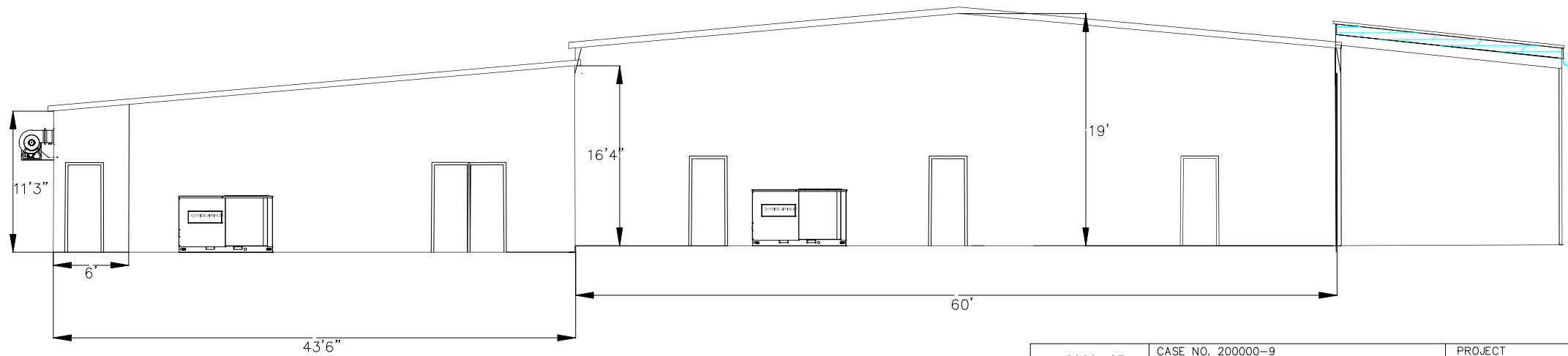
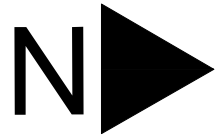
- B. The rolling fire door shall remain closed between Material Staging Room 1 and Material Staging Room 2 at all times, while the pumps are operating.
- C. Time Period: The Specific Use Provision shall be in effect for a period of ten (10) years.



SYMBOL	DESCRIPTION
	Fire Lane
	Truck Backing up Route

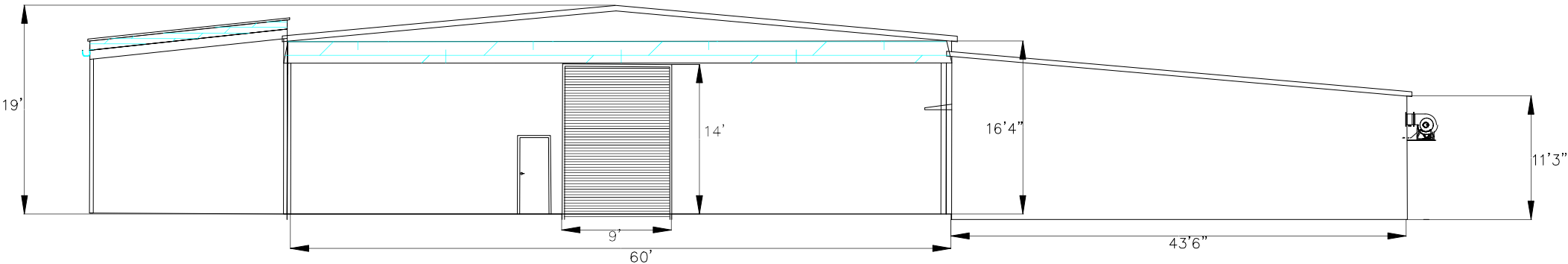
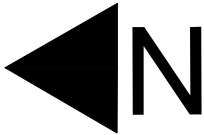
2020. 06.		CASE NO. 200000-9				
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY
UNIT DATE	SCALE	AVINASH				
ft	1:588					

(EXHIBIT D)



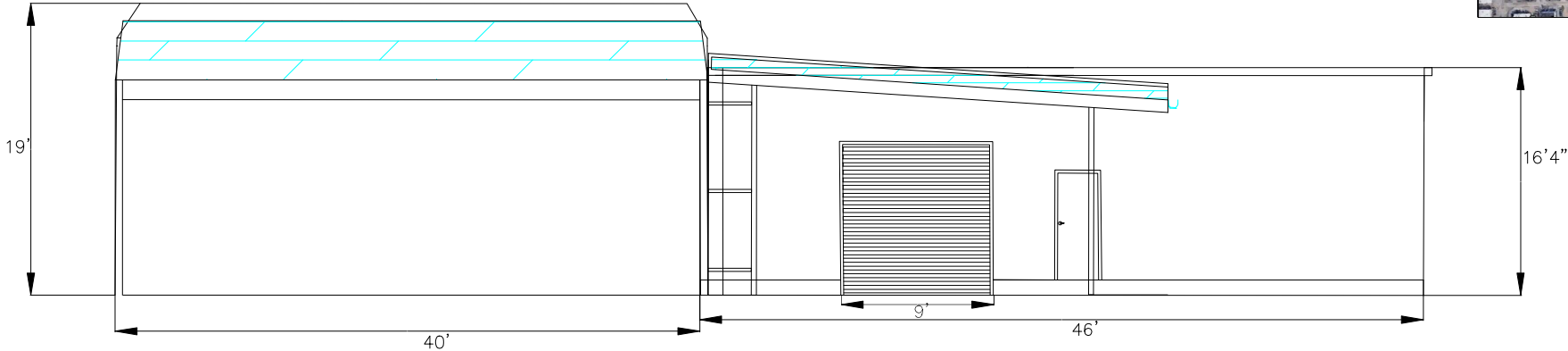
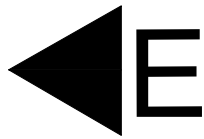
East Elevation

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	



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
UNIT DATE	SCALE	AVINASH					Building West Elevation
ft	1:588						

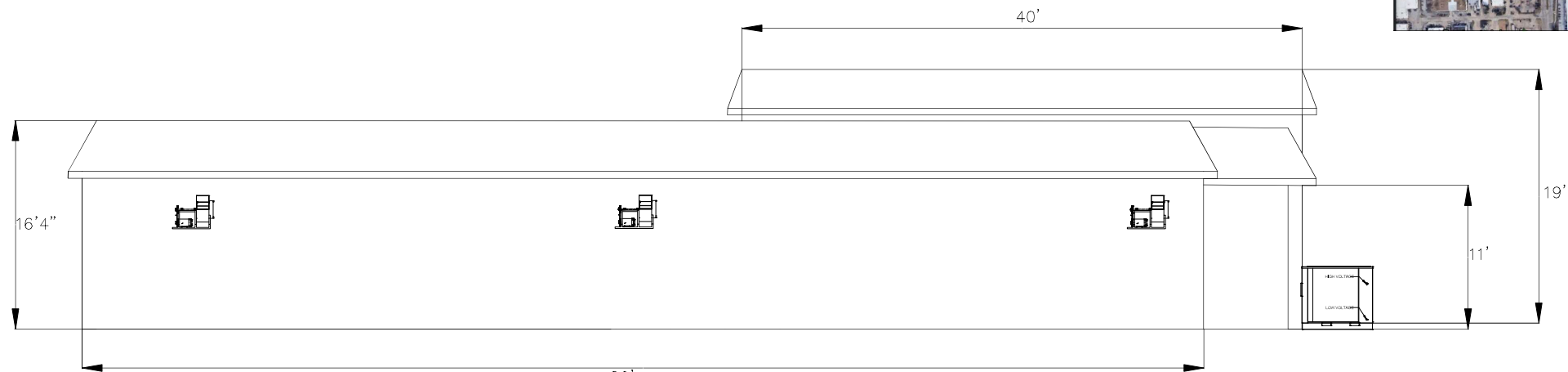
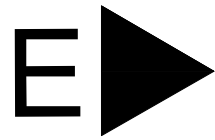


