



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

REMOTE MEETING

Tuesday, August 18, 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_RBByc_3yZSbStHle9F-nPCA

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: 972 9848 3725

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 4, 2020 Regular Meeting.
2. Consider approval of the following bids:
 - a. 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. Garland-Freeman Heights Drainage Study **Bid No. 1178-20**

Birkhoff, Hendricks & Carter, L.L.P. **\$141,112.82**

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. 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**

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

GTS Technology Solutions **\$209,129.44**

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

XIT Paving and Construction, Inc.	\$2,671,713.00
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This request is for the reconstruction associated with the 2018 Paving, Water and Sanitary Sewer Replacement Project, Phase Two.

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

Dustrol, Inc.	\$155,846.85
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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. Zoning File No. Z 20-15, Tilson Custom Homes (District 1)

Consider an ordinance 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. Zoning File No. Z 20-17, City of Garland (District 1)

Consider an ordinance 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. Consider an ordinance 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. Consider a resolution 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. **Consider a resolution 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. **Consider an ordinance amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of 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.

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.

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 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

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.

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: 08/18/2020

Item Title: Minutes August 4

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

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

Attachments

Minutes August 4



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, August 4, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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CONSENT AGENDA

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

Motion was made by Council Member Dylan Hedrick, and seconded by Council Member Rich Aubin, to approve the Consent Agenda with the exception of Item 2a, which was pulled by Thomas Leech, High Power Electrical, LLC. for individual consideration.

Vote: 9 - 0

1. **APPROVED** Consider approval of the minutes of the July 21, 2020 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** GP&L Wynn Joyce to Miller Road 138kv Transmission Line Construction **Bid No. 0898-20**

Maslonka Powerline Services	\$8,868,943.58
Optional Contingency	<u>554,748.94</u>
TOTAL:	\$9,423,692.52

This request is to provide construction services for the Wynn Joyce to Miller Road and Wynn Joyce to Ben Davis 138kV Transmission Line rebuild. An Optional Contingency is included for any additional work that may be required.

b. **APPROVED** Council Chambers Dais Monitor Upgrades **Bid No. 0856-20**

Intent Digital, LLC	\$60,054.31
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This request is to approve a Change Order to purchase City Council members their own interactive touch screen monitors that toggle between presentation, voting displays and agenda as well as additional panels for voting control.

d. **APPROVED** Patricia Drive Water Main Replacement **Bid No. 0892-20**

SYB Construction Company	\$548,447.03
Optional Contingency	<u>54,844.70</u>
TOTAL:	\$603,291.73

This request is to provide water main replacement on Patricia Drive. An Optional Contingency is included for any additional work that may be required.

- e. APPROVED GP&L Spencer 4 Cooling Water Pump Motor Rebuild** **Bid No. 1124-20**

Brandon & Clark, Inc.

\$179,310.09

This request is to provide emergency repair services to rebuild the GP&L Spencer Unit 4 circulating water pump motor that has failed in service.

- f. APPROVED Substation Equipment Testing & Commissioning** **Bid No. 0934-20**

7W Consulting, LLC

\$300,000.00

This request is to provide as-needed equipment testing, commissioning and consulting services for GP&L and Tmpa substations. This approval is for a Term Agreement with three optional renewals.

3. **APPROVED** Minute action approving an extension of line of duty injury/illness leave for a period of up to one year at full pay and benefits as may be medically necessary for Firefighter/Paramedic Kasey King.

At the August 3, 2020 Work Session, Council considered approving an extension of line of duty injury/illness leave for a period of up to one year at full pay and benefits as may be medically necessary for Firefighter/Paramedic Kasey King.

4. **APPROVED** Approve by minute action the Neighborhood Vitality Matching Grant revised guidelines.

At the July 6, 2020 Work Session, Council considered revisions to the Neighborhood Vitality Matching Grant guidelines.

5. **APPROVED Resolution No. 10449** authorizing the City Manager to execute an Interlocal Agreement with the Garland Independent School District regarding the use of certain facilities during emergencies; and providing an effective date.

At the August 3, 2020 Work Session, Council considered approving a resolution allowing the City Manager to execute an interlocal agreement with GISD allowing the City of Garland to utilize the Gilbreath-Reed Career and Technology Center as a Point of Dispensing (POD) for medications or commodities in mass quantity to the public, which may be necessary in disaster response and recovery efforts.

6. **APPROVED Resolution No. 10450** authorizing the City Manager to execute a Project Specific Agreement with Dallas County relating to certain road improvements and repairs to Pleasant Valley Road, Merrit Road and Elm Grove Road; and providing an effective date.

Council approved a resolution, which authorizes the City Manager to execute the PSA with Dallas County to share the cost of milling the existing asphalt and placing new asphalt pavement on Pleasant Valley Road and Elm Grove Road in Sachse. The PSA and the cost estimate for the project are attached for Council's review.

7. **APPROVED Minute action authorizing the City Manager to sign the CARES Act Agreement.**

At the July 20, 2020 Work Session, Council considered approving the Heliport CARES Grant application that will provide funds to the Heliport for operations.

8. **APPROVED Ordinance No. 7160** amending Section 33.30 and 33.31 to Article III "Speed Regulations," of Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; and providing a Penalty Clause, a Savings Clause and a Severability Clause and providing an effective date.

At the July 20, 2020 Work Session, Council considered increasing the speed limit from 40 mph to 45 mph between SH 66 and Castle Drive.

9. **APPROVED Minute action approving the Housing and Community Services Department Federal Grants 2020-2024 Consolidated Plan.**

At the August 3, 2020 Work Session, Council considered approval of the Housing and Community Services Department Federal Grants 2020-2024 Consolidated Plan. The Department of Housing and Urban Development (HUD) requires the City to update the Consolidated Plan every 5 years in order for the City to continue to receive the Community Development Block Grant (CDBG), HOME Infill Partnership Grant (HOME) and the Emergency Solutions Grant (ESG) from HUD.

ITEMS FOR INDIVIDUAL CONSIDERATION

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2c. **APPROVED GP&L Fire Suppression System
Engineering Services**

Bid No. 1099-20

Sargent & Lundy, LLC

\$259,200.00

This request is to obtain engineering design services for fire suppression system improvements at the GP&L Olinger and Spencer Power Plants.

Speakers on this item were Thomas Leech and Dennis Edwards, High Power Electrical, LLC (submitted a bid on the project). Tom Hancock, GP&L Chief Operating Officer, presented the staff report. There was discussion by the Council.

Motion was made by Council Member Dylan Hedrick, and seconded by Council Member Rich Aubin, to approve the item as presented. Motion carried:

Vote: 7 - 2

10. Presentation of the 2020-21 Proposed Budget

In accordance with the City Charter and state law, the City Manager shall submit to the City Council a Proposed Budget for the coming fiscal year. The City Manager will formally present his Proposed Budget for FY 2020-21. Following the presentation to Council, copies of the Proposed Budget will be placed in each City Library, in the Office of the City Secretary, and on the City's website for public review and inspection.

City Manager Bradford presented the 2021 Proposed Budget to the Council.

11. Submission of appraisal roll and rates for FY 2020/2021

Council Member Hedrick read the following into the record:

In accordance with S.B. 2, the City's Tax Administrator will submit to Council the appraisal rolls and calculation of a "no-new-revenue tax rate" and "voter-approval tax rate". Based upon estimates of appraised value from the appraisal districts the "no-new-revenue tax rate" is .822388 and the "voter-approved tax rate" is .829826. The proposed tax rate will be determined by Council once the final certified appraisal roll is made available on August 20th. Afterward, a public notice of the proposed tax rate and scheduled public hearings will be posted.

12. Hold public hearings on:

- a. **APPROVED Consider the application of Tilson Custom Homes, requesting approval of a Specific Use Provision for a Guest House on a property zoned Agriculture (AG) District. This property is located at 1620 Pleasant Valley Road. (File No. Z 20-15, District 1)**

The applicant proposes a 906 square-foot guest house, to be located behind the proposed primary house.

The staff report was presented by Kimberly Hopkins, Development Planner. Speaker on this item was Bob Fishbein, applicant. There was discussion by the Council.

Motion was made by Council Member David Gibbons, and seconded by Council Member Jerry A. Nickerson, to approve the item as presented and recommended by staff and the Plan Commission. Motion carried:

Vote: 9 - 0

- b. **APPROVED** Consider the application of the City of Garland, requesting approval to amend Planned Development (PD) District 17-35 for Mixed Use to 1) Amend Table 5-1 (Schedule of Uses) by removing Dwelling, Multi-Family Use and Elder Care - Independent Living Use from several Character Zones; and 2) Change the Character Zones of certain properties. This area is generally located northeast of President George Bush Turnpike, west of Holford Road, and south of the city limits line. (File No. Z 20-17, District 1)

This proposal would remove the Multi-Family Dwelling Use and Independent Living Use designations from several Character Zones [Employment Mixed Use, Retail Mixed Use, and Transition] in the Planned Development (PD) District. In addition, the proposal would change the Character Zones of certain existing properties, and remove certain areas from the amendment in accordance with the Plan Commission's recommendation on July 13, 2020. The multi-family residential developments (developed or under construction) abutting West Campbell Road would remain Mixed-Use Mixed-Residential and continue to be allowed and conforming per their existing zoning.

The staff report was presented by Kira Wauwie, Principal Planner. Speaker on this item was Mabel Simpson. There was discussion by the Council.

Motion was made by Council Member David Gibbons, and seconded by Council Member Jim Bookhout, to approve the item as recommended by staff and the Plan Commission. Motion carried:

Vote: 9 - 0

13. **Citizen comments:** Melissa Massey, Richard Guldi, Holli Sanborn, Josh Garcia, Milton Garcia, Don Phillips and Melanie Latauska.
14. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:26 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 08/18/2020

Item Title: Fire Stations Programming and Design Services

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 0754-20

Purchase Justification:

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. The programming services include functional space planning and a site fit analysis for each station. The design services for Fire Station No. 6 include architectural, engineering, and construction administration services. An Optional Contingency is included for any additional unforeseen services. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

Evaluation:

Brown Reynolds Watford Architects, Inc. (BRW), was selected as the Most Qualified firm for this project from RFQ 0754-20.

Award Recommendation:

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

Basis for Award: Most Qualified

Purchase Requisition #: 43912

Fiscal Impact

Total Project/Account: \$4,300,000
Expended/Encumbered to Date: 1,721,284
Balance: \$2,578,716
This Item: 689,950
Proposed Balance: \$1,888,766
Account #: 642-1429-1210104-710120; 652-1429-1210419-710120;
642-1429-1209904-710120

Fund/Dept/Project – Description and Comments:

Public Safety CIP

Relocate Fire Station No. 1	Programming Services	642-1429-1210104-710120	\$ 40,400
Relocate Fire Station No. 6 *	Design & Programming Services	652-1429-1210419-710120	614,350
Rebuild/Relocate Fire Station No. 7	Programming Services	642-1429-1209904-710120	<u>35,200</u>
TOTAL			\$689,950

* Design services for Fire Station No. 6 will continue into 2021.

Attachments**Bid Recap**

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Pages 155-157

Budget Director Approval:	Ron Young	Approval Date:	08/07/2020
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Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	08/06/2020
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**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 08/18/2020

Item Title: Garland-Freeman Heights Drainage Study

Submitted By: Michael Polocek, Engineering Director

Bid Number: 1178-20

Purchase Justification:

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. Services will also include preparation of a Drainage Area Map with subareas defining the sub-basin for each street and alley in the basin. Additional services include surveying as required and performing an analysis of the drainage in each street and alley to determine street capacity and drainage needs.

Evaluation:

Birkhoff, Hendricks & Carter, L.L.P., was selected as the Most Qualified firm for this project from RFQ 0212-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Birkhoff, Hendricks & Carter, L.L.P.	All	\$141,112.82
TOTAL:		\$141,112.82

Basis for Award: Most Qualified

Purchase Requisition #: 43908

Fiscal Impact

Total Project/Account: \$550,000
Expended/Encumbered to Date: 0
Balance: \$550,000
This Item: 141,113

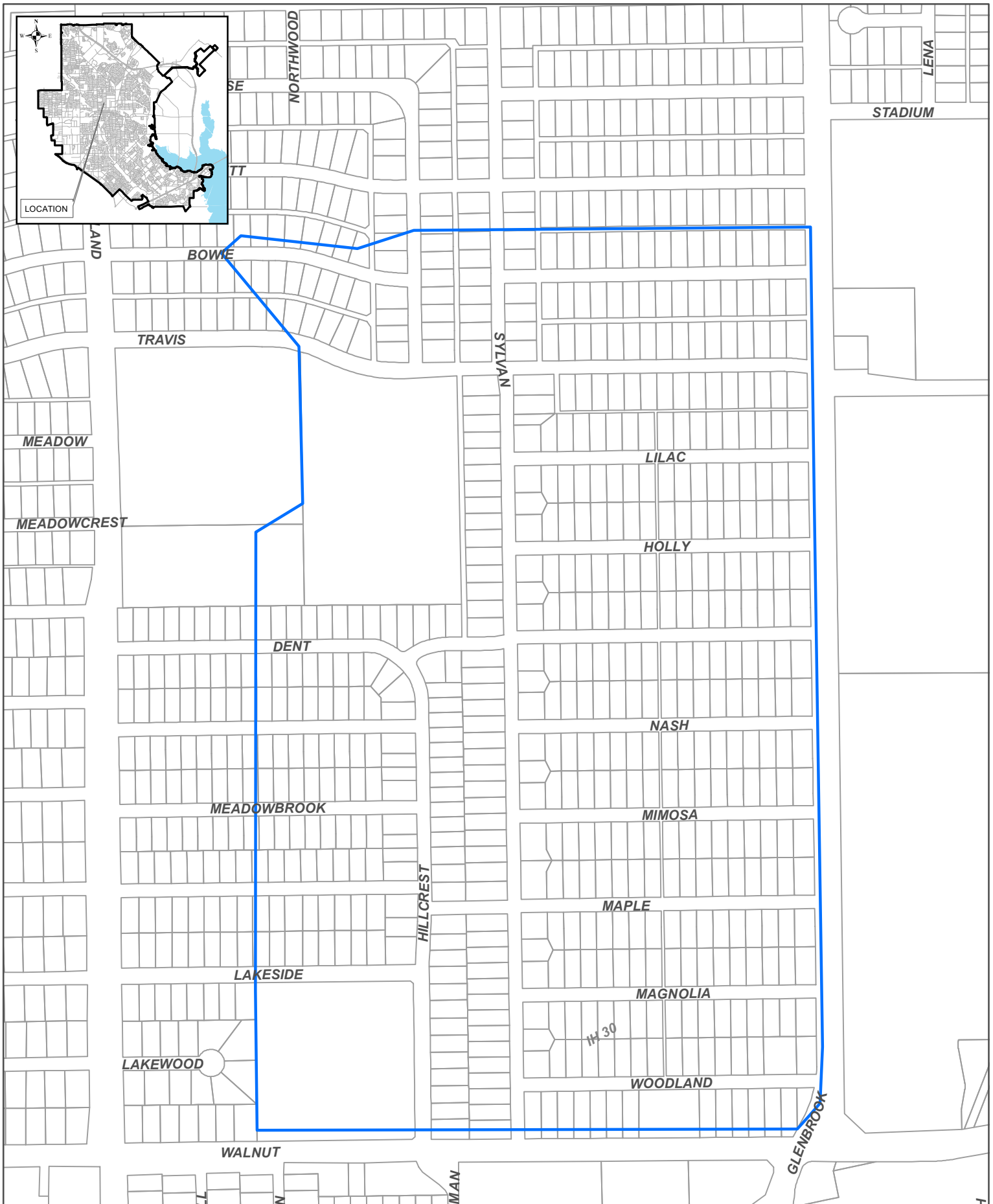
Proposed Balance: \$408,887
Account #: 625-1409-1424504-7101
Fund/Dept/Project – Description and Comments:
Drainage CIP - Garland Heights / Freeman Project

Attachments

Bid Recap
Garland Freeman Heights Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: CIP - Page 127

Budget Director Approval:	Ron Young	Approval Date: 08/06/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 08/06/2020





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 08/18/2020

Item Title: Engineering and Design for Chaha Road from I.H. 30 to Lake Ray Hubbard Parkway

Submitted By: Michael Polocek, Engineering Director

Bid Number: 1185-20

Purchase Justification:

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. The improvements include a 24-foot concrete curb & gutter section, drainage, 12-inch water, 8-inch wastewater, 6-foot-wide sidewalk and a 10-foot to 12-foot-wide bike trail. The design also includes 3,900 linear feet of a 12-foot-wide trail along the south side of Lake Hubbard Parkway from the I.H. 30 Service Road to Chaha Road.

Evaluation:

Cobb, Fendley & Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Cobb, Fendley & Associates, Inc.	All	\$461,242.00
TOTAL:		\$461,242.00

Basis for Award: Most Qualified

Purchase Requisition #: 43902

Fiscal Impact

Total Project/Account: \$1,543,280
Expended/Encumbered to Date: 791,750
Balance: \$751,530
This Item: 461,242
Proposed Balance: \$290,288
Account #: 624-1409-1426604-7101; 654-1429-1856419-710120;
220-4049-3019200-7101; 230-4149-3215700-7101

Fund/Dept/Project – Description and Comments:

Street/Transportation CIP: Chaha Rd - I.H. 30 to Lake Ray Hubbard Parkway	\$307,934
Park CIP: Trail Development (2019 Bond Program) - Chaha Road Trail	88,028
Water CIP: Relocation of Mains Prior to Paving	34,740
Wastewater CIP: Relocation of Mains Prior to Paving	<u>30,540</u>
TOTAL:	\$461,242

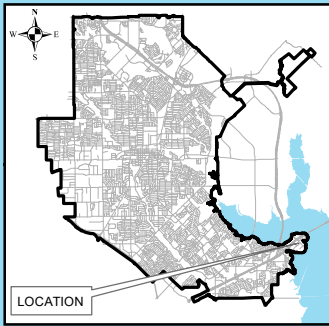
Attachments

Bid Recap
Chaha Rd Location Map

Fiscal Reference:

Budget Type:	CIP
Fiscal Year:	2020
Document Location:	CIP - Pages 84, 94, 223, & 251

Budget Director Approval:	Ron Young	Approval Date: 08/07/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 08/06/2020





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 08/18/2020

Item Title: Design Services for Street Department Building

Submitted By: Rick Galceran, Capital Project Management Director

Bid Number: 1187-20

Purchase Justification:

This request is to obtain professional services for the design and construction administration for the new building. Based on a recent feasibility study performed by MPI Architects, it was recommended that replacement of the Street Department building would yield the best value for the City versus renovating the existing facility. An Optional Contingency is included for any additional unforeseen services. This project is part of the 2019 Bond Program and approved in the 2020 CIP.

Evaluation:

MPI Architects was selected as the Most Qualified firm for this project from RFQ 0484-17.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
MPI Architects	All	\$195,150.00
Optional Contingency		19,515.00
TOTAL:		\$214,665.00

Basis for Award: Most Qualified

Purchase Requisition #: 43911

Fiscal Impact

Total Project/Account:	\$324,000
Expended/Encumbered to Date:	9,800
Balance:	\$314,200
This Item:	214,665
Proposed Balance:	\$99,535

Account #: 657-1429-1610519-710120

Fund/Dept/Project – Description and Comments:

Municipal Facilities and Misc. Tax Supported CIP / Street Department Facility Renovation

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 186

Budget Director Approval: Ron Young

Approval Date: 08/07/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/06/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 08/18/2020

Item Title: Replacement Toughbook Computers for City Departments

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 1194-20

Purchase Justification:

This request is to purchase forty-two (42) replacement Latitude 5420 Toughbooks and twenty-two (22) Latitude 5420 Toughbooks with cellular for Engineering, Water and Facilities. All units are more than four years old, and it is recommended that they be replaced every four to six years to ensure stability and functionality and to upgrade the Operating System for data security.

Evaluation:

These computers are available from GTS Technology Solutions through the State of Texas Department of Information Resources (DIR) Cooperative Purchasing Contract DIR-TSO-3763-R.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
GTS Technology Solutions	All	\$209,129.44
TOTAL:		\$209,129.44

Basis for Award: Cooperative Purchase

Purchase Requisition #: 43884

Fiscal Impact

Total Project/Account:	\$1,273,069
Expended/Encumbered to Date:	693,613
Balance:	\$579,456
This Item:	209,129
Proposed Balance:	\$370,327
Account #:	413-4511-6011

Fund/Dept/Project – Description and Comments:

IT Replacement Fund

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Page 311

Budget Director Approval: Ron Young

Approval Date: 08/10/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/10/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 08/18/2020

Item Title: GP&L Nevill Road Switch Station Site Grading

Submitted By: Steve Martin, Transmission Director

Bid Number: 0186-20

Purchase Justification:

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. This is part of the approved GP&L Nevill Road Switch Station CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

Kwest Group, LLC, was awarded the original PO 29841 in the amount of \$5,690,788.56 at the February 4, 2020, City Council Meeting.

Award Recommendation:

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

Basis for Award: Change Order

Purchase Requisition #: 43897

Fiscal Impact

Total Project/Account:	\$19,983,740
Expended/Encumbered to Date:	17,952,330
Balance:	\$2,031,410
This Item:	1,188,338
Proposed Balance:	\$843,072
Account #:	210-3799-3178201-6051

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: 08/06/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/06/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 08/18/2020

Item Title: Replacement Aerial Bucket Truck

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 1171-20

Purchase Justification:

This request is to purchase a replacement Aerial Bucket Truck for Garland Power & Light.

Evaluation:

The truck is available from Altec Industries, Inc., through the Sourcewell Cooperative Purchasing Contract 012418-ALT.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Altec Industries, Inc.	All	\$162,816.00
TOTAL:		\$162,816.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 43906

Fiscal Impact

Total Project/Account: \$1,175,925
Expended/Encumbered to Date: 1,374,057
Balance: \$(198,132)
This Item: 162,816
Proposed Balance: \$(360,948)*
Account #: 444-3711-9009
Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / Electric Utility

The Aerial Bucket Truck is an unscheduled replacement in FY 2019-20. This is a like-model equipment replacement that Fleet is recommending as an unscheduled replacement due to long lead times for procurement.

* An additional \$156,845 is included in the FY 2019-20 Revised Budget that is scheduled for approval on September 15, 2020, and the additional \$204,103 will come from ERF fund balance. Of the \$204,103 required from fund balance, \$162,816 is associated with the replacement of the Aerial Bucket Truck and \$41,287 is associated with the replacement of the Heavy Haul Semi-Truck, Bid No. 1175-20 on the August 18, 2020 Regular Session Agenda.

Attachments

Bid Recap

Fiscal Reference:

Budget Type:	Operating Budget
Fiscal Year:	2019-20
Document Location:	Oper. Budget - Page 269

Budget Director Approval:	Ron Young	Approval Date: 08/07/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 08/06/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 08/18/2020

Item Title: Heavy Haul Semi-Truck

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 1175-20

Purchase Justification:

This request is to purchase a replacement Heavy Haul Semi-Truck for Garland Power & Light.

Evaluation:

The truck is available from Freightliner of Austin through the TIPS Cooperative Purchasing Contract 200206.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Freightliner of Austin	All	\$184,112.00
		TOTAL:	\$184,112.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 43933

Fiscal Impact

Total Project/Account: \$1,175,925
Expended/Encumbered to Date: 1,189,945
Balance: \$(14,020)
This Item: 184,112
Proposed Balance: \$(198,132) *
Account #: 444-3523-9009
Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / Electric Utility

* An additional \$156,845 is included in the FY 2019-20 Revised Budget that is scheduled for approval on September 15, 2020, and the additional \$41,287 will come from ERF fund balance for the purchase of the Heavy Haul Semi-Truck.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 269

Budget Director Approval: Ron Young

Approval Date: 08/07/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/06/2020



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 08/18/2020

Item Title: 2018 Paving, Water, and Sanitary Sewer Replacement Project, Phase Two

Submitted By: Steve Oliver, Streets Director

Bid Number: 0947-20

Purchase Justification:

This request is for the reconstruction associated with the 2018 Paving, Water and Sanitary Sewer Replacement Project, Phase Two. This project includes the removal/replacement of the existing concrete pavement for Middle Glen Drive (Villa Ridge Drive to 4933 Avalon Drive), W. Daugherty Drive (Delano Drive to S. First Street) and Carroll Drive (Lamesa Drive to Saturn Road), including Carroll Way and Carroll Circle. The project also includes the replacement of the water main on all three streets and the sanitary sewer main on Middle Glen Drive.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seventeen (17) bids were received and evaluated with XIT Paving and Construction, Inc., submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
XIT Paving and Construction, Inc.	All	\$2,671,713.00
TOTAL:		\$2,671,713.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 43619

Fiscal Impact

Total Project/Account: \$26,122,682
Expended/Encumbered to Date: 16,429,177
Balance: \$9,693,505

This Item: 2,671,713
Proposed Balance: \$7,021,792
Account #: 831-4693-7111, 220-4049-3019200-9214,
230-4149-3215700-9305

Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund	=	\$2,042,029
Water CIP / Relocation of Mains Prior to Paving	=	400,305
Wastewater CIP / Relocation of Mains Prior To Paving	=	<u>229,379</u>
Total		\$2,671,713

Attachments

Bid Recap 1 of 4
Bid Recap 2 of 4
Bid Recao 3 of 4
Bid Recap 4 of 4

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 213; CIP - Pages 223, 251

Budget Director Approval: Ron Young Approval Date: 08/09/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 08/06/2020

[illegible]

[illegible]

[illegible]

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 08/18/2020

Item Title: Asphalt Milling on Pleasant Valley Road and Elm Grove Road

Submitted By: Steve Oliver, Streets Director

Bid Number: 1170-20

Purchase Justification:

This request is to provide asphalt milling on Pleasant Valley Road and Elm Grove Road. On August 4, 2020, the City Council passed a resolution authorizing the City Manager to execute a Project Specific Agreement (PSA) with Dallas County to share in the cost of milling and overlaying Pleasant Valley Road from Merritt Road to Elm Grove Road and Elm Grove Road from Pleasant Valley Road to the Hinton Landfill. This is the route to the landfill in Sachse for which the City of Garland has maintenance responsibility.

Evaluation:

Dustrol, Inc., will provide the asphalt milling through an Interlocal Agreement with Tarrant County.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Dustrol, Inc.	All	\$155,846.85
TOTAL:		\$155,846.85

Basis for Award: Interlocal Agreement

Purchase Requisition #: 43930

Fiscal Impact

Total Project/Account: \$25,492,998
Expended/Encumbered to Date: 18,471,206
Balance: \$7,021,792
This Item: 155,847

Proposed Balance: \$6,865,945
Account #: 831-4692-7111

Attachments

Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2019-20
Document Location: Oper. Budget.- Page 213

Budget Director Approval:	Ron Young	Approval Date: 08/07/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 08/06/2020



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 08/18/2020

Item Title: Z 20-15 Tilson Custom Homes (District 1)

Submitted By: Kimberly Hopkins, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 20-15 Tilson Custom Homes

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 20-15 Ordinance

Z 20-15 Exhibit A

Z 20-15 Exhibit B

Z 20-15 Exhibits C & D

ORDINANCE NO. _____

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

WHEREAS, at its regular meeting held on the 13th day of July, 2020, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a Guest House made by **Tilson Custom Homes**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Guest House on a 1.797-acre tract of land zoned Agriculture (AG) District and located at 1620 Pleasant Valley Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

ZONING FILE NO. Z 20-15

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

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 20-15

BEING a called 1.797 acre tract of land situated in the D. Crist Survey, Abstract Number 226, located on Pleasant Valley Road in the City of Garland, Dallas County, Texas, and being that same tract of land as described in Deed Without Warranty to Doug Michel, Robert Fishbein and Carla Michel-Fishbein, as recorded in County Clerk Instrument Number 201900344286, of the Official Public Records of Dallas County, Texas.

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-15

1620 Pleasant Valley Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Agriculture (AG) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

III. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

IV. Specific Use Provision:

- A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for an unlimited time period.