North Elevation



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						

(EXHIBIT D)

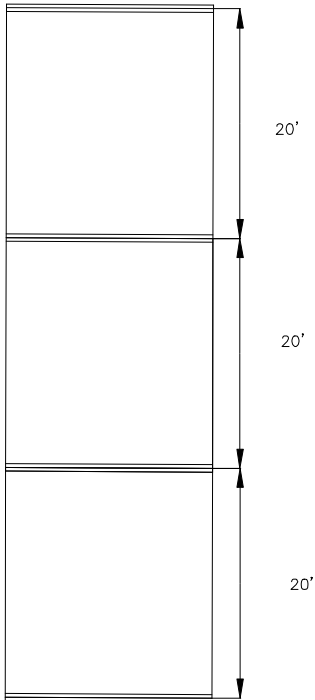
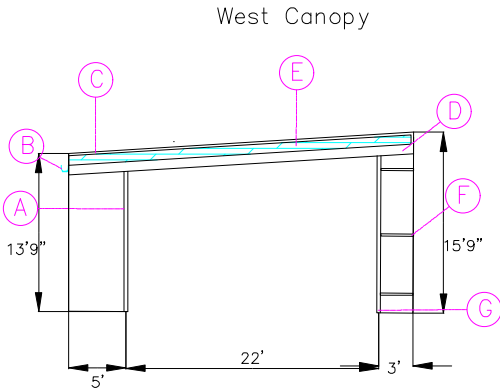
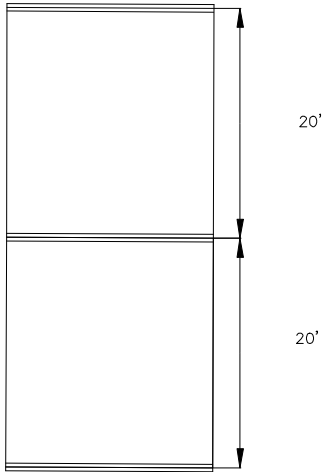
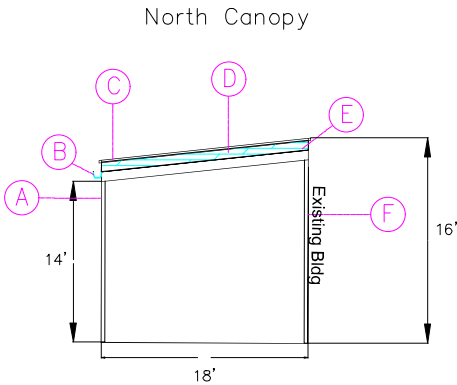


80'
South Elevation



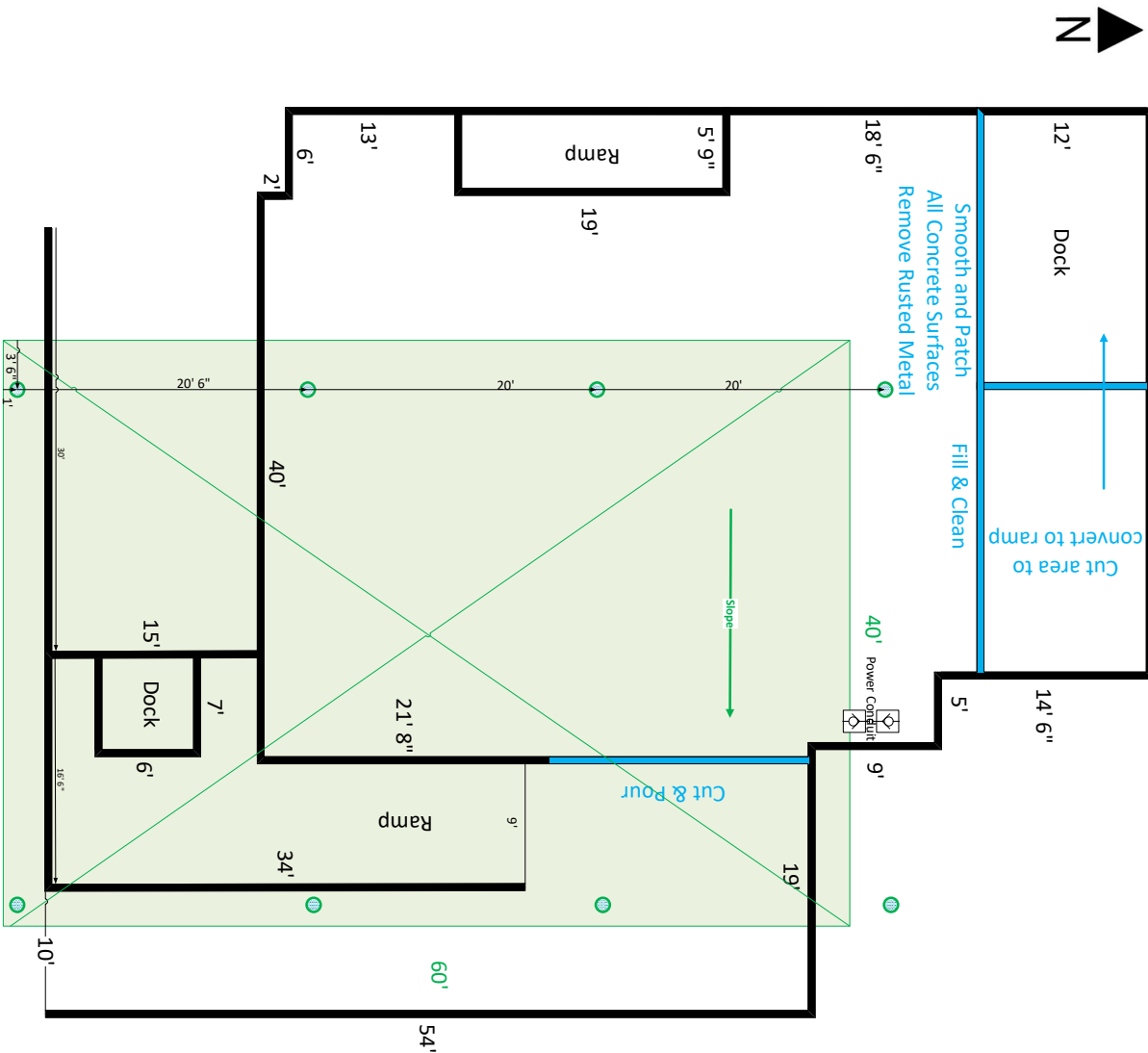
2020. 05.		CASE NO. 200000-9					PROJECT	
TRIGONOMETRY		DRAWING BY AVINASH	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE	
UNIT DATE ft	SCALE 1:588						Building South Elevation	

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						





REPORT & MINUTES

P.C. Meeting, August 10, 2020

Consideration of the application of **COSMAX NBT USA**, requesting approval of a Specific Use Provision to allow a High Risk Use on a property zoned Industrial (IN) District. This property is located at 3350 Marquis Drive. (District 6) (Z 20-18)

Kimberly Hopkins, Development Planner, presented the staff report.

Chief Lovett, Garland Fire Department, stated the applicant will be working with a finished product which does have a fire risk, but stated the request has been reviewed and the operational plan has met code requirements.

The applicant, Chad Brumit, Building 568, 3350 Marquis Drive, Garland, Texas 75042, provided an overview of the request and remained available for questions.