S 45° 19' 18" W
120.40'



1 SITE PLAN
1" = 50'-0"

CASE #191105-2
CASE #190917-2

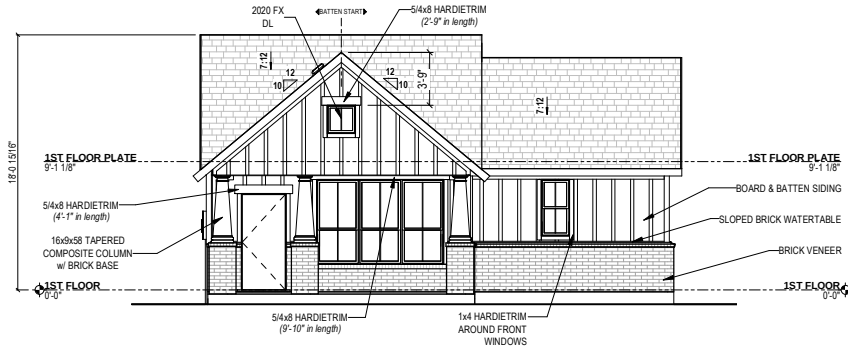
MR. & MRS. ROBERT FISHBIEN & MR. DOUG MICHEL Job #1201150 Dallas County
A-SITE

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

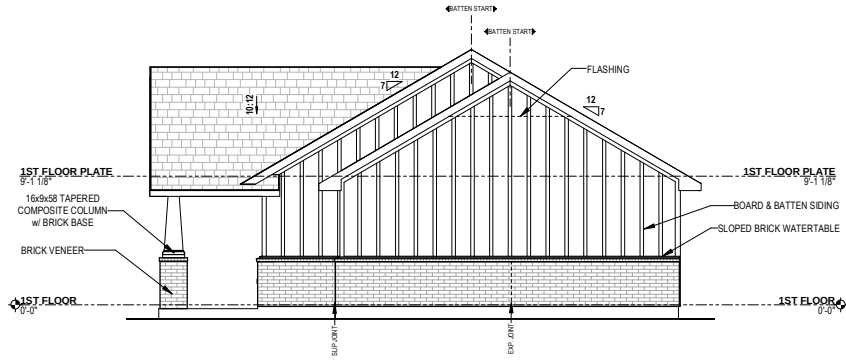
FC- 2/5/2020 GHJ	FINAL PLANS 1033 ROCKWALL B
RD- 4/7/2020 GHJ	
PERMIT- 3/4/2020 GHJ	
CHKOUT- 3/4/2020 GHJ	

Tilman Home Construction 2019 ©

EXHIBIT D



1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

CASE #190917-2

MR. & MRS. ROBERT FISHBEIN & MR. DOUG MICHEL
Job #1201151
Dallas County

A2.0

TILSON
CUSTOM HOME BUILDERS

The measurements, dimensions, and other specifications shown on this document are guidelines for construction only. The actual specifications and materials used in the construction of the completed structure will look like.

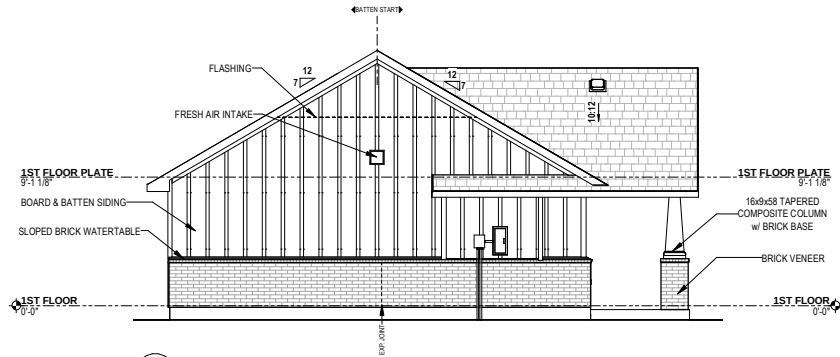
FINAL PLANS
4124
SAN ANTONIO D

PC: 03/05/2020, BH
PERMIT: 03/05/2020, ZO
CHECKOUT: 03/05/2020, ZO

EXHIBIT D



1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

CASE #190917-2

MR. & MRS. ROBERT FISHBEIN & MR. DOUG MICHEL
Job #1201151
Dallas County

TILSON
CUSTOM HOME BUILDERS

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of materials and construction may vary from those shown on this document. The completed structure will look like.

FINAL PLANS
4124
SAN ANTONIO D

P.C. 00052020.BH
PERMIT - 03052020.ZO
CHECKOUT - 05052020.ZO



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 08/18/2020

Item Title: Z 20-17 City of Garland (District 1)

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Zoning Ordinance Z 20-17 City of Garland

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 20-17 Ordinance

Z 20-17 Exhibit A

Z 20-17 Exhibit B

Z 20-17 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE 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 ZONED PLANNED DEVELOPMENT (PD) DISTRICT 17-35 AND 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; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of July, 2020, the Plan Commission did consider and make recommendations on a certain request for approval of 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 by **the City of Garland**; 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 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 and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

ZONING FILE NO. Z 20-17

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

Section 6

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

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 20-17

BEING various tracts of land, together embracing approximately 276.99 acres, generally bounded on the south and west by North President George Bush Turnpike, on the north by City of Garland, Texas city limit line, and on the east by Holford Road, LESS AND EXCEPT the following Additions to the City of Garland, according to the map or plat thereof recorded in the Official Public Records of Dallas County, Texas:

1. Lot 1, Block 1, Gurdwara Akaljot;
2. Lot 36, Block 1, Pot O' Gold;
3. Lot1, Block 1, Campbell Firewheel Addition;
4. Lot 1, Block 1, Montessori School Addition;
5. Lots 1 and 2, Block 1, Campbell Ferris Addition;
6. Lots 2A and 2B-R, Blackburn State Highway 190 Addition;
7. Lots 1-6, Block 1, Heights at Campfire Crossing-Commercial;
8. Lot 1R, Block 1, Striker Marquis Addition.

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 20-17

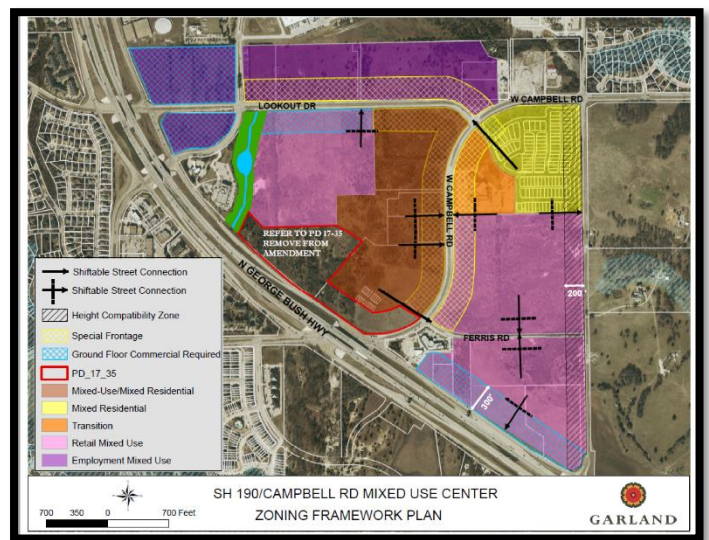
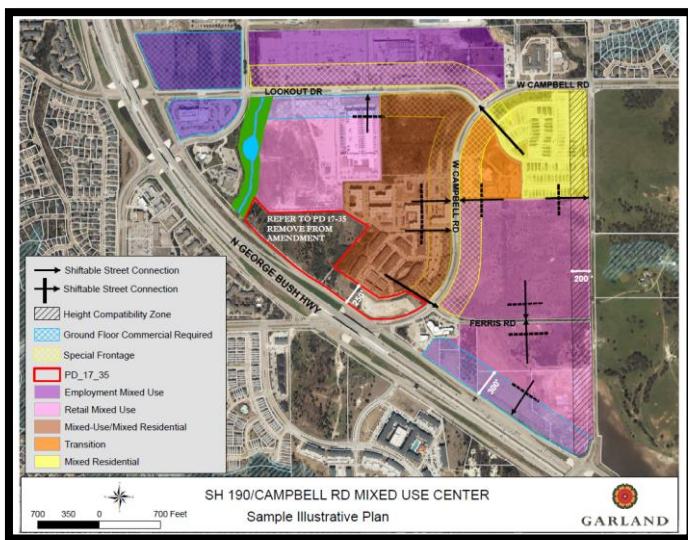
**Northeast of PGBT/SH 190, west of Holford Road, and south
of the City Limits line**

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow for a mix of uses subject to conditions.
- II. Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Regulating Plan:** All uses, conditions, processes and standards shall be as provided within Exhibit C.

City of Garland

SH 190/Campbell Mixed Use Center Planned Development District

June 8, 2015 -- Z 15-20
AMENDED September 19, 2017 -- Z 17-35
AMENDED September 1, 2020 -- Z 20-17



Created for



GARLAND

TEXAS MADE HERE

By:

GATEWAYPLANNING
A VIALTA GROUP PARTNER

UPDATES BY CITY OF GARLAND, AS INDICATED ABOVE

EXHIBIT C

City of Garland SH 190/Campbell Mixed Use Center Planned Development District

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- B. Sample Illustrative Plans
- C. SH 190/Campbell MUC-PD District Structure and Review Process Flow Chart
- D. Street Design Standards and Typical Cross Sections

SH 190/Campbell Mixed Use Center Planned Development District

I. Purpose and Intent

The purpose and intent of the SH 190/Campbell Mixed Use Center Planned Development District (here after known as “MUC-PD”) is to implement the City’s vision for a vibrant and sustainable approach to the development of SH 190 Corridor and to encourage the continuation of the Telecom Corridor® through Garland by becoming a center for major employment office, technology, healthcare and support services, while encouraging, where feasible, a mix of complementary uses including housing, retail, offices, commercial services, and civic uses, supporting long term attractiveness for both employment uses and neighborhood uses. Specifically, the MUC-PD is intended to:

- A. Create short-term development momentum while allowing for long-term market opportunities for larger-scale employment uses;
- B. Establish a high level of development standards to create development of exemplary and enduring quality that fits into the City’s vision including Envision Garland 2030 as amended;
- C. Encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;
- D. Provide flexibility on the site and with design of new development to anticipate changes in the marketplace while establishing human-scaled buildings;
- E. Leverage the frontage and access to SH 190 and other regional corridors while preserving environmentally significant areas as “features” and not constraints, encouraging destination retail and other uses along the SH 190 Corridor with adjacent transitions to sustainable mixed use development patterns so that destination uses directly along the corridor are accessible internally by walking, cycling and driving;
- F. Create a variety of connected community gathering places and passive open spaces with trails to make walking and biking easy from one place to another and connect to off-site trails;
- G. Include a range of residential options that reflect changing lifestyles considering both market demand and City preferences;
- H. Provide appropriate transitions to protect adjacent neighborhoods and to promote sustained value;
- I. Encourage efficient uses of land; and
- J. Utilize existing and future transportation and parking assets efficiently in order to optimize both auto traffic on surrounding streets and on-site parking demand through design strategies and policy incentives that support use of multiple modes of transportation.

II. Applicability

- A. The MUC-PD District (this Code) applies to the property shown as the PD 15-20 on the Zoning Map and the boundaries are as established in the Zoning Framework Plan in Appendix A.
- B. The provisions of the MUC-PD District (this Code), when in conflict, shall take precedence over those in the Garland Development Code (GDC) as amended except as noted herein. Development standards not addressed in this Code shall be governed by the GDC to the extent they are not in conflict with the intent of the MUC-PD District standards.

III. SH 190/Campbell MUC-PD District Structure

A. MUC-PD District Structure: The following plans establish the structure within which the details of the PD District are calibrated to a specific Detail Plan (DP) at the time of development. The Sample Illustrative Plans (Appendix B) are included to provide an overall guidance on the desired pattern and character of development envisioned under this code while the Zoning Framework Plan (Appendix A) establishes the major street network and character zone allocations within the PD District.

1. Sample Illustrative Plans – are plans generated for different areas of the MUC-PD District that provide guidance on the intended character and layout of development based on the context and vision for the different character zones. These are to be used as prototypical development scenarios that would form the ultimate Detail Plan by the individual developers/property owners. The Sample Illustrative Plans illustrate important principles of planning a mixed use, walkable neighborhood.
2. Zoning Framework Plan – is the plan that is adopted at the time of creation of this PD and associated rezoning and establishes the different Character Zones and the major street network envisioned for MUC-PD District. Using the Zoning Framework Plan (ZFP) (Appendix A) and this Code, an applicant shall specify certain details of the development and may refine ZFP elements at the time of DP per the criteria established in this Code.

Five (5) Character Zones are established within the MUC-PD, each of which implements specific aspects of the vision for a regional mixed use destination with significant employment and residential uses. Prior to any new development within these areas, a Detail Plan (DP) consistent with the adopted ZFP (Appendix A) and this PD shall be developed by the applicant/property owner or developer.

- i. Employment Mixed Use Zone (EMU): This is the Character Zone the area adjacent to the SH 190 frontage and along Lookout Drive. This zone is appropriate for the long-term development of large-scale regional employment and office uses due to its proximity to the Telecom Corridor®. The direct access to regional roadways including SH 190 offers adequate capacity for such an employment hub. The major roadway frontages along SH 190, Lookout Drive, and Telecom Parkway are not appropriate for ground floor residential uses. The vision for this zone is mid-to high-rise office buildings with structured parking.
- ii. Retail Mixed Use Zone (RMU): This is the area adjacent to SH 190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office uses; but that also encourage connections and transitional uses with the adjacent development.
- iii. Mixed Use-Mixed Residential Zone (MU-MR): This area is the core mixed use development opportunity for the area, linking the other areas together and encouraging development standards and uses that create a variety of higher density residential types as well as office and retail uses that do not require visibility from SH 190, but in a walkable development context.
- iv. Transition Zone (T): This area is located to provide opportunities for residential and neighborhood serving smaller scale professional office and retail within a design context that respects the scale of the adjacent Mixed Residential Zone (MR).