Commissioner Rose inquired to the no smoking and no cell phone reference within the presentation and asked how this would be enforced.

Mr. Brumit stated there is an area 140 feet away from building that is designated for smoking. Mr. Brumit further stated a full-time security guard has been employed that oversees everyone entering the facility to ensure no electronic devices, lighters or any item that can create a spark is brought into the facility.

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



0 255 510 Feet 1 inch = 418 feet	Zoning File Z 20-18	SUBJECT SITE AREA OF REQUEST
--	------------------------------	---

(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.

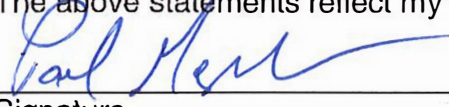
(Please complete the following information)

GISD Harris Hill Administration & Annex Building, 501 & 601 S. Jupiter Road, Garland, TX 75042
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).


Signature, GISD Executive Director of Facilities & Maintenance
Title

Date: 8/4/20

Z 20-18

Approval of a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District.

**City Council Meeting
September 1, 2020**



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Case Information

Location: 3350 Marquis Drive

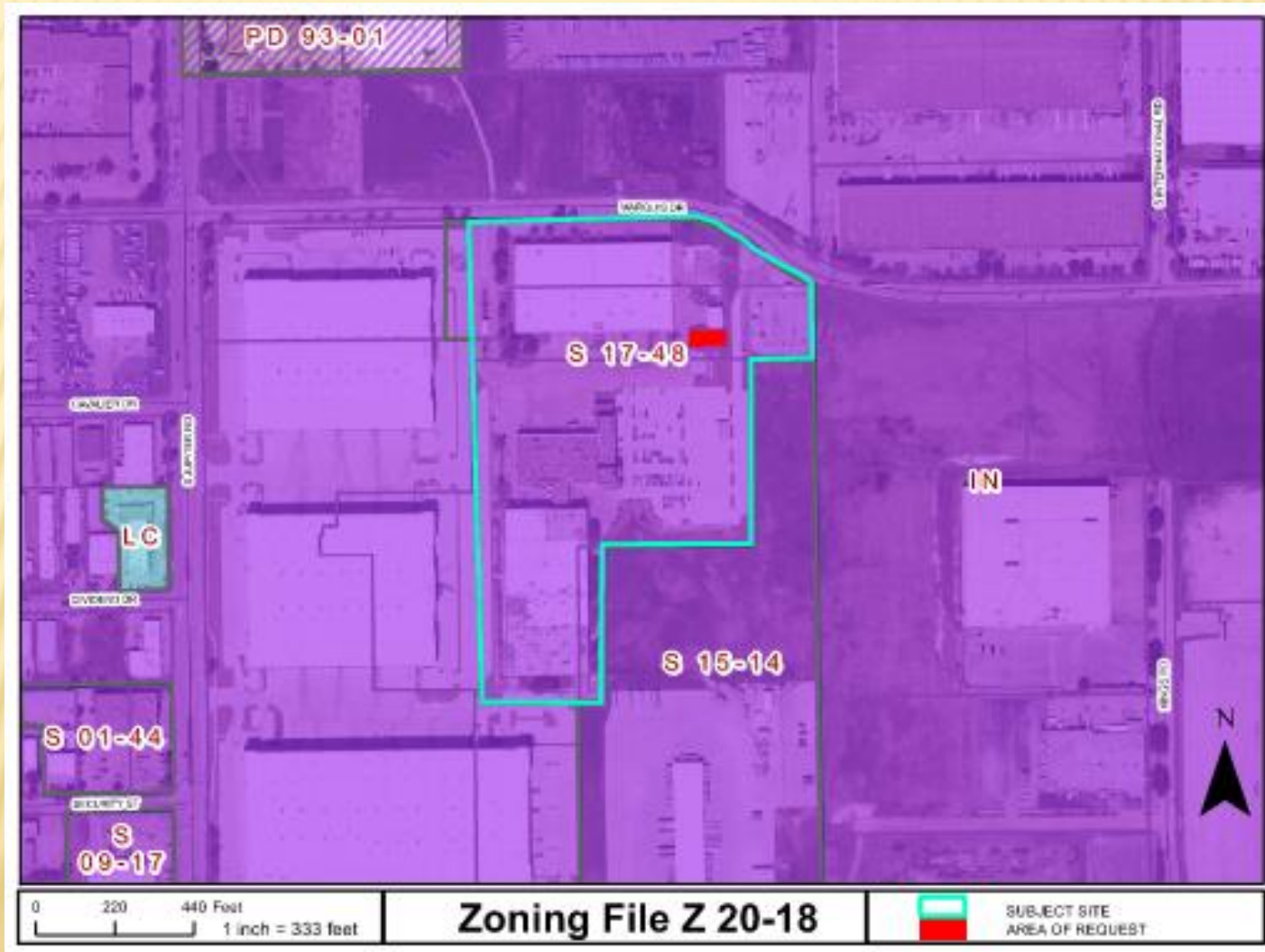
Applicant: COSMAX NBT USA

Owner: COSMAX NBT USA

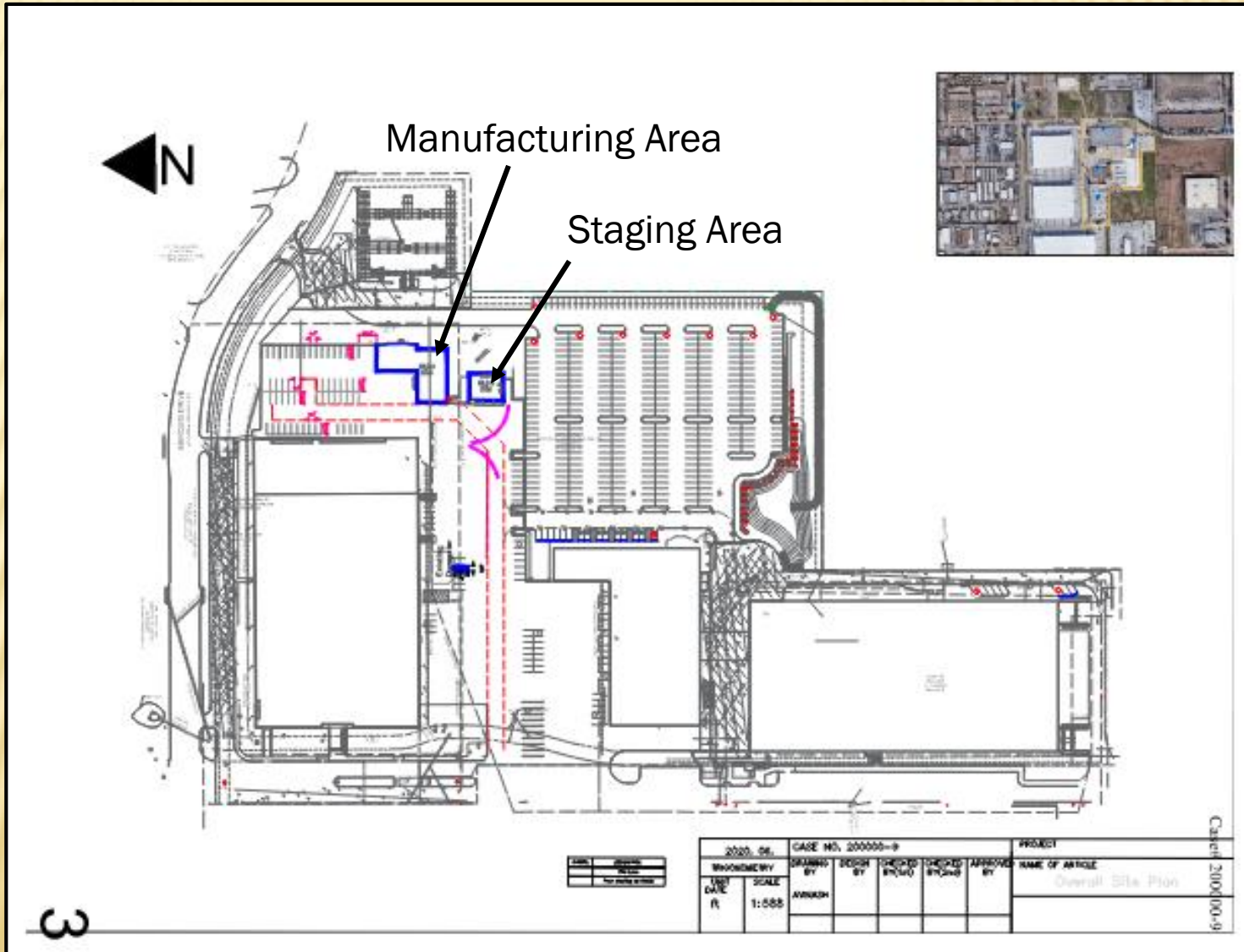
Acreage: 18.76 Acres (overall subject property)
0.63 Acres (area of request)

Zoning: Industrial (IN) District

Location Map

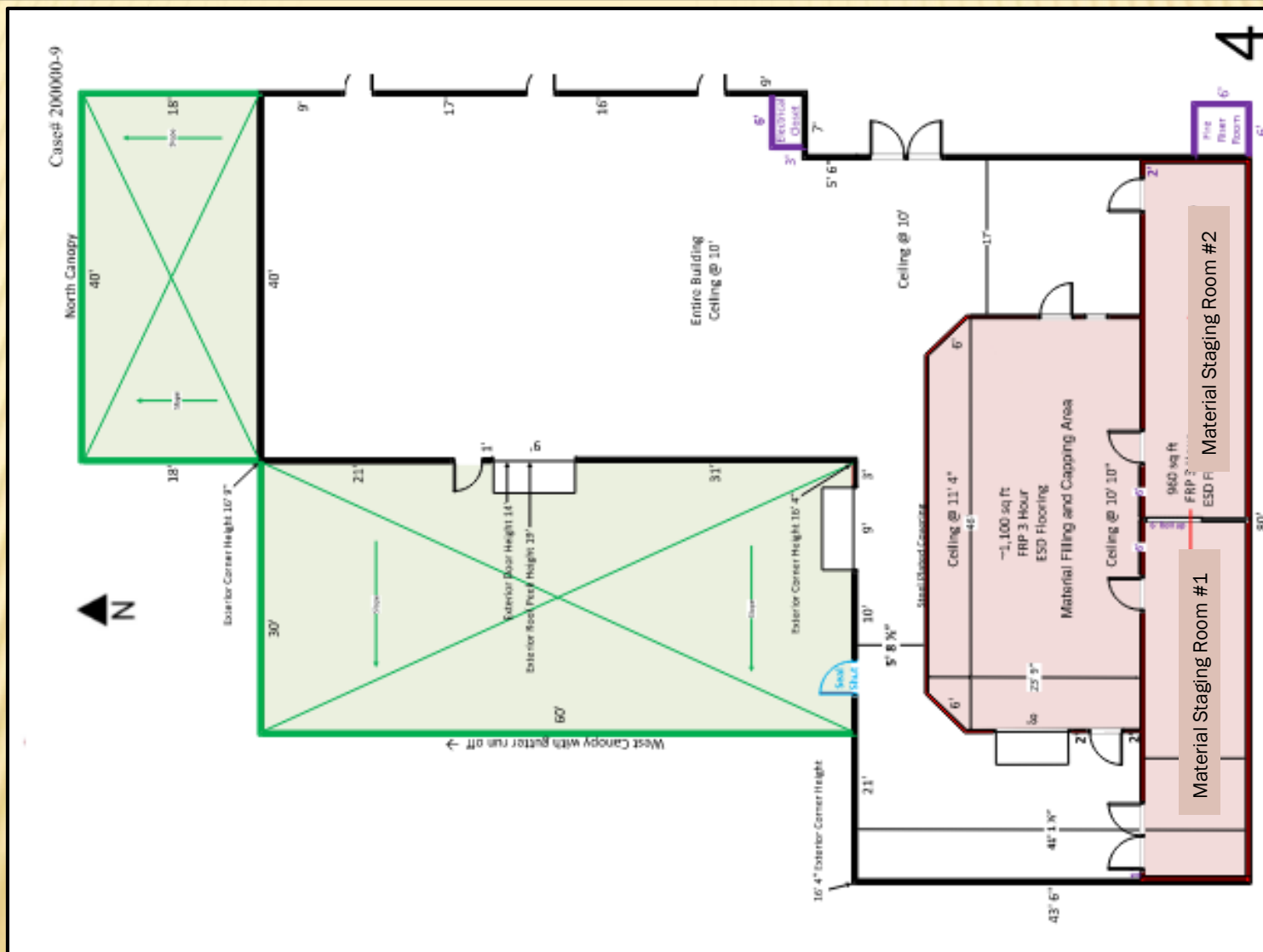


Site Plan





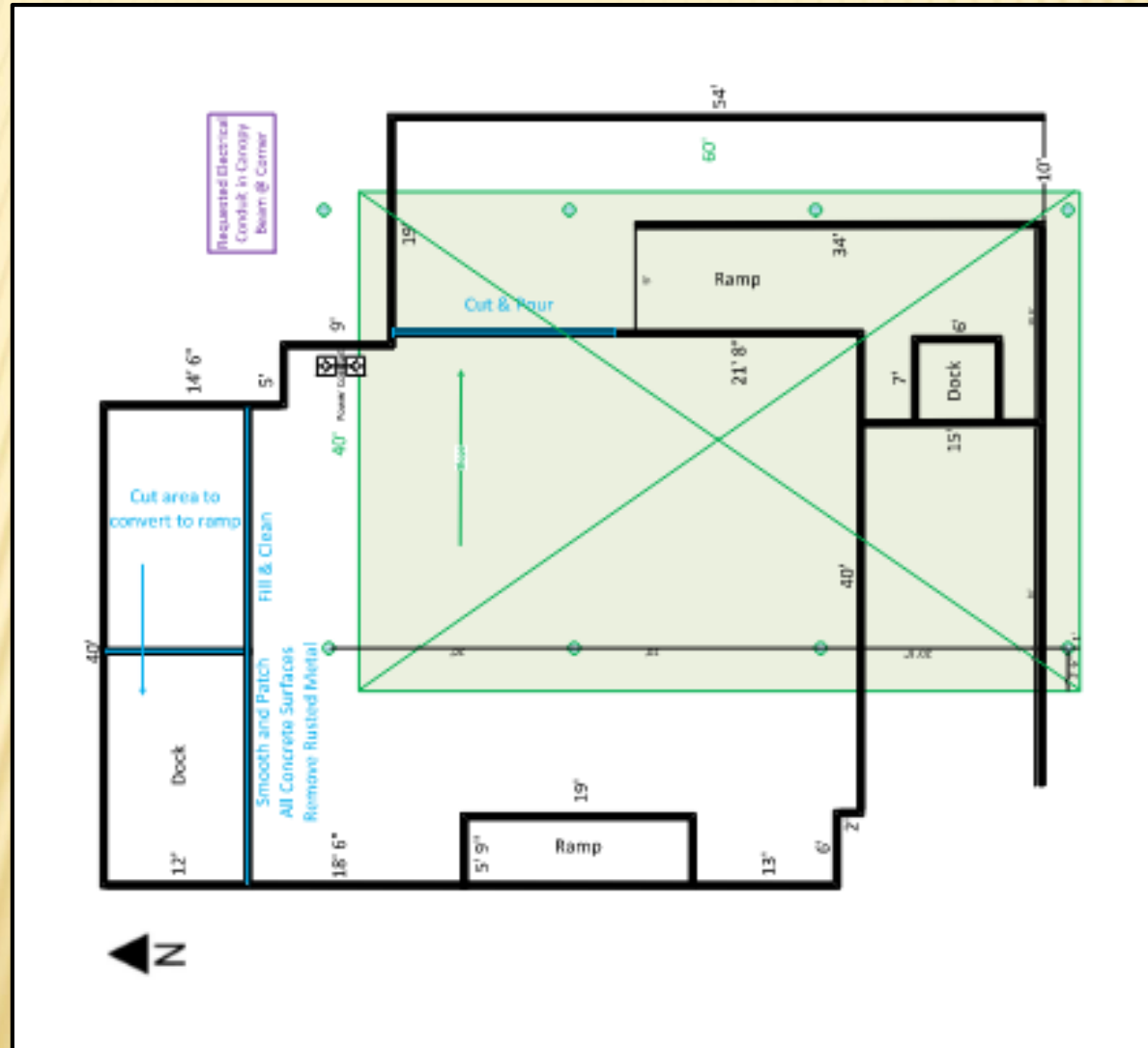
Z 20-18



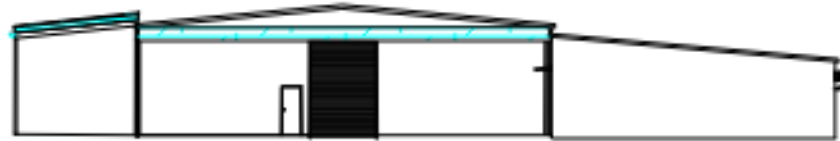


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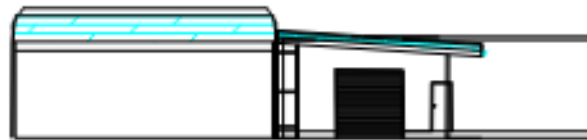
Staging Area Floor Plan



Elevations