- v. **Mixed Residential Zone (MR):** This area is primarily residential in character and intended to provide a transition to the single family neighborhoods to the northeast. This area shall provide a variety of lower density attached and detached housing types within a walkable context including integrated small open spaces.
- 3. **Detail Plan –** A Detail Plan shall establish the exact location of Character Zones, land uses and open spaces, blocks, lots, building and street layout, treatment of transition areas to adjacent uses and any other appropriate information required by this PD. The Detail Plan shall illustrate the design direction of the site with dimensional standards that provide substantial certainty about the development outcomes, intensity, and phasing of the proposed development. It shall be created and submitted by the applicant/developer prior to any new development within the MUC- PD in conformance with DP applications as established in Section IV.B.2. of this Code. A Detail Plan shall meet the standards established in the Zoning Framework Plan and this PD and shall be developed for a minimum acreage even if the actual development is phased.
 - i. **Minimum Acreage Required:** The minimum acreage required for any initial Detail Plan shall be no smaller than any one of the following: (1) all the contiguous property under one single ownership; or (2) all property under one Character Zone as established in the adopted Zoning Framework Plan; or (3) all property circumscribed by any proposed new or existing streets per the Zoning Framework Plan.
 - ii. **Amendments to Approved Detail Plans:** After the initial Master Detail Plan approval, subsequent amendments to approved DPs shall include the entire area of the initial Detail Plan approval regardless of the standards in III.A.3.i. above.

Detail Plans also include the lot and building(s) level plans and shall be required for individual lots and/or buildings subject to Public Hearing by Planning Commission and City Council approval for all development prior to Site Permit and Building Permit review. The approval process for DPs shall be based on the process established for DP applications in Section IV.B.3 of this PD and as outlined within Section 2.12 of the GDC.

IV. Administration

- A. **General:** No building or structure may be erected or moved unless in conformity with this MUC-PD.
- B. **Authority for Approval** (See Appendix C for a flow chart illustrating the Application Process):
 - 1. **Zoning Framework Plans** [a Zone Change to this PD's established Character Area zoning districts (a Zone Change may include a Detail Plan in conjunction with the Zoning Framework Plan)]; may only be approved by City Council after recommendation by the Plan Commission. The process for Zoning Change applications in Chapter 2, Article 2, Division 1 of the GDC shall be followed. Modifications to adopted ZFPs may also be processed in conjunction with DP applications per IV.B.2 below.
 - 2. **Detail Plan Applications.**
 - i. May only be approved by City Council after recommendation by the Plan Commission.
 - a. The process shall follow the process Section 2.12 of the GDC. In considering Detail Plan Applications, the Plan Commission and the City Council may use any of the following criteria:

- 1) The extent to which the proposed modifications to street layout and/or character zones impact adjoining properties with respect to continuity and adjacency predictability;
- 2) The overall purpose and intent of the regional Mixed Use Center;
- 3) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- 4) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit; and
- 5) The extent to which the proposal does not hinder future opportunities for higher intensity development.
- 6) The extent to which the proposed application impacts adjoining properties with respect to continuity and adjacency predictability;
- 7) The extent to which the application meets the overall purpose and intent of the regional Mixed Use Center;
- 8) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- 9) The extent to which the application provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit; and
- 10) The extent to which the application does not hinder future opportunities for higher intensity development.

C. Detail Plan Requirements:

1. The Detail Plan is intended to illustrate the building and block level development pattern of the MUC-PD District consistent with the purpose and intent of the Section and establish the detailed standards and rules for any new development within the MUC-PD District and the corresponding Character Zones.
2. The applicant shall submit a Detail Plan for the minimum acreage as established in Section III.A.3.i.
 - i. Each Detail Plan application shall:
 - a. demonstrate compliance with this PD's purpose, intent, and development standards;
 - b. include exhibits meeting all the informational requirements for under Section 2.11 of the GDC, and meeting the standards of this PD and adopted ZFP including:
 - 1) Delineation of the Character Zones per the adopted ZFP (including any modifications to adopted ZFP elements);
 - 2) The layout of proposed blocks, major and minor streets, bikeways, sidewalks, and trails;
 - 3) the location and acreage of open space areas and whether each will be privately owned, a common area for residents only or dedicated to public use;

- 4) Type “A” and “B” Development Frontage designations based on the standards in this PD.
- 5) A conceptual level plan for the accommodation of stormwater drainage and detention and other major water and sewer infrastructure elements for the overall area included in the Detail Plan;
- 6) The location and area of retail, office, industrial, residential, civic, and open space uses;
- 7) The approximate shape, size, and placement of buildings;
- 8) The general parking location relative to streets and buildings and approximate parking count, with indication of parking lot landscape areas; and
- 9) Any minor modifications to adopted ZFP elements per Table 4-1 below.

Table 4-1: Minor Modifications Table		
Framework Plan Element	Extent of Minor Modification Permitted	Criteria
a. Area/boundary of a Character Zone	Area/boundary of a specific Character Zone may be adjusted no more or less than 30%.	i. Shall not eliminate any character zone ii. Modified area shall be contiguous with the corresponding character zone that is changed iii. Boundary modifications may be due to physical constraints on the property, or shifting of internal roadways or to better align with ownership boundaries.
b. Location of any Required Street	Location may be shifted no more than 150' in any direction	i. Shall maintain the connectivity intended by the Framework Plan ii. Shall maintain the continuation and/or connectivity with any existing streets or driveways where possible
c. Area of any Required Civic/Open Space	May be reduced by no more than 25%	i. Shall maintain the frontages required by the Framework Plan ii. Area may be adjusted to accommodate shifting of any new Required Streets or any required easements only

- c. Include a Street Classification Master Plan with associated with cross-sections and street classifications for the proposed Detail Plan area (or for each phase, if it is to be developed in phases) specifying right-of-way width, minimum pavement width, on-street parking, approximate location of street trees, bikeways and sidewalks (Appendix D, Institute of Transportation Engineers' Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to guide the development of the proposed cross sections in lieu of the street standards in the GDC. See Definitions for complete citation).
- d. Include a report in the form of text, statistical information, tables, guidelines, and graphics that includes:
 - 1) a statement of the purpose and intent of the proposed development consistent with the vision and ZFP for the MUC-PD District and its Character Zones;

- 2) a description of the mix of land uses and the factors which ensure compatibility both within the development site, with adjacent land uses, and compliance with the recommendations of all the adopted elements of the Comprehensive Plan;
- 3) any special standards for signage in the form of a Master Sign Plan application that provides a design palette addressing the location, size, type, lighting, colors, and materials for all signage in the proposed development unless meeting the Sign Regulations in Chapter 4, Article 5 of the GDC;
- 4) statistical information including:
 - a) gross acreage of the site, and net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20%;
 - b) the amount of land devoted to open space, both in acres and as a percentage of the gross acreage of the site;
 - c) the amount of land devoted to retail, office, industrial, residential, and civic uses;
 - d) a plan for pedestrian, bicycle, and vehicular circulation describing the general design capacity of the system as well as access points to any regional trail system;
 - e) a daily and peak hour trip generation and directional distribution report by use unless the Director of Transportation finds that the traffic to be generated by the proposed development does not warrant the preparation and submission of a study;
 - f) the maximum allowable building coverage and height; and
 - g) the minimum and maximum building setbacks.
- e. Development standards for the proposed development that meet Section VI.B of this PD and specifying standards for all the “flexible” elements by each Character Zone within the specific Detail Plan area in the form of a table (see Table 6-3 in Section VI for criteria and format);
- f. Compliance with frontage and housing mix and type standards in Section VI.A.4 for the specific Character Zones and locations to be included with the DP;
- g. Building design and general architectural design standards that meet Sections VI.A.8 and VI.A.9 of this PD for the proposed development specifying general materials and configurations permitted for facades, roofs, and openings;
- h. A landscape plan that includes the design direction and general for streetscapes and public/open spaces types; and
- i. A non-binding schedule for the entire development (or for each phase, if it is to be developed by phases), which shall show generally how the applicant will complete the project containing the following information:
 - 1) The proposed order of construction by section delineated on the Detail Plan;
 - 2) The proposed schedule for construction of improvements to open space areas; and

- 3) The proposed schedule for the installation of required public streets, utilities improvements and the dedication of public rights-of-way and/or easements.

D. Additional Requirements for Detail Plans and Minor Amendments to Approved Detail Plans:

1. **Detail Plan Requirements:** A Detail Plan shall be required for all development. Detail Plans within the MUC-PD District shall meet the submittal requirements for Detail Plans established under the Section 2.12 of the GDC. Additional information that adequately illustrates the detail plan's compliance with this PD and the applicable Detail Plan shall also be required. The process for approval of Detail Plans is established in Section IV.B.3 of this PD and within Chapter 2, Article 2, Division 2 of the GDC.
2. The Director of Planning may approve minor changes to a previously approved Detail Plans with the applicant's written justification for such changes. Any significant changes to and deviations from approved Detail Plans shall be regarded as an amendment to that particular plan and may be reviewed by the Director of Planning and processed per the standards established in this PD. The Director of Planning shall make the determination as to whether a proposed change is minor or significant, based upon consideration of the following facts:
 - i. whether the proposed change substantially alters the arrangement of component zones, buildings or changes the use of building space designated on the original plan;
 - ii. whether there is an increase of greater than 10% in the number of residential dwelling units beyond the threshold established in the approved DP;
 - iii. whether the proposed change substantially alters vehicular circulation or the placement/ arrangement of parking areas; or
 - iv. whether the proposed change will reduce or lessen the effectiveness of open space, landscape buffers, and edges.

V. Schedule of Uses

- A. No permit may be issued for a use that is not allowed by this MUC-PD.
- B. **Use Categories:** In order to regulate use, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.
- C. **Principal Uses:** Allowed principal uses by MUC-PD District and Character Zones are listed in Table 5.1 Permitted Use Table. Principal uses are grouped into categories of uses (see Definitions for description of land use categories). The example uses listed are not an exhaustive list. The Director of Planning has the responsibility for categorizing all uses.
- D. **Accessory Uses:** The following standards shall apply to Accessory Uses:
 1. Unless otherwise expressly stated, accessory uses are permitted in conjunction with allowed principal uses. Accessory uses shall be accessory and customarily incidental and subordinate to a permitted principal use.

2. No accessory use may be established on a site prior to the establishment of a permitted principal use.
 3. The Director of Planning is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the Director of Planning must determine that the use:
 - i. Is subordinate to the principal use in terms of area, extent and purpose;
 - ii. Contributes to the comfort, convenience or necessity of occupants of the principal use served;
 - iii. Is located on the same lot as the principal structure or use, or on a contiguous lot in the same ownership;
 - iv. Does not involve operations not in keeping with the character of the principal use served; and
 - v. Is not of a nature likely to attract visitors in larger numbers than would normally be expected for the principal structure or use.
 4. Home Occupations: Standards in Section 2.61 of the GDC shall apply.
 5. Live-Work Uses and Structures: Live-Work uses and structures are permitted per Section V of this PD. A live-work structure is a mixed use building type with a dwelling unit that is also used for work purposes, provided that the 'work' component is (1) restricted to the uses of professional office, personal service, cottage industrial, artist's workshop, studio, or other similar uses, (2) is located on the street level and ground floors constructed to Commercial Ready standards, and (3) is constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (adjacent to the work component) or any other level of the building. Live-work dwelling is distinguished from a home occupation otherwise defined by this Section in that the "work" component is not required to be incidental and secondary to the "live" component. The business owner or a full-time employee may reside in the residential unit associated with the commercial use.
- E. Accessory Structures: All accessory structures shall be clearly subordinate to the principal structure on the lot. All accessory structures shall meet the applicable principal structure standards per the Character Zone unless alternative standards are proposed by the applicant and adopted as part of the DP approval.



The land use is allowed by right in the zoning district indicated.



The land use is prohibited in the zoning district indicated.



The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

Table 5-1 Schedule of Uses

	EMU – Employment Mixed Use	RMU - Retail Mixed Use	MU-MR - Mixed Use – Mixed Residential	T - Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
AGRICULTURE USES						
Farm, Ranch, Orchard						-
Feed Store						-
Stable, Commercial						-
Stable, Private						-
Stockyards, Livestock Auction, Livestock Hauling						-
RESIDENTIAL USES						
Accessory Dwellings:	-	-	-	-	-	-
Dwelling, Accessory – Guard/Manager/Caretaker					P	Sec. 2.58
Dwelling, Accessory – Guest House					P	Sec. 2.58
Dwelling, Accessory – Rental Unit					P	Sec. 2.58
Congregate Adult Living Facilities:	-	-	-	-	-	-
Rehabilitation Facility, In Home/Residential		S	S	S	S	-
Rehabilitation Facility, Institutionalized						-
Elder Care Facilities:	-	-	-	-	-	-
Elder Care – Assisted Living	S	S	S	S		Sec. 2.52(A)12
Elder Care – Continuing Care (combination)	S	S	S	S		Sec. 2.52(A)12



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Elder Care – Independent Living			P		P*	Sec. 2.52(A)12 P* = Permitted in duplex, triplex, quadplex, and single-family (attached and detached) building types only
Elder Care – Nursing/Convalescent Care	S	S	S	S		Sec. 2.52(A)12
Household Living Units:	-	-	-	-	-	-
Dwelling, Two-Family (duplex)			P	P	P	Sec. 2.38
Dwelling, Industrialized Housing Unit						Sec. 2.36
Dwelling, Manufactured/HUD-Code Home						-
Dwelling, Mobile Home						-
Dwelling, Multi-Family			P			Sec. 2.39 (see exception below) The GDC requirement for 2 swimming pools for MF Developments over 250 units may be reduced to 1 swimming pool in addition to any reduction of required Clubhouse area with the Planning Director's approval through the Detail Plan process.
Dwelling, Live/Work	P	P	P	P		-
Dwelling, Single-Family Detached			P*		P*	Sec. 2.36 P* implies Section VI.A.4.i and Section VI.A.4.ii applies P implies only Section VI.A.4.i applies



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Dwelling, Single-Family Attached (Townhouse)		P	P	P	P	Sec. 2.37
Manufactured/Mobile Home Park or Subdivision						-
ACCESSORY & TEMPORARY USES						
Accessory Structure			P	P	P	Sec. 2.58
Convenience Facilities:	-	-	-	-	-	-
Drive-Through Service		S				Sec. 4.20 Standards in Section 7 of this PD also apply
Walk-Up Service	P	P	P	P		-
Fuel Pumps, Retail		S				Sec. 2.52(A)3 Standards in Section 7 of this PD also apply
Kiosks, Self-Service:	-	-	-	-	-	-
Automated Teller Machine (ATM) – Drive-Up	P	P	S	S		Sec. 2.52(A)7, Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up	P	P	P	P		Sec. 2.52(A)7
Retail (ice, water, etc.)		S				Sec. 2.52(A)7, Sec. 4.20
Recycled Materials Collection						
Outside Display, New Materials		S				Sec. 2.52(A)14
Outside Display, Used Materials						
Outside Storage, New Materials		S				Sec. 2.52(A)14
Outside Storage, Used Materials						
Outside Storage Unit, Portable (POD)						
Seasonal Sales	*	*	*	*		Art. VIII, Ch. 30, City Code



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Shelter Tent						-
Shipping Container						Sec. 2.52(A)15, Art. XII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	*	Sec. 2.52(A)19
INSTITUTIONAL AND EDUCATIONAL						
College or University	P	P				-
Convention Facility	P	S	S			-
Day Care Facilities:	-	-	-	-	-	-
Day Care Center, Adult	S	P	S	S	S	Sec. 2.52(A)13
Day Care, Youth – Licensed Child-Care Center	P	P	S	S	S	Sec. 2.52(A)2
Day Care, Youth – Registered Child-Care Home			S	S	S	Sec. 2.61
Church or Place of Worship	P	P	P	P	P	-
Learning Center, Specialized	P	P	S	S		-
School, Business	P	P	P			-
School, Retail/Personal Services Training	P	P	P			-
School, Trade						-
School, Private, Religious or Charter			S	S	S	-
School, Public			P	P	P	-
Charitable Boarding						-
Garden, Charitable						-
Garden, Civic			P	P	P	-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
GOVERNMENT & HUMAN SERVICES USES						
Post Office	P	P	P	P		-
Social Service Facility/Agency		P	P	P		-
MEDICAL & HEALTH SERVICES USES						
Cemetery						
Hospital	S	S			-	
Medical and Dental Office/Clinic	P	P	P	P	-	-
Mortuary/Funeral Home						
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES						
Athletic Events Facility, Indoor		P	P		-	-
Athletic Events Facility, Outdoor						
Athletic Field, Stadium, Arena	S	S				
Civic Club/Fraternal Lodge		P	P	S		
Commercial Amusement, Indoor		P	S			
Commercial Amusement, Outdoor						
Commercial Amusement, Indoor		P	S		-	-
Commercial Amusement, Outdoor						-
Cultural Facility	P	P	P	P		-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Day Camp, Private						-
Dry Boat Storage						-
Equestrian Camp, Private						-
Golf Course/Country Club						-
Health & Fitness Gym (indoor)	P	P	P	P		-
Marina						-
Public Amusement, Temporary	*	*	*	*		Art. VIII, Ch. 30, City Code.
Racing Track						-
Reception Facility		S				Sec. 2.52(A)20
Recreational Vehicle Park (short-term stays only)						-
Shooting Range, Indoor						-
Shooting Range, Outdoor						-
Theater, Large Scale		P				-
Theater, Small Scale	S	P	P			-
Zoo						-
OFFICE, RETAIL & SERVICE USES						
Alternative Financial Establishment						-
Antique Shop (indoors only)		P	P	P		-
Bait Sales, Live						-
Bakery, Retail	P	P	P	P		-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Bed and Breakfast						Sec. 2.52(A)11
Business & Media Service	P	P	P	P		-
Call Center	P	P	P			-
Commercial Blood, Plasma, Tissue and Cell Collection Center						Sec. 2.52(A)26
Convenience Store (1,000-5,000sf)	P	P	P	S		Sec. 2.52(A)1
Financial Institution	P	P	P	P		Sec. 4.20
Flea Market, Indoor						-
Flea Market, Outdoor						-
Furniture, Household Furnishings and Appliance Sales/Rental		P	P			-
Grocery/Supermarket (>5,000sf)	S	P	P			-
Home Improvement Center (>50,000sf)		S				-
Hotel/Motel, Extended Stay	S	S	S			Sec. 2.52(A)11
Hotel/Motel, Full Service	P	P	P			Sec. 2.52(A)11
Hotel/Motel, Limited Service	S	S	S			Sec. 2.52(A)11
Indoor Shopping Mall						-
Kiosk, Trailer or Mini-Structure (attended):	-	-	-	-	-	-
Retail/Service	S	P	P			Sec. 2.52(A)7, Sec. 4.20
Recycled Materials Collection						



The land use is allowed by right in the zoning district indicated.



The land use is prohibited in the zoning district indicated.



The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Landscape Nursery (retail)		S				-
Landscape Nursery/Tree Farm (wholesale)						Sec. 2.52(A)17
Laundry, Drop-Off (with drive-through or window)	S	P	S			Sec. 4.20
Laundry, Drop-Off (without drive-through or window)	P	P	P	P		-
Laundry, Self-Serve (Laundromat)						-
Office, General	P	P	P	P		-
Pawn Shop						-
Personal Services	P	P	P	P		-
Pet Store (indoors only)	P	P	P			-
Pharmacy (with drive-through or window)	S	P	S			Sec. 4.20
Pharmacy (without drive-through or window)	P	P	P	P		-
Produce Stand/Outdoor Farmers Market		P	P	S		-
Restaurant (No Drive-Through)	P	P	P	P		-
Restaurant, Drive-Through		P	S			Sec. 4.20
Retail Store	P	P	P	P		-
Sexually Oriented Business						
Smoke Shop						-
Studio, Arts/Crafts	P	P	P	P		-



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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Studio, Fitness or Performing Arts	P	P	P	P		-
Tattooing/Body Piercing Establishment						Sec. 2.52(A)6
Used Goods, Retail Sales (Indoors)		S				-
COMMERCIAL USES						
Bakery, Commercial						-
Building/Garden Materials Sales & Storage (wholesale)						Sec. 2.52(A)23
Bulk Material Sales & Storage (retail or wholesale)						Sec. 2.52(A)18
Contractor's Office/Storage Yard (outdoor storage)						Sec. 2.52(A)24
Contractor's Office/Warehouse (indoors only)						-
Custom Products Manufacturing	P					-
Equipment Leasing/Rental, Indoor						-
Equipment Leasing/Rental, Outdoor						Sec. 2.52(A)25
Feed/Grain Mill						-
Furniture and Appliance Cleaning/Repair						-
Garden, Commercial						-
Laundry Plant, Commercial						-
Meat and Game Processing						-
Pet Care/Play Facility (indoor)	P	P	P	P		Sec. 2.52(A)9

P	The land use is allowed by right in the zoning district indicated.
	The land use is prohibited in the zoning district indicated.
S	The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Pet Care/Play Facility (outdoor)						Sec. 2.52(A)9
Portable Building Sales/Leasing						-
Printing/Publishing House		S	S			-
Recording Studio/Media Production	P	P	P			-
Recycling Collection Center (no outdoor storage)						Sec. 2.52(A)8
Recycling Salvage Yard (unlimited outdoor storage)						Sec. 2.52(A)8
Self-Storage Facility (mini-warehouse)		S				Sec. 2.52(A)16
Small Engine/Lawn Equipment Rental & Repair (indoors)						-
Taxidermist						-
Vehicle Dispatch & Storage						-
Veterinary Clinic, Large Animal (outdoor pens)						-
Veterinary Clinic, Small Animal (indoors only)	P	P	P	P		-
Veterinary Clinic, Small Animal (outdoor kennels, runs)						-
MOTOR VEHICLE & RELATED USES						
Automobile Leasing/Rental						-
Automobile Repair, Major						
Automobile Repair, Minor						
Automobile Sales, New or Used						-



The land use is allowed by right in the zoning district indicated.



The land use is prohibited in the zoning district indicated.



The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Boat Sales, Leasing & Repair (outdoor storage)						
Car Wash, Automated/Rollover						
Car Wash, Full-Service/Detail		S				
Car Wash, Self-Service/Wand						
Impoundment Lot (commercial/private)						-
Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only)						-
Parking Lot or Garage, Commercial	P	P	P			-
Personal Watercraft Sales, Leasing & Repair (new and used)						-
Recreational Vehicle/Trailer Sales, Leasing & Repair						-
Salvage Yard, Automotive						-
Travel Center						-
Truck/Bus Repair						-
Truck/Bus Sales & Leasing/Rental						-
Truck/Bus Storage						-
Truck/Bus Wash						
Wrecker/Towing Service						-
TRANSPORTATION USES						
Airport/Heliport						-



The land use is allowed by right in the zoning district indicated.



The land use is prohibited in the zoning district indicated.



The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Bus Stop	P	P	P	P		-
Helipad	S					-
Motor Freight Terminal/Railroad Switching Yard						-
Transit Station, Public	P	P	P			-
Transportation Depot, Passenger (commercial)						
Transportation Terminal, Passenger (commercial)						-
INDUSTRIAL USES						
Animal Feed Processing & Storage						-
Batching Plant						-
Batching Plant, Temporary	P	P	P	P	P	-
Data Center	P	P	P			Design standards in Section VI.A.10 shall apply
Distribution Center, Large (indoors only)						-
Distribution Center, Small (indoors only)	S					-
Food Processing & Storage						-
Gas or Petroleum Drilling or Pipeline						
Heavy Machinery Sales, Rental, Storage & Repair						-
High Risk Use						-



The land use is allowed by right in the zoning district indicated.



The land use is prohibited in the zoning district indicated.



The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Industrial or Manufacturing, Heavy						-
Industrial or Manufacturing, Light						-
Laboratory, Analytical or Research (indoor)	P					-
Leather & Allied Products Manufacturing						-
Mining/Mineral Extraction						-
Warehouse, Office/Showroom (indoors only)	S					-
UTILITY & SERVICE USES						
Antenna, Commercial	*	*	*	*	*	Div. 5, Art. 5, Ch. 2
Antenna, Private	*	*	*	*	*	Div. 5, Div. 6, Art. 5, Ch. 2
Electric Generating Plant						-
Electric Substation	S	S	S			-
Gas Regulating Station						-
Telecommunications Switching Station	S	S				-
Wind Energy Conversion System	S	S	S	S	S	Div. 7, Art. 5, Ch.2

VI. Development Standards: This section shall establish the overarching development standards for walkable, mixed-use development within the MUC-PD and all its Character Zones. Standards in this Section shall be applied during the development of a Detail Plan. Some standards apply to all the Character Zones within the MUC-PD District and other standards are specific to specific Character Zones.

A. General to the MUC-PD:

1. Intent: Standards in this PD are intended to facilitate the development of market responsive and pedestrian-friendly environments while discouraging monotonous and single use projects. To this end, design and development standards are intended to be tailored to create such an environment based on market-driven projects over a long-term development horizon. In order to provide flexibility in use and design with prescription of performance standards for specific building form outcomes, applicable development standards for each Character Zone shall be established through the Detail Plan for each proposed development.
2. Requirements for Site Development Standards by Character Zone: At the time of Detail Plan application, each applicant shall establish specific Site Development Standards for each Character Zone included in the Detail Plan area. These standards shall be based on Section VI.A and the criteria in the Site Development Standards Table 6-3 and shall be developed at the time of Detail Plan by the applicant.
3. General Layout Principles: All Detail Plans shall meet the following general principles:
 - i. Buildings and urban design shall contribute to the physical definition of Thoroughfares as Civic places.
 - ii. Development shall adequately accommodate automobiles while providing supportive design and programs/incentives to increase the use of other modes of transportation and respecting the spatial form of public areas.
 - iii. Buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
 - iv. Civic Buildings and public gathering places shall be provided as locations that reinforce community identity.
 - v. The plan should anticipate a harmonious and orderly evolution of the district based on market changes and reinvestment over time.
4. Frontage and Housing Mix Standards: In order to ensure that the PD implements the community's vision for a regional mixed use center with supporting mix of retail and mixed residential uses while providing for short term development opportunities that can be appropriately transitioned into higher intensity non-residential uses, Special Frontage and Housing Mix Standards are established in this MUC-PD District.
 - i. Frontage Standards: This section establishes the Frontage Standards for development within the primarily commercial zones of Employment Mixed Use, Retail Mixed Use, and Transition Zones and along certain street frontages as established in the ZFP.
 - a. Retail Mixed Use Zone (see Appendix A – Zoning Framework Plan for location of this requirement):
 - 1) Required Ground Floor Commercial Uses (see definition) along PGBT frontage road:
 - i. West of Campbell Road shall be within 250' deep as measured from the PGBT frontage road.
 - ii. East of Campbell Road shall be 300' deep as measured from the PGBT frontage road
 - 2) No ground floor residential permitted within the area designated for Ground Floor Commercial uses.

- 3) Upper floor residential allowed anywhere within this zone.
 - 4) No limitation on surface parking along the PGBT frontage. Along Campbell Road frontage, surface parking shall be limited to no more than one double loaded aisle of parking (parallel, angled, or head-in).
- b. Employment Mixed Use Zone (applies to the blocks on both sides of Lookout Drive west of Telecom Drive and EMU area south of Lookout Drive and east of Telecom Drive; see Appendix A – Zoning Framework Plan for location of this requirement):
- 1) Required Ground Floor Commercial Uses for the entire zone.
 - 2) No ground floor residential uses permitted.
 - 3) Upper floor residential allowed anywhere within this zone with structured parking only.
 - 4) No limitation on surface parking along the PGBT frontage. Along Lookout Road and Telecom Road frontage, surface parking shall be limited to no more than one double loaded aisle of parking (parallel, angled, or head-in).
- c. The following standards shall apply to frontages designated as “Special Frontage” along Lookout Road and Campbell Road (regardless of the specific character zone):
- 1) For ground floor commercial and commercial ready uses (w/ upper floor residential uses) the following frontage standards shall apply–
 - No more than one double loaded aisle of parking (parallel, angled, or head-in) shall be permitted between the building and the street.
 - Any such parking shall be screened along the sidewalk/street frontage to maintain a well-defined pedestrian edge with street trees and connections to building entrances.
 - Street intersections shall be anchored by building front façade design that turns the corner
 - No large parking lots at street intersections (beyond the one double-loaded aisle) and
 - Special façade design, articulation standards, 12’ min. ground floor height, shall apply (see Section VI.A.8).
 - 2) For ground floor residential uses, including SF and townhomes (attached or detached-- by no more than 5 feet) the following frontage standards shall apply (note: SF detached residential uses more than 5’ shall not be permitted with direct frontage along Campbell and Lookout Road)–
 - No off-street parking permitted between the building fronts and street along Campbell Road/Lookout Road.
 - All off-street parking in the rear (tuck-under, parking structure, or surface parking);
 - Parking shall be set behind buildings along Campbell and Lookout Roads;
 - Ground floor building height min of 12’ finished floor to finished floor;
 - No blank walls or opaque residential fences (open fences allowed - wrought iron, picket, and similar fences not taller than 3’).
 - Fronts of residential buildings to address the street (stoops, patios, porches, bay windows, doors, etc.).