West Elevation



North Elevation

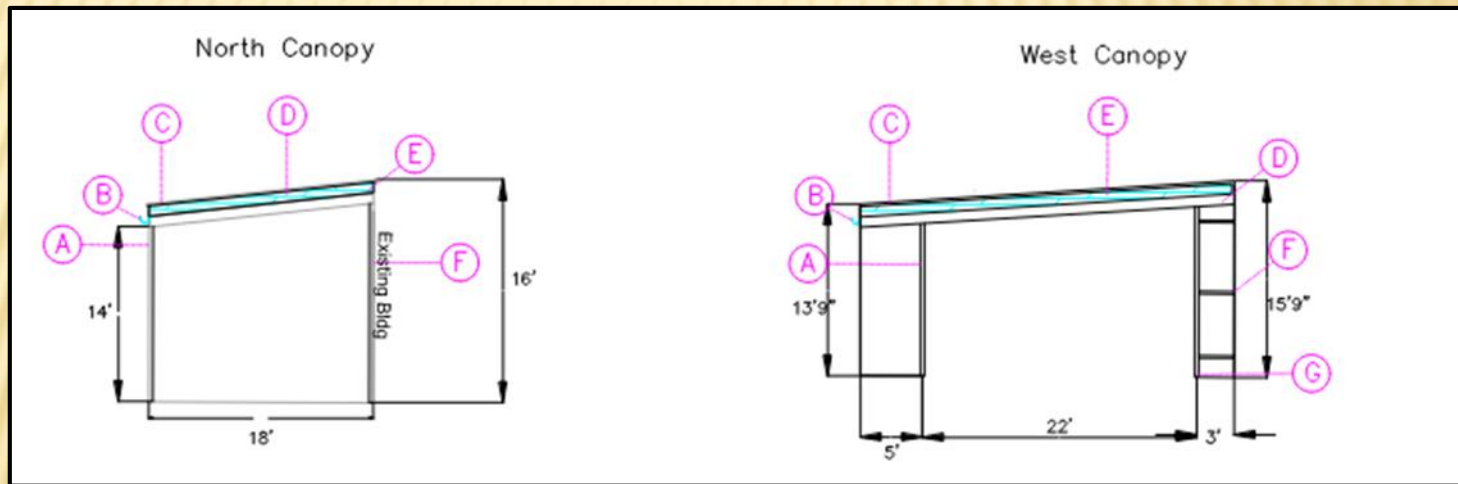


East Elevation



South Elevation

Elevations

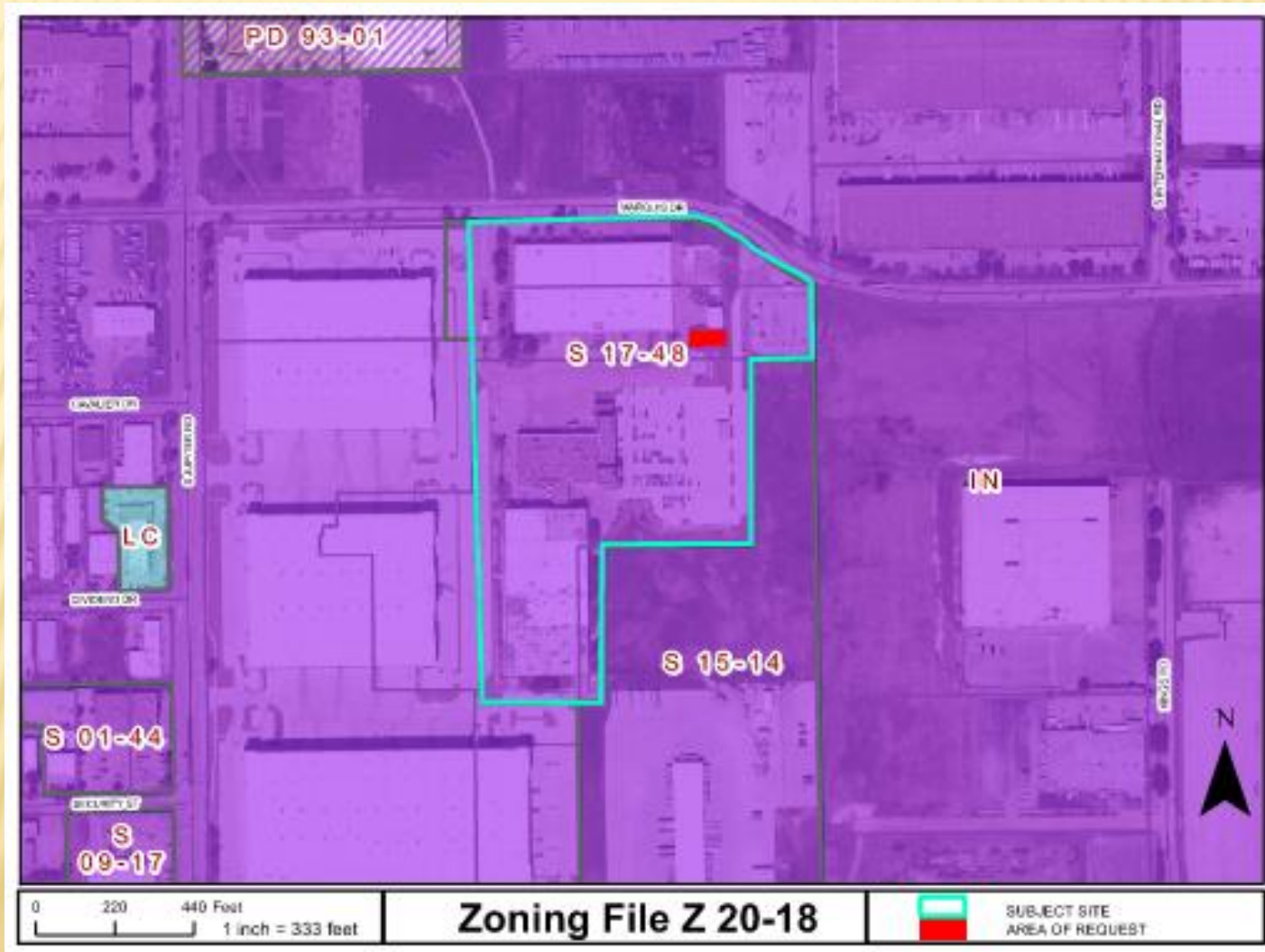


Considerations

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

The applicant's request is an SUP only. No GDC deviations are being requested by the applicant.

Location Map





GARLAND

City Council Regular Session Agenda

Meeting Date: 09/01/2020

Item Title: Board and Commission Appointment

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

Summary:

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
-

Attachments

Bruce Bishop - BOA

CorSharra Jackson - CMC

Blanca Sanchez - Cultural Arts

Dennis Garcia - Environmental

Linda Waters - Library

Molly Bishop - Parks

John O'Hara - Plan Commission

Michael Sferra - Property Standards

Hal Peterson - Senior Citizens Advisory

Kathleen Handsrote - TIF Downtown

Sal Liberto - TIF 3

Kim Thiehoff - TIF South

James Hall Jr. - Unified Bldg. Standards



GARLAND

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 8/28/20

Name: Bruce Bishop

Phone: _____
(Home)

Address: 438 Trail View Lane

Phone: _____

City, State, Zip: Garland, TX 75043

Email: _____

Resident of Garland for 19 years

Resident of Texas for 61 years

Dallas County Voter Registration Number _____ Garland City Council District Number 4

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

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

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

Involved in Real Estate investing for the past 12 years and have several rental properties in Garland.

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

Currently Vice Chairman of the Board of Adjustments. Past member of Parks and Recreation.

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

Church, Chamber of Commerce, Election Judge, Precinct Chairman.

What is your educational background?

BS in Computer Science from UT Dallas.

What is your occupational experience?

Product Manager, Billing & Accounts Payable Manager, Analyst

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

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current _____
Past Due _____

Past Due _____
Past Due _____

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes _____ No _____

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018



GARLAND

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CITY OF GARLAND
RECEIVED
AUG 04 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: 7/31/2020

Name: CorSharra Jackson

Phone:

(Home)

Address: 214 Country View Lane

Phone:

(Other)

City, State, Zip: Garland, TX 75043

Email:

Resident of Garland for 18 years

Resident of Texas for 21 years

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

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

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

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

I am currently serving on the Library Board

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

I've been on the Library Board since 2012

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

MLK Youth Extravaganza Coordinator, NAACP Garland Unit

What is your educational background?

Associates Degree

What is your occupational experience?

Engineer and Project Manager in IT.

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

CorSharra Jackson

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

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due
Past Due

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vanover
8.4.20

Revised 03/2018



GARLAND
TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 08-28-2020

Name: Blanca A. Sanchez Phone: [REDACTED] (Home)

Address: 209 Colonel Dr. Phone: N/A (Other)

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

Resident of Garland for 46 years Resident of Texas for life years

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

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

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

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

19 years of working with GCAC

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

City of Garland Library Board 1992-2001

City of Garland Cultural Arts Commission 2001-Present

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

Garland Association for Hispanic Affairs

What is your educational background?

Bachelors Degree - Secondary Education

What is your occupational experience?

15 yrs High School teacher 1979-1995

Home Mortgages - 1997-2005

Insurance Agent - 1995-Present

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

Blanca A. Sanchez

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

☐ Board of Adjustment

☐ Building and Fire Codes Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☒ Community Multicultural Commission

☐ Electrical Board

☒ Garland Cultural Arts Commission

☐ Garland Youth Council **

☐ Property Standards Board

☐ Library Board

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Plumbing and Mechanical Codes Board

☒ Senior Citizens Advisory Committee

* Plan Commission members must live in district

** Garland Youth Council has a separate application

Return completed application to:

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

Revised 03/2015



GARLAND

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Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 3/1/2020

Name: Dennis Garcia Phone: [REDACTED] (Home)
 Address: 122 Countryview Lane Phone: [REDACTED] (Other)
 City, State, Zip: 75043 Email: [REDACTED]

✓ Resident of Garland for 34 years Resident of Texas for 64 years
 Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4

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

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

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

Retired IT Project Manager JCPenney, Current IT Consultant, Scout Leader, Church Parish Administrator

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

ECAB 2018 to present

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

Scout Leader, Church Parish Administrator

What is your educational background?

Bachelor of Business Administrator

What is your occupational experience?

IT system managers, Consulting company Owner

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

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

Revised 03/2015



GARLAND

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 8/27/2020

Name: Linda R. Waters Phone: _____

Address: 326 Stroud Lane Phone: _____

City, State, Zip: Garland, TX 75043 Email: _____

Resident of Garland for 37 years

Resident of Texas for 39 years

Dallas County Voter Registration Number _____ Garland City Council District Number _____

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.

Appraisal District Appraiser - Represented District in hearings and worked one on one with taxpayers with questions.

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

TIF Board - 2019, 2020

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

Docent at George W Bush Presidential Library -
Alumni of Garland Citizens Police Academy

What is your educational background?

Bachelor of Art in Political Science
Realtors License

What is your occupational experience?

administrative, including use of technology
Real Estate Appraiser - Business Personal Property Appraiser
Census Enumerator

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

Linda R. Waters

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

___ Board of Adjustment

___ Garland Youth Council **

___ Parks and Recreation Board

___ Citizens Environmental and Neighborhood Advisory Committee

___ Property Standards Board

___ Plan Commission

___ Community Multicultural Commission

___ Library Board

___ Senior Citizens Advisory Committee

___ Garland Cultural Arts Commission

___ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ___
Current ___

Past Due ___
Past Due ___

Date Appointed _____

Appointed By _____

Date Notified _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ___ No ___

City Secretary's Office
received 7-8-20
CV



GARLAND

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 8 2020

Name: Molly Bishop

Phone: _____

Address: 438 Trail View Lane

Phone: _____

(Home)

City, State, Zip: Garland TX 75043

Email: _____

(Other)

Resident of Garland for 19 years

Resident of Texas for 44 years

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

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 honored to be appointed in the past for my accounting and analytical background

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

2019 Bond Committee, 2003 to present Park Board

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

Bond committee, Park educational conferences, community outreach

What is your educational background?

Bachelor of Science in Accounting

What is your occupational experience?

Accountant

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

Molly J. Bishop

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

☐ Board of Adjustment

☐ Garland Youth Council **

☒ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due _____
Past Due _____

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes _____ No ☒

Courtney Vanover
7.12.20

Revised 03/2018

GARLAND

Board & Commission Application

Please Print or Type. PLEASE DO NOT SEND RESUME.