- No large parking lots at street intersections (beyond the one double-loaded aisle) or anchor street intersections with building facades that turn the corner.
- Street trees and sidewalks required.
- Minimum façade design, articulation shall apply for residential building types (see Section VI.A.8).
- Landscaped and divided entry roadways into the neighborhood are permitted along Campbell and Lookout Roads

- ii. Housing Mix and Type Standards: Table 6-1 establishes the different categories of Housing Types and Table 6-2 establishes the minimum mix of housing types for each Detail Plan within the predominantly residential Character Zones of Mixed Use- Mixed Residential and Mixed Residential Zones.

Table 6-1 Housing Type Standards

Category/ Common Name		Lot Widths (min. – max.)	Garage or Primary Parking Location
Category 1	Type 1A	70' +	Any
	Type 1B	60' – 69'	Any
	Type 1C	50' – 59'	Any
Category 2	Type 2A	40' – 49'	Side or Rear
	Type 2B	25' – 39'	Side or Rear
Category 3	Type 3A on pedestrian mews, court, green, eyebrow, square, or other similar public space	40' – 49'	Rear
	Type 3B on pedestrian mews, court, green, eyebrow, square, or other similar public space	25' – 39'	Rear
	Multi-unit home	no min or max	Rear
	Townhome or Single Family Detached (if separated by 3' or less)	20' – 35'	Rear/tuck under
Category 4	Multi-family Residential	60' – no max	Rear/tuck under

Table 6-2 Housing Mix Requirements

Character Zone	Housing Mix Required	Notes
Mixed Use – Mixed Residential Zone	Minimum of 1 from Category 3 and minimum of 1 from either Category 2 or Category 4	Minimum number of units in each category included in each Detail Plan shall be either one block face or 10 units (whichever is less)
Mixed Residential	Minimum of 1 from Category 1 and minimum of 1 from either Category 2 or Category 3	Minimum number of units in each category included in each Detail Plan shall be either one block face or 10 lots (whichever is less)

5. Street Design Standards: Street cross sections in Appendix D, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to develop the streets within the MUC-PD. Generally, they shall:
 - i. Create a localized grid of pedestrian and vehicular travel ways.
 - ii. Be designed to create a pleasant walking environment with on-street parking and streetscape treatments.
 - iii. Discourage the use of cul-de-sacs unless natural features such as topography, floodplains or stream corridors, or practical site layout constraints make a street connection impractical or inefficient. In such cases, a trail or pedestrian pathway shall be utilized where a street cannot be constructed due to natural constraints or drainage elements. When such pedestrian pathways or trails are used as block edges, they shall be limited to no more than two edges of a block and the pathway or pedestrian facility shall be a minimum of 8' in width. They shall provide connectivity to adjoining neighborhoods or shopping and shall be within public access easements. Such block faces may be considered as Type A frontages only if they meet the building frontage requirement in that character zone along that block face.
 - iv. Blocks may be square, elongated or irregular. Block shape and size should respond to topography, existing vegetation, hydrology, and design intentions.
 - v. Average blocks widths shall be between 400 feet and 600 feet. Blocks should vary in size based on the Sample Illustrative Plans and character zone standards.
 - vi. Blocks that are longer than 1,000 feet should be bisected by a walking path, paseo or other similar pedestrian cut-through.
 - vii. Blocks may be bounded by streets or drainage features.
 - viii. Appendix D shall establish the cross section standards for the different street types in the MUC-PD.
 - ix. The Detail Plan shall establish the Type "A" and Type "B" development frontage designations per the character zone standards within the Development Standards Table 6-3 of this PD.
 - x. Porte-cochers may be used along Type "A" frontages but shall maintain the pedestrian streetscape along the edge of the street within minimal encroachments of driveways and with the utilization of street walls along the sidewalk/street frontage to help define the pedestrian and public realms.
6. Open Space Standards: The provision of adequate and appropriate open space areas shall be integral to all development in MUC-PD. The minimum requirement for open space in the district is 10% of the gross area of the site which shall be based on the locations identified in the Zoning Framework Plan (if any) and dedicated as open space in the Detail Plan. The design of open spaces within the development shall be integrated with the design of stormwater improvements. However, no more than 50% of any required open space shall be used solely for stormwater improvements such as retention ponds and creeks. The remaining 50% of the open space may be utilized for stormwater improvements only if amenitized and designed to also be usable open space per the criteria below. In addition to the following standards for the design, location, and orientation of open space, site specific standards shall also apply based on the Character Zone context:

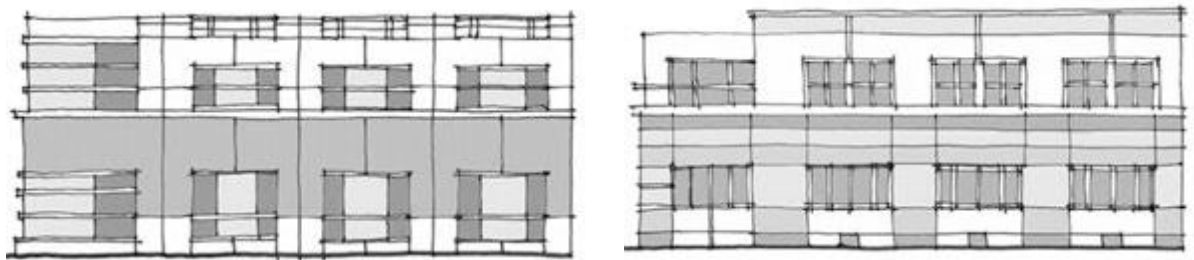
- i. The open space provided shall be appropriately distributed, designed and scaled in each of the character zones.
 - ii. The following criteria shall be used to evaluate the merits of proposed open spaces in the MUC-PD Detail Plan:
 - a. The extent to which environmental elements preserved are considered as “features” or “focal points” and integrated into and prominently featured as “front yards” in the development; adding value to the development;
 - b. The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
 - c. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been accommodated; and
 - d. The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the respective component zone.
 - iii. Open spaces may be in the form of plazas, pocket parks, children’s play areas, squares, linear greens, parks, and environmental preserves as outlined within Section 7.21 (Table 2.9.1) of the GDC. Active sports fields and structured recreational activities shall be limited to less than 10% of any required open space located in any character zone.
 - iv. Plazas and squares shall be permitted only in the Employment Mixed Use, Retail Mixed Use, and Mixed Use-Mixed Residential character zones. A plaza which is intended to serve as open space may be located at a street intersection or a focal point and shall generally be small in scale (under ¼ acre in size). A square which is intended to serve as open space may also be located at a street intersection or as a focal point of a development.
7. Special Designations: The following Special Designations are optional (unless required per Section VI.A.4 and Section VI.A.5), but if used, shall be designated on the Detail Plan:
- i. Mandatory and/or Recommended Commercial Ready/Active Edge Requirement: Shall be designated frontages requiring active ground floor uses for a minimum depth of 30’ (no residential units, lodging rooms, parking (except as permitted in Section VI.A.4), or service uses permitted) and with the ground floor façade being no less than 60% glazed (VT higher than 0.6). Such frontage designations are permitted in the following character zones: Employment Mixed Use, Retail Mixed Use, Mixed Use-Mixed Residential, and Transition.
 - ii. Designations for Mandatory and/or Recommended Gallery or Colonnade Frontage: requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery or Colonnade Frontage designation may be combined with a Commercial Ready or Commercial Required Frontage designation.

8. **Building Design Standards:** Building design standards shall be established at the time of the Detail Plan and shall be based on the following standards and criteria.
 - i. **Building Orientation:**
 - a. **Primary Façade Orientation:** For EMU and MU-MR Character Zones, primary building facades for all non-residential and mixed use buildings shall be oriented towards a Type “A” frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type “A” frontage as long as a sidewalk or trail is located along that frontage and links the buildings to the open space/environmental feature). For Mixed Residential at least 50% of the lots shall be oriented to a Type “A” frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type “A” frontage as long as a sidewalk or trail is located along that frontage and links the buildings to the open space/environmental feature). For MU-MR Category 3 lots, at least 50% of the lots shall be oriented to a Type “A” frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type “A” frontage as long as a sidewalk or trail is located along that frontage and links the buildings to the open space/environmental feature).
 - b. **Building Frontage:** Lots and blocks along Type “A” frontages shall establish a minimum standard for building frontage per the Development Standards Table for each character zone. Lots and blocks along Type “B” frontages need not specify a minimum building frontage requirement. (see illustration in the Definitions section on how building frontage is to be calculated).
 - c. **Building Setbacks and Build-to Zones:** Buildings shall be built at or close to the sidewalk along Type “A” frontages to better define the pedestrian realm. Any off-street surface parking along Type “A” frontages shall be minimized, be located in the middle of the block, and screened by a minimum 3’ high vegetative screen. The specific minimum and maximum building setbacks shall be established by the applicant at the time of Detail Plan application per the criteria Development Standards Table for each character zone.
 - ii. **Building Façade Standards:**
 - a. Primary facades along Type “A” frontages shall contain the main entrance of any principal building located along that street.
 - b. All principal buildings located on a Type “A” frontage shall also have doors, windows, and other architectural features facing that street/frontage. Non-residential or mixed use corner buildings shall have at least one customer entrance facing each street or a corner entrance instead of two entrances.
 - c. The minimum ground floor height as measured from the finished sidewalk to the bottom of the second floor structural member for all Required and/or Recommended Commercial Ready frontages shall be 12 feet.
 - d. The ground floor elevation of all residential buildings along a designated Type “A” frontage (attached, detached, and stacked) located less than 10’ from the front property line or sidewalk shall be raised a minimum of 18” above the

finished level of the public sidewalk/trail in front of the residential structures. This standard does not apply to frontages where Commercial Ready ground floors are required.

- e. All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto a park, plaza, or other civic space. The required area of windows and doors on each street façade along a Type “A” frontage, park, square, green, plaza, or other civic space as a percentage of that façade shall be established by the applicant at the time of Detail Plan based on the character zone criteria. The required minimum area of windows and doors on all other street facades (Type “B” frontages with the exception of alleys) may be reduced by 20% of the corresponding requirement along a Type “A” frontage façade. Darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted along ground floor facades along Type “A” frontages.
9. Architectural Design Standards: To ensure compatibility of building types and to relate new buildings to the building traditions of the region, architectural design shall be regulated, governed, and enforced through architectural design standards proposed by the applicant at the time of Detail Plan. The applicant shall submit the proposed standards as a part of the Detail Plan application for all development in the proposed Detail Plan. The architectural design standards shall comply with Chapter 4, Article 6 of the GDC as the basis and may be varied as necessary. The Director of Planning shall review the proposed standards for compliance with this section and the GDC and shall be a part of the approval of the Detail Plan. Architectural design standards for any proposed development in the MUC-PD shall:
- i. specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements;
 - ii. be based on traditional/historical building precedents from the region;
 - iii. include the following:
 - a. architectural compatibility among structures within the different building types included in the different character zones;
 - b. human scale design;
 - c. pedestrian use of the entire PD;
 - d. relationship to the street, to surrounding buildings, and appropriate transitions to adjoining land uses (including existing neighborhoods); and
 - e. special architectural treatment of gateways/civic buildings.
 - iv. All building frontages along public and private streets (with the exception of alleys) shall break any flat, monolithic facades by including architectural elements such as bay windows, recessed entrances, or other articulations so as to provide pedestrian interest along the street level façade including discernible and architecturally appropriate features such as, but not limited to, porches, cornices, bases, fenestration, fluted masonry, bays, recesses, arcades, display windows, unique entry areas, plazas, courts, or other treatments to create visual interest, community character, and promote a sense of pedestrian scale.
 - v. All buildings in the MUC-PD character zones shall be constructed with exterior building materials and finishes of a quality to convey an impression of permanence and durability. Materials such as masonry (stone, brick, 3-step stucco) and similar durable architectural materials are allowed as primary building materials and shall be approved with a Detail Plan.

- vi. Non-residential buildings and sites shall be organized to group the utilitarian functions away from the public view of any street (with the exception of alleys). Delivery and loading operations, HVAC equipment, trash compacting and collection, and other utility and service functions shall be incorporated into the overall design of the buildings and landscaping. The visual and acoustic impacts of all mechanical, electrical, and communications equipment (ground and roof-mounted) shall not be visible from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar to the building materials of the principal structures on the lot.
10. Design Standards for Data Centers: The following standards shall apply to any street facing facades of data centers in the MUC-PD. If data centers are located along Campbell Road or Lookout Drive, then the Special Frontage standards in Section VI.A.4.i.c shall supersede the standards below.
- i. Flat, blank walls shall not be allowed. If no windows and doors are provided along street facing façades, a minimum of one of the following treatments shall be required:
 - a. Color and textured panels to imitate the look of windows;
 - b. Horizontal or vertical articulations of the building façade; or
 - c. Changes in color, texture, or materials to provide horizontal and/or vertical rhythms



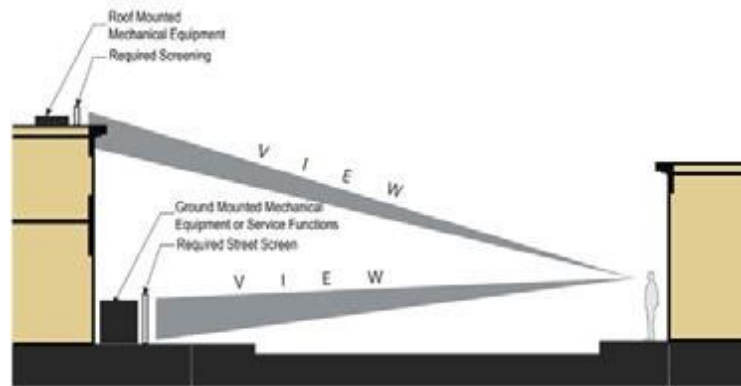
Desired street façade treatment for Data Centers

- ii. Any screening wall or security fence along a street shall meet the following standards:
 - a. Screening walls shall not be completely opaque.
 - b. They may be transparent or semi-opaque with architectural metal, wrought iron, galvanized steel or similar material or a combination of masonry columns and wrought iron with landscaping.
 - c. Screening walls along sidewalks shall be set back a minimum of 3' to allow for landscaping.
 - d. Screening wall height shall not exceed 10'
 - e. To the extent possible, any frontage of such screening walls shall be minimized along Type "A" streets.
 - f. To the extent possible, any frontage of such screening walls shall be minimized along Type "A" streets.