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

Board or Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

☐ Board of Adjustment

☐ Building and Fire Codes Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Community Multicultural Commission

☐ Electrical Board

☐ Garland Cultural Arts Commission

☐ Garland Youth Council

☐ Housing Standards Board

☐ Library Board

☒ Parks and Recreation Board

☒ Plan Commission *

☐ Plumbing and Mechanical Codes Board

☐ Senior Citizens Advisory Committee

Full Name:

JOHN DAVID OHARA

Home Address:

3814 CAMBRIDGE DR

Bus. Address:

RETIRED

City, State, Zip:

GARLAND TX. 75043

City, State, Zip:

GARLAND TX. 75043

Home Phone:

[REDACTED]

Phone (Other):

[REDACTED]

Email Address:

[REDACTED]

Resident of Garland for 39 years

Resident of Texas for 46 years

Are you a registered voter in Dallas County? ☒ Yes ☐ No

Voter Registration No. [REDACTED]

inct No. 1717

City Council District No. 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.

PLUMBING LICENSE #17789 STATE INSPECTOR LICENSE
I-1273 BOTH STATE OF TX.

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

PLAN COMMISSIONER 3-12-12 - PRESENT

List for community endeavors with which you have been involved.

7 YRS BOARD OF TRUSTEES
AT ST. PHILIPS U.M.C.

8 YRS CHAIR OF
EVANGELISM

What is your educational background?

What is your occupational experience?

2 YRS COLLAGE / 3 YRS TRADE SCHOOL
BUILDING INSPECTOR / CODE SPECIALIST WITH CITY OF DALLAS

* Plan Commission members must own property within the city.

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

JOHN D. OHARA

Signature of Applicant

8-14-2018

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Signatures

Status of Utility Accounts

Current ☒

Past Due ☐

Accounting Clerk

Suit/Claim Filed in City Secretary's Office

Yes ☐

No ☒

City Secretary

Date Appointed

8-21-18

Appointed By

DOCKHART

Date Notified

8-22-18

Date Disclosure Form Filed

Revised 4/2008

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
512-463-5569 - Fax
Filing Fee: None



STATEMENT OF OFFICER

Statement

I, John David O'Hara, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Position to Which Elected/Appointed: Plan Commissioner - District 4

City and/or County: City of Garland, Dallas County Texas

Execution

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date:

3-12-12

John D. O'Hara

Signature of Officer

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334



OATH OF OFFICE

Filing Fee: None

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,

I, John David O'Hara, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Plan Commissioner - District 4 of the City of Garland of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

John D. O'Hara

Signature of Officer

State of Texas)
County of Dallas)

Sworn to and subscribed before me
this

(seal)

12th day of March, 20 12.

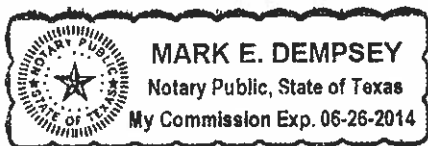
Mark E. Dempsey

Signature of Notary Public or Other Officer

Administering Oath

Mark E. Dempsey

Printed or Typed Name



**A F F I D A V I T
CONFLICT OF INTEREST**

THE STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

I, John O'Hara, in my capacity as Plan Commission Member of the City of Garland, Texas, do hereby declare that I will refrain from participating in the deliberation, vote or discussion on any issue relating to the consideration of the Final Plat - St. Phillips United Methodist Church Addition as it appears on the Plan Commission Agenda for January 27, 2014.

The reason for my abstention is that I am a member of the Board of Trustees of the St. Phillips United Methodist Church, and I believe that to participate in the consideration of the approval of the final plat could create the appearance of impropriety.

John O'Hara

John O'Hara

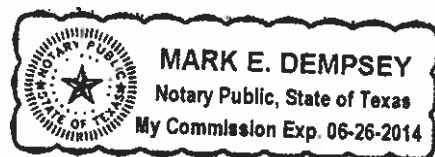
SWORN TO AND SUBSCRIBED BEFORE ME by John O'Hara on this the 27 day of

January, 2014.

Mark E. Dempsey

Notary Public in and for
the State of Texas

My Commission Expires: 6/26/2014



CITY OF GARLAND
RECEIVED
AUG 28 2020
CITY SECRETARY



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: 8-27-20

Name: MICHAEL SFERRA Phone: [REDACTED]

Address: 3821 CAMBRIDGE DR Phone: [REDACTED]

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

Resident of Garland for 20 years Resident of Texas for 10 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.

DIRECTOR OF COMMUNITY SERVICES (PLANNING & ZONING)

IN THE CITY OF WYLIE FOR 3 YEARS

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

NONE

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

AUTHORED AND RECEIVED OVER \$2 MILLION DOLLARS IN GRANTS FOR CITY OF WYLIE PARKS. PARTICIPATED IN CREEK CLEAN UPS, PUBLIC MEETINGS AND MUNICIPAL WORK (SEE BELOW)

What is your educational background?

MASTERS DEGREE IN PUBLIC ADMINISTRATION - TEXAS A&M

What is your occupational experience? OVER 35 YEARS IN MUNICIPAL EXPERIENCE IN PLANNING & ZONING, PUBLIC WORKS AND PARKS AND RECREATION... 20 YEARS AS A DIRECTOR IN MUNICIPAL OPERATIONS AT CITY OF WYLIE.

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

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

☐ Board of Adjustment

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Community Multicultural Commission

☐ Garland Cultural Arts Commission

☐ Garland Youth Council

☒ Property Standards Board

☐ Library Board

☐ Parks and Recreation Board

☐ Plan Commission

☐ Senior Citizens Advisory Commission

☐ Unified Building Standards Commission

*Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Utility Account Status

CSC Set/Claims Filed

Check Signature & Date

Current

Current

Past Due

Past Due

Yes No

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

Revised 03/2018

City Secretary's Office
received 7-2-20



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: 7/2/2020

Name: Hal Peterson Phone: [REDACTED] (Home)

Address: 309 Larchbrook Drive Phone: _____ (Other)

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

Resident of Garland for 38 years Resident of Texas for 68 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.

FEMA/NFIP team leader, Director of Marketing and Adjuster relations for major insurance adjusting comp

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.

Boy Scouts, Parade Volunteer State Fair of Texas, Trustee - St Stephen UMC, Mesquite

What is your educational background?

3 years Texas Tech University, 8 years USMC

What is your occupational experience?

USMC Veteran, Department store buyer and store manager, NFIP Flood adjuster, Director of Marketing a

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

Board or Commission of first, second, and third choice:		
☐ Board of Adjustment	☐ Garland Youth Council **	☒ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Property Standards Board	☐ Plan Commission
☐ Community/Multicultural Commission	☒ Library Board	☒ Senior Citizens Advisory Committee
☐ Garland Cultural Arts Commission		☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒ Past Due _____
Current ☒ Past Due _____

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes _____ No ☒
Courtney Vanover
7-1-20

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018

CITY OF GARLAND
RECEIVED

AUG 28 2020

CITY SECRETARY



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 8-28-2020

Name: KATHLEEN HANSBROS

Phone: NONE

Address: 234 TULANE ST.

Phone: [REDACTED]

City, State, Zip: GARLAND, TX. 75043

Email: [REDACTED]

Resident of Garland for 35 years

Resident of Texas for 41 years DOB 5-1-56

Dallas County Voter Registration Number [REDACTED]

Garland City Council District Number 4

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

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

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

**INTERIOR DESIGNER, DESIGN BACKGROUND, ART BACKGROUND
BUSINESS OWNER**

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

**DALLAS CHILDREN THEATER, BOARD MEMBER, 2001-2002, DOWNTOWN TFF, 2018-
EL CENTRO, ADVISORY BOARD, INTERIOR DESIGN, MULTICULTURAL COMMISSION
GARLAND, 2005 TO 2007**

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

**VOLUNTEERING, (KIDS SPRING PARK, BUILDING PLAYGROUND) RAINBOW DAYS, ART
(DALLAS WOMEN'S COUNTY JAIL, DANCE INSTRUCTOR) (CHALLENGE DAY, CA. INSTRUCTOR)
ILLINOIS INSTITUTE OF ART, CHICAGO. LICENSED INTERIOR DESIGNER
PEACE STUDIES, ART, DANCE & ELEMENTARY TEACHER**

What is your educational background?

**ILLINOIS INSTITUTE OF ART, CHICAGO. LICENSED INTERIOR DESIGNER
PEACE STUDIES, ART, DANCE & ELEMENTARY TEACHER**

What is your occupational experience?

INTERIOR DESIGNER, TEACHER ART & DANCE, GALLERY OWNER.

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

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

- ☐ Board of Adjustment
- ☐ Community/Multicultural Affairs Board
- ☐ Environmental and Community Advisory Board
- ☐ Garland Cultural Arts Commission

- ☐ Garland Youth Council
- ☐ Library Board
- ☐ Police and Fire Board
- ☐ Planning and Zoning Board
- ☐ Property Standards Board

- ☒ 7th Precinct
- ☐ 10th Precinct
- ☐ 11th Precinct
- ☐ 12th Precinct
- ☐ 13th Precinct
- ☐ 14th Precinct
- ☐ 15th Precinct
- ☐ 16th Precinct
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- ☐ 93rd Precinct
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- ☐ 96th Precinct
- ☐ 97th Precinct
- ☐ 98th Precinct
- ☐ 99th Precinct
- ☐ 100th Precinct

Return completed application to:

City Secretary's Office
200 North Fifth Street
Garland, TX 75040
Fax: 972-208-3504
Email: info@garlandtx.gov

*First Commission applicant must file an affidavit

**Garland Youth Council has a separate application

Revised 02/2020



Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 08/28/2020

Name: Sal Liberto

Phone:

(Home)

Address: 4833 San Gabriel Dr.

Phone:

(Other)

City, State, Zip: Garland, TX 75043

Email:

Resident of Garland for 30 years

Resident of Texas for 73 years

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

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

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

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

I own and lease commercial and residential properties and have been involved in all aspects.

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

Buildings and Fire Code, 2011-2018. TIF Zone 3 Board, 2019-present.

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

Church activities-Sunday School, food distribution, etc.; Volunteer with Multi Cultural Commis

What is your educational background?

I hold a BBA in Marketing and Finance

What is your occupational experience?

Atmos Energy for 30 years; purchase, sale and transport of natural gas. I also monitor the ar

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

Sal Liberto

Signature of Applicant

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

☐ Housing 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

Revised 03/2015



GARLAND

TEXAS MADE HERE

Disclosure Form For Ordinance Boards and Commission Applicants

1. Name: Sal Liberto

Title: _____
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: Adriana Liberto

Minor Children or Dependents: Anthony Liberto

3. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

4. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of a corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

None of the above apply, except my residence in Garland-see application

Return completed Disclosure Form to:

City Secretary - City of Garland

P.O. Box 469002

Garland, TX 75046-9002



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
FEB 26 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: 2-25-20

Name: Kim Thiehoff Phone: [REDACTED]

Address: 403 Santa Rosa Phone: —

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

Resident of Garland for 5+ years Resident of Texas for 58 years

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

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

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

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

I've spent the past 2 1/2-3 yrs attending work sessions & Council Meetings, Bond Study Comm Mtgs

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

Multi-Cultural Cultural Commission (Aug 2018-current)

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

GLows Director for winter 2019-2020, HOA preside.

What is your educational background?

HS graduate, Dispute Resolution / Conflict Mgmt Cert.

What is your occupational experience?

Accounting, Sales

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

Kim Thiehoff

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

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

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒
Courtney Vanover

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018

Bookhout



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 12 2018
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: 2-13-2018

Name: JAMES ALTON HALL JR.

Phone: _____

Address: 442 BISCAV DR.

Phone: _____

City, State, Zip: GARLAND TX. 75043

Email: _____

Resident of Garland for 40 years

Resident of Texas for 73 years

✓ Dallas County Voter Registration Number _____

land 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.

EPA CFC CERTIFIED
TEXAS CLASS A AIR CONDITIONING LICENSE WITH G ENDORSEMENT
TEXAS MASTER PLUMBER WITH MASTER MEDICAL GAS ENDORSE
TEXAS RAILROAD COMMISSION LING & CNG LICENSE
PRESENTLY PLUMBING & MECHANICAL CODES BOARD

List civic or community endeavors with which you have been involved. HOLY TRINITY EPISCOPAL CHURCH, AUSTIN CENTER - DALLAS

What is your educational background? GARLAND HIGH SCHOOL
DALLAS JOINT PLUMBERS & PIPEFITTERS APPRENTICE TRAINING CENTER
EASTFIELD COLLEGE

What is your occupational experience? 40+ YEARS IN PLUMBING & HVAC CONSTRUCTION & SERVICE.

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

James Hall Jr.

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

____ Board of Adjustment

____ Citizens Environmental and Neighborhood Advisory Committee

____ Community Multicultural Commission

____ Garland Cultural Arts Commission

____ Garland Youth Council

____ Property Standards Board

____ Library Board

____ Parks and Recreation Board

____ Plan Commission

____ Senior Citizens Advisory Committee

✓ Unified Building Standards Commission

Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒
Courtney Vanover
6/12/18

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

8-21-18
Bookhout
8-22-18
9-10-18

Revised 03/2017



GARLAND
TEXAS MADE HERE



Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: JAMES ALTON HALL, JR. (NONE)
Title: UNIFIED BUILDING STANDARDS COMMISSION
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: JACKIE BURKE HALL (NONE)
Minor Children
or Dependents: NONE

3. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

4. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of a corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

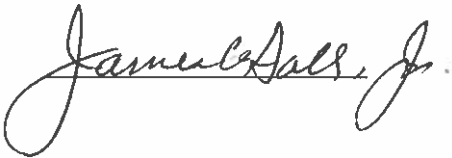
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

STATEMENT OF OFFICER

I, James Alton Hall, Jr., do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

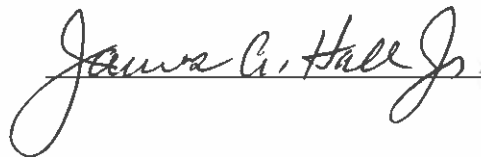
Date: 10-30-2019

James Alton Hall, Jr.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

OATH OF OFFICE

I, **James Alton Hall, Jr.**, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of the **Unified Building Standards Commission** of the City of Garland, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

_____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Sworn to and subscribed before me this 30 day of **October, 2019**.



_____
Signature of Notary Public or Other Officer
Administering Oath

Vanover, Courtney

From: Vanover, Courtney
Sent: Tuesday, August 14, 2018 4:01 PM
To: Morales, Elisa
Subject: Jim Bookhout Appointments
Attachments: Bruce Bishop - Board of Adjustment_Redacted.pdf; James Alton Hall Jr. - Unified Building Standards Commission_Redacted.pdf; Kim Thiehoff_Redacted.pdf; Corsharra Jackson_Redacted.pdf; John O'Hara_Redacted.pdf; Larry Jeffus_Redacted.pdf; Gwen Daniels_Redacted.pdf; Linda Waters_Redacted.pdf

Elisa

Please add the following appointments/applications to the upcoming agenda:

Board of Adjustment

Bruce Bishop

Unified Building Standards Board

James Hall Jr.

Community Multicultural Commission

Kim Thiehoff

Library Board

Corsharra Jackson

Plan Commission

John O'Hara

Property Standards Board

Larry Jeffus

Senior Citizens Advisory

Gwendolyn Daniels

TIF South

Linda Waters

Thank you!

Courtney