Images of desired screening/security fence design for data centers

- iii. In cases where a building may have to be setback more than the maximum setback allowed along a particular street for security or functional purposes, a screening wall or fence may be established within the build-to zone to provide for street wall definition. In such cases, the building shall be exempt from any maximum setback requirement in that character zone.
- iv. Any roof or ground mounted mechanical equipment shall be screened from view as shown in the illustration below. Design of such screening shall be architecturally integrated with the design of the building and use the same material as the primary façade material of the building.



Required screening of roof and ground mounted mechanical equipment

- v. In lieu of the above standards, the applicant may provide and request approval of alternative design standards for building facades and screening fences along street frontages. Such requests shall be reviewed by the Director of Planning and approved if the alternative standards submitted provide the same or greater level of design treatment as it relates to the street and adjoining neighborhood context and meets the intent of the standards in this section.

11. Location and Design of Parking and Service Areas: The number of off-street parking spaces provided shall be as set forth within Section 2.51 of the GDC unless the applicant provides alternative standards for the quantity of off-street parking proposed (both automobile and bicycle parking) for the MUC-PD character zones based on an analysis of the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the PD at the time of Detail Plan application. The Detail Plan shall establish the parking standards based on documented parking demand and transportation management study provided by the applicant. The standards set forth in the GDC shall be used if the applicant does not specifically provide alternative standards. Every effort should be made to incorporate shared parking as outlined within Chapter 4, Article 2 of the GDC. In addition, the location of surface parking on individual lots shall be regulated as follows:
- i. Except as described in Section VI.A.4, surface parking lots for non-residential uses shall be located at the side or rear of a building. Specifically, the frontage of off-street surface parking lots shall be minimized along Type “A” frontage designations. If located adjacent to a Type “B” frontage or a residential use, screening shall be provided in the form of a landscaped/vegetative or combination fence which is at least 3 feet in height.
 - ii. A surface parking lot may not be adjacent to a street intersection with a Type “A” frontage or civic space such as a plaza or square, or occupy a lot that terminates a street vista.
 - iii. Shared parking facilities are encouraged for uses in the Employment Mixed Use, Retail Mixed Use, Mixed Use-Mixed Residential, and Transition character zones.
 - iv. Bicycle parking shall be provided for non-residential uses, multi-family uses, and especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of 2.5% of all off-street automobile parking spaces provided for all non-single-family residential uses (attached and detached) unless an alternative standard is established in conjunction with a parking study for specific Detail Plan. Bicycle parking may be shared between uses and should be centrally located, easily accessible, covered/protected from the elements, lit at night, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
 - v. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All residential lots that are 49 feet or less in width shall have off-street parking and/or garages accessed from alleys. All lots 50’ or wider may have front loaded garages, but in no case shall the width of the garage exceed 50% of the front façade width of the entire building. In addition, the garage shall be set back at least five (5) feet from the front façade of the home and at least twenty (20) feet from the front property line. J-swing garages may be permitted if they meet the standards above on lots 50’ or wider. Shared driveways on adjoining lots are permitted on lots 50’ or wider.

- vi. Front facing garage doors must employ at least four (4) architectural elements which may include balconies or other decorative overhangs above doors, columns flanking doors, decorative banding or moldings, multiple panel door designs or other architectural detailing with larger decorative brackets, windows/openings on garage doors, arches, decorative vent covers on gable just above garage, or sconce lighting flanking the garage doors.
12. Design of Automobile Related Site Elements (Drive-Throughs, service bays, etc.)
- i. Drive-through lanes, drive up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Type “A” Frontages.
 - ii. Along Type “B” Frontages, no more than 60% of the lot’s frontage along a Type “B” Frontage shall be dedicated to auto-related site elements such as driveways, surface parking lots, or drive through/service bays).
 - iii. Drive-through lanes shall be hidden behind a screening device (min. 3’ in height) along the Type “B” frontage. There shall be no limit to the number or frontage of drive-through lanes located along alleys or internal driveways.
 - iv. All off-street loading, unloading, and trash pick-up areas shall be located along alleys only. Such uses may be located along Type “B” Frontages only if the lot has no access to an alley. Any off-street loading, unloading, or trash pick-up areas shall be screened in accordance with Section VI.A.10.
 - v. Driveways shall be located along Type “B” Frontages unless the site has no access to a Type “B” Frontage or alley. Two lane driveway widths shall be a maximum of 24’ unless providing service access in which case they shall be no wider than 30’. Three lane driveways shall have maximum width of 36 feet and may only be located off Type “B” frontages or alleys. Driveways shall maintain a continuous and level sidewalk across the curb cut. Driveway spacing shall be per the GDC or as approved by the Director of Transportation. Driveways along PGBT access road are under the purview of Texas Department of Transportation (TxDOT) and shall meet TxDOT standards.
 - vi. Driveways and streets shall meet the city’s sight distance standards in the GDC.

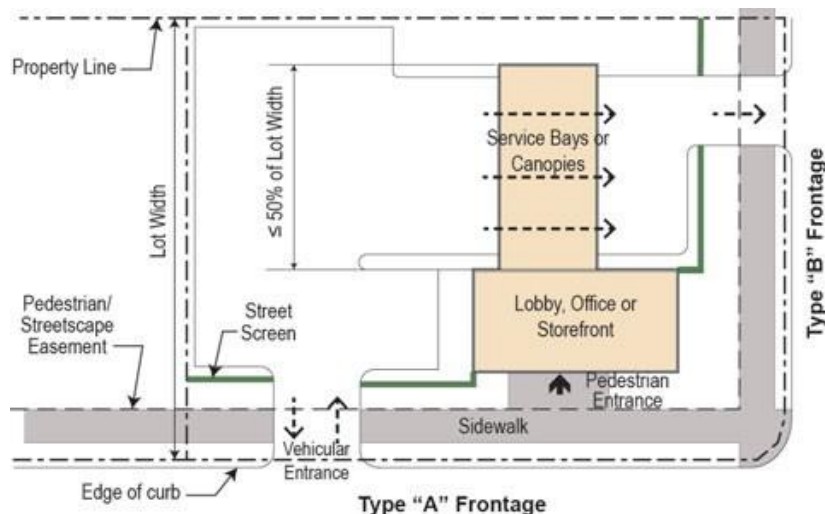


Image showing appropriate design of auto-related site elements

13. Design of Parking Structures

- i. All frontages of parking structures located on Type “A” frontages shall be lined by active edges or commercial ready frontages on the ground floor to a minimum depth of 30 feet.
- ii. Parking structure facades on all public streets (except alleys) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
- iii. All above-grade parking structures shall be designed with a distinguishable first floor, upper façades and roofs. Parking garage first floors shall be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks and door openings. Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens and the like, but shall not be allowed to have non-decorative steel guard cables that are visible to the public or to adjacent properties.
- iv. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that the majority of cars on all parking levels are not visible from adjacent buildings or a Type “A” street. Parking garage ramps shall, generally, be oriented so they are not visible from any Type “A” street. Ramps shall not be located along the perimeter of the parking structure with frontage along a Type “A” designation. Architectural screens shall be used to articulate the façade, screen parked vehicles, and shield car bumpers and headlights.



Images showing appropriate design of parking structures



14. Landscaping Standards

- i. The purpose of landscaping in the MUC-PD is to enhance pedestrian and open space areas, to help delineate active areas from passive areas, to provide a screening buffer between pedestrians and vehicular circulation, utility functions, and incompatible adjacent developments.
- ii. The applicant shall submit a landscape plan in conjunction with the Detail Plan application. The landscape plan establishes the design direction and general schematics for all proposed landscaping including all major aspects of the public realm such as street trees, plant/tree palette, streetscape treatments, pavement treatments, front yards, and medians; proposals for required parking lot landscaping, screening, design for all open spaces, and lighting.
- iii. Proposed landscaping shall meet the following standards:
 - a. Be pedestrian oriented.
 - b. Designed in such a way to not create a security or physical hazard to pedestrians, bicyclists or motorists.
 - c. Enhance or complement the architectural design of the mixed-use development.
 - d. Provide visual interest year-round. Utilize water conservation methods and drought tolerant planting where possible.
 - e. Shall be provided between parking lots and all adjacent sidewalks.
 - f. Meet the standards for Installation and Maintenance in the GDC Section 4.32.
 - g. Propose a plant/tree palette that mostly includes indigenous species. (Plant list in Section 4.48 of the GDC shall be used for the vegetation palette)

B. Site Development Standards by Character Zone

Standards in the MUC-PD are intended to facilitate the development of unique and pedestrian-friendly environments within the different character zones. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, some development standards for each Detail Plan in the PD shall be established via the Detail Plan consistent with the requirements in this PD.

The following standards shall apply to development in the MUC-PD. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all character zones and to encourage a diversity of development proposals, the developer shall propose the standards indicated as “Flexible” or “Permitted/Flexible” on the following table (Table 6-3) for the proposed development at the time of Detail Plan application submittal. But the proposed standards shall be based on the Zoning Framework Plan and standards in this PD.

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
1.0 Building and Site Standards					
a. Principal Building Height*	No maximum	No maximum	10 stories or 65' by right	5 stories or 40' (maximum)	3 stories or 40' (maximum)
<i>* Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building. Height Compatibility Zone Along Holford Road (applies to all character zones): All development within 200 feet of Holford Road (as measured from the western edge of Holford Road ROW) shall be limited to no more than 3 stories. (see Zoning Framework Plan for location)</i>					
b. Setbacks and build-to zones**	Note about measuring setbacks: In cases where the ROW is established at or behind the curb line of streets, setbacks shall be measured from the edge of the pedestrian easement or parkway / streetscape zone or utility easement closest to the building face along that street.				
Front – Type “A” frontages^	Min. setback = Flexible; Max. setback = 25'	Min. setback = 5' - 15'; Max. setback = 25'	Min. setback = 5' - 20'; Max. setback = 30'	Min. setback = 5' - 20'; Max. setback = 30'	Min. setback = 5' - 20'; Max. setback = 40'
Front – SH 190	Min. setback = 20'; Max. setback = Flexible	Min. setback = 20'; Max. setback = Flexible			
Type “B” Frontage	Min. setback = 5'; Max. setback = Flexible	Min. setback = 5'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible
Side	Flexible	Flexible	Flexible	Flexible	Flexible
Rear	Flexible	Flexible	Flexible	Flexible	Flexible
<i>**Minimum and/or maximum setback standards shall be proposed by the applicant for each character zone based on the above criteria and Development Standards established in this PD. **Specific standards for curvilinear streets may be proposed. ^ Maximum setbacks along Type “A” frontages that are along improved public space (park, plaza or other civic feature) between the street/sidewalk and building face may exceed the standards established in this table.</i>					
c. Minimum Building Frontage [€]					
Type “A” Frontages	60%	60%	60%	60%	60%
All other Frontages	None required	None required	None required	None required	None required
<i>€Corner building facades at street intersections shall be built to the build-to-zone for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Type “A” Development Frontage designation (even if the cross street has a Type “B” Frontage designation).</i>					
d. Accessory buildings	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
<i>Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in Division 4, Article 5, Chapter 2 of the GDC shall apply if the applicant does not specifically provide regulations for accessory uses and structures.</i>					
e. Principal building orientation	Buildings shall be oriented to a Type “A” frontage or toward another focal point such as a park, plaza, square, other open space or environmental feature.				
f. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the character zones in the development with the application for Detail Plan. They shall be based on the criteria established in this PD.				
2. Block and Lot Standards					

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography, existing roadways, and/or vegetation prevents a rectilinear grid			Regular or irregular (square, rectangular, or curvilinear based on topography, existing roadways and vegetation)	
b. Block Perimeter	Max. block perimeter = 2,500'	Max. block perimeter = 3,000'	Max. block perimeter = 3,000' (unless limited by unique site conditions such as topography and vegetation)	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)
c. Type "A" Development Frontage (Frontages along civic/open spaces shall be considered Type "A" development frontage)#	Minimum of 25% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 25% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 50% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 25% of all new block frontages to be designated as Type "A" Development Frontage	Minimum of 50% of all new block frontages to be designated as Type "A" Development Frontage
d. Lot Area	Flexible	Flexible	Flexible	Flexible	Flexible
e. Lot Width and Depth	Flexible	Flexible	Flexible	Flexible	Flexible
f. Minimum Lot Mix. Required	No	No	Yes (To be established to get a mix of residential building types)	No	Yes (To be established to get a mix of residential building types)
g. Maximum Lot Coverage	Flexible	Flexible	Flexible	Flexible	Flexible
# Blocks w/ more than 40% frontage along PGBT and Campbell need not meet minimum Type "A" block designation standards so long as they provide the following (i) continuous pedestrian path/trails on the major non-PGBT block faces at least 8 feet in width and shaded by trees; (ii) improved pedestrian crossings at all intersections from adjoining blocks even if private service drives; and (iii) utilize at least 5% of the 10% open space requirement for improved pedestrian gathering spaces connected through a continuous walkable environment to any adjoining development within the MUC-PD.					
3. Street Design Standards (This standard applies to all new streets, public and private, located in the SH 190 FBC Zoning District)					
Street design standards in the SH190 EC-PD shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in the SH 190 FBC shall be based on the palette of street types established in Appendix D. They are based on the ITE's Designing Walkable Urban Thoroughfares manual and NACTO's Urban Street Guide. They may be adjusted based on the specific Detail Plan with the approval of the City Engineer. Bicycle facility widths may be modified based on the City's adopted Master Thoroughfare Plan standards.					
a. Design speed	≤30 mph	< 25 mph	< 25 mph	< 25 mph	< 25 mph
b. Street types allowed	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Commercial and Residential Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Residential Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Residential Alleys
c. Travel lane widths	Appendix D, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall guide the development of street design standards and shall be established as part of the DP with the approval of the City Engineer.				
d. Turning radii					
e. On-street Parking (along all internal streets except alleys) • Parallel	Permitted	Permitted	Permitted	Permitted	Permitted

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
- Angled (head-in or reverse angled). - Head in perpendicular	Permitted	Permitted	Permitted	Permitted	Permitted
	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
f. Parking lane width - Parallel - Angled	8 feet 18-20 feet	8 feet 18-20 feet	8 feet 18-20 feet	8 feet 18-20 feet	8 feet 18-20 feet
g. Alleys*	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
4. Streetscape Standards					
a. Sidewalks/Trails/Walkways	10 feet (min. along Type “A” Frontages) 6 feet (minimum along all other streets except alleys)	6 feet (minimum)	6 feet (minimum)	6 feet (minimum)	5 feet (minimum)
b. Planter/Planting Strip Type	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Planters
c. Planter/Planting Strip width	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide planting strip
d. Street trees	Required/Flexible	Required/Flexible	Required/Flexible	Required/Flexible	Required/Flexible
The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Plan, which shall be reviewed as part of the Detail Plan and must be approved at time of Detail Plan. The requirements for the landscape plan are outlined in Section VI.A.14 of this PD.					
5. Open/Civic Space Standards					
a. Open/Civic Space	Required/Flexible Squares and plazas are appropriate	Required/Flexible Squares and plazas are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate
*Overall open/civic space allocations in the MUC-PD shall be a minimum of 10% of the gross area of the entire site included in the Detail Plan and shall be distributed appropriately between the character zones. The location and design of appropriate open spaces shall be based on Section VI.A.6 of this PD.					
6. Parking & Screening Standards					
a. Off-street parking	The number of off-street parking spaces provided shall be as set forth within Section 2.51 of the GDC. The applicant may provide alternative standards for the quantity of off-street parking proposed (both automobile and bicycle parking) for the MUC-PD character zones based on an analysis of the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the PD at the time of DP application. The PD shall regulate the location and design of all proposed off-street parking including any structured parking proposed per Section VI.A.12 and VI.A.13.				
Parking standards in the FBC Zoning District are intended to be flexible due to the mixed use nature, shared parking opportunities, and availability of on-street parking.					
b. Off-street loading	Section 4.22 of the GDC applies unless alternative standards are provided				N/A

* Alleys shall be required for all residential development with lots 50 feet or less in width.

SH 190 FBC Zoning District TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
c. Screening 1. Trash/recycling receptacles	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Flexible for residential uses (along alleys if alleys are provided)
2. Other utility equipment	See Sec. VI.A.11				
3. Loading spaces	Screening required for non-residential uses. Section 4.41 and Section 4.42 of the GDC applies for non-residential uses only unless alternative standards are provided				
4. Surface parking areas	Required/Flexible (Standards in Section 4.35 and Section 4.44 of the GDC shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of Detail Plan.)				
7. Landscape and Streetscape					
a. Landscaping# 1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)	Required/Flexible	Required only for non-residential uses	Required only for non-residential uses	Required only for non-residential uses	N/A
2. Parking lot minimum interior landscaping	Flexible	Flexible	Flexible	Flexible	N/A
#The applicant shall provide a landscape plan with the Detail Plan application that identifies landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. Information provided at the Detail Plan phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the site plan stage for all non-residential development. The requirements for the landscape plan are outlined in Section VI.A.14 of this Code.					
b. Lighting 1. Street Lighting 2. Building entrances 3. Parking areas, trails, and streets	Required/Flexible (As a part of the Detail Plan application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The landscape plan may be combined with a plan for lighting.)				
8. Signs					
Flexible (Flexible signage in the SH 190 MUC-PD may be proposed by the applicant and approved by the Plan Commission as part of the Detail Plan application or as a separate Master Sign Plan. Signage in the SH 190 MUC-PD shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in Chapter 4, Article 5 of the GDC shall apply.)					
9. Stormwater Drainage: Detention of storm water runoff is only required for drainage areas abutting the Spring Creek Forest Preserve Ecological Boundary an approximately 450 to 550-foot wide strip of property north of the SH 190 service road between Campbell and Holford Roads and / or when the development generates a runoff greater than the downstream storm sewer system is designed for.					

VII. Definitions

Many terms used in this Section are defined in GDC. Definitions are only included here if not defined in Chapter 6 of the GDC, or if the definition for this PD differs from Chapter 6 of the GDC. In case of a conflict between the definitions under this Section and the GDC, the definitions in this section shall supersede.

Block Perimeter

Is the sum total of all block face dimensions circumscribed by public or private streets and pedestrian facilities with public access easements per the requirements in this PD.

Build-to Zone (BTZ)

Is the area between the minimum and maximum front setbacks from the edge of the pedestrian easement closest to the building facade. The principal building façade line shall be located within this area.

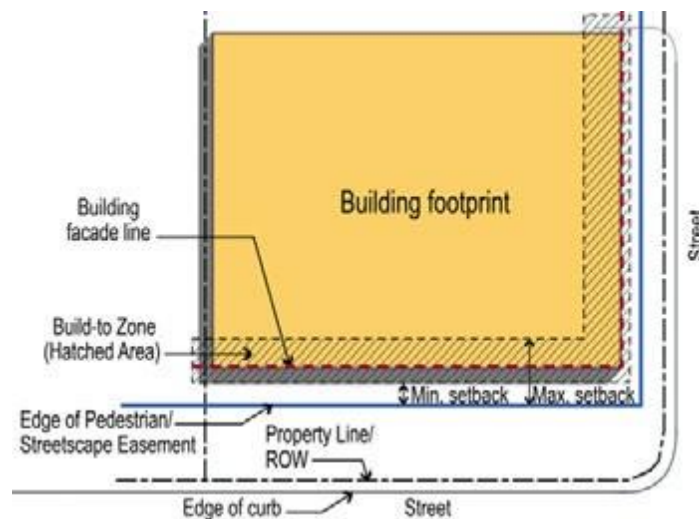
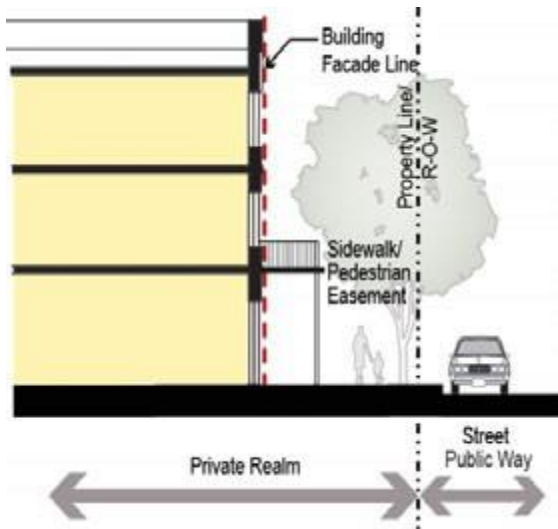


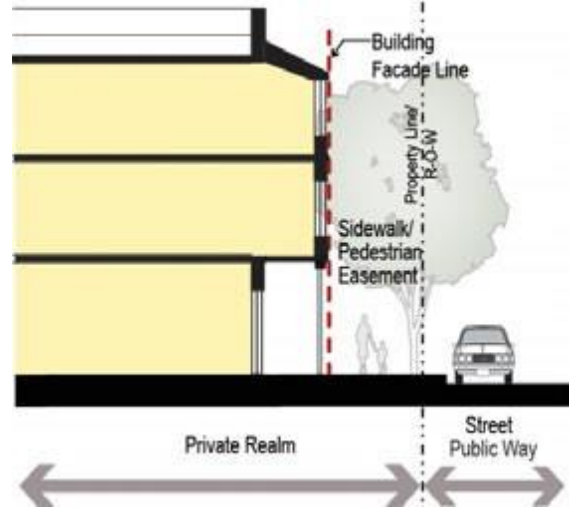
Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Façade Line

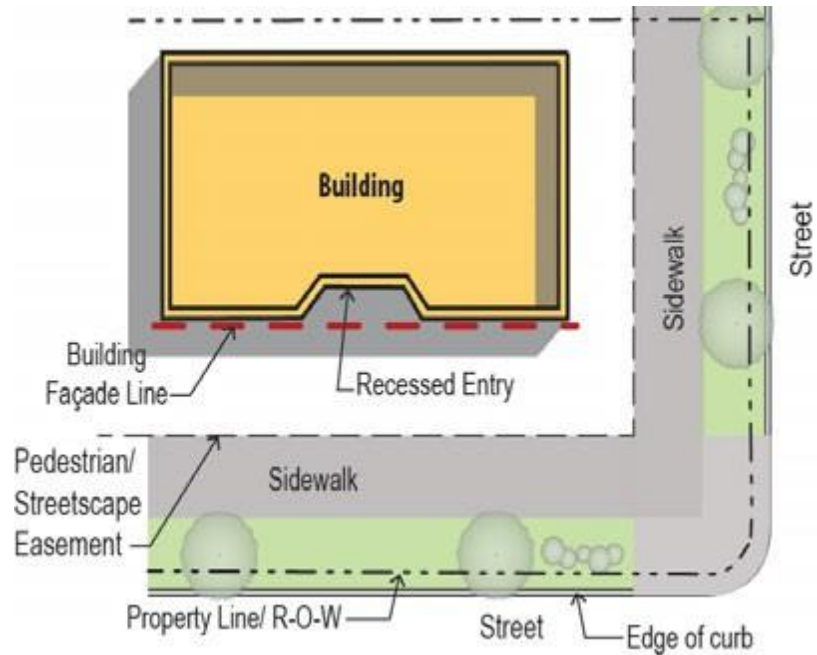
Is the location of the vertical plane of a building along a street frontage.



Section View – Gallery Building



Section View – Arcade Building



*Plan View
Building Façade Line Illustrations*

Building Frontage

Is the percentage of a building's façade line that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot's width along the fronting public street. Required driveways, stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.

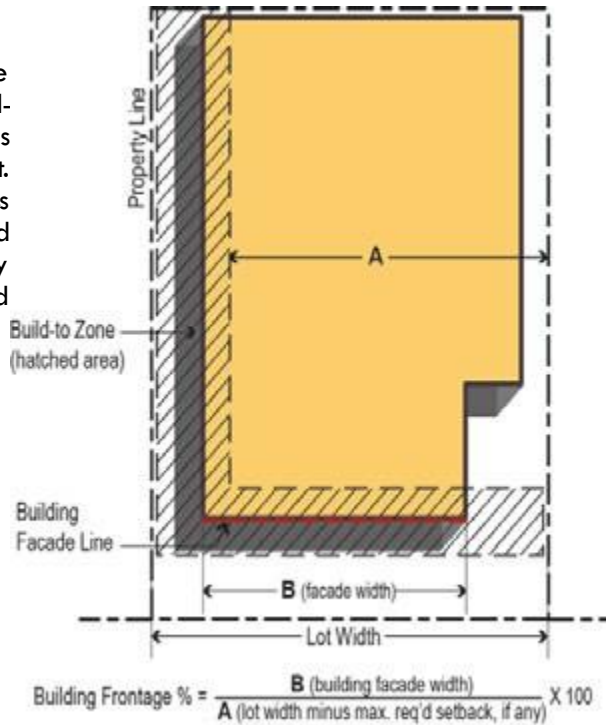


Image showing Building Frontage calculation

Building Step-back

Building step-back is the setting back of the building façade line away from the street at a specific floor or height.

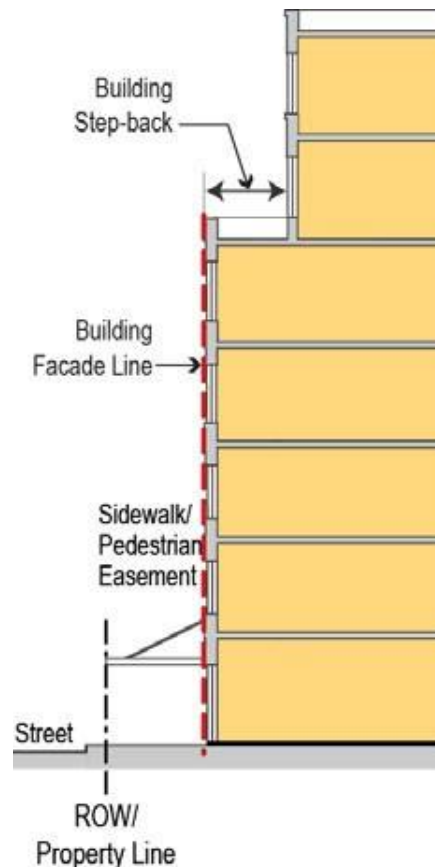


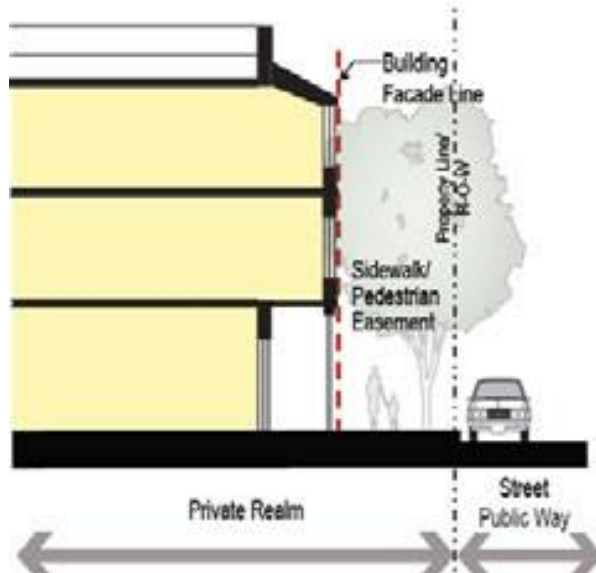
Illustration of a Building Step-back

Colonnade

Is a portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Colonnades are intended for buildings with ground floor commercial or retail uses. The ground floor area within the colonnade may be conditioned or non-conditioned space.



Images of colonnade buildings



Images of colonnade buildings

Character Zone

Means an area within any SH 190 MUC-PD District that is intended to preserve and/or create an urban form that is distinct from other areas. Arrangement and allocation of the Character Zones are in the Zoning Framework Plan.

Commercial Use or Mixed Use Building

Means a building in which at least the ground floor of the building is built to Commercial Ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready or Commercial Required

Means a ground floor space constructed with appropriate building orientation, entrance and window treatment and floor-to-floor height in order to accommodate ground floor retail/commercial uses (including but not limited to commercial, retail, restaurant, entertainment, and lobbies for civic, OR hotel, or multi-family uses). Standards for Commercial Ready or Active Edge frontages are to be established based on the requirements of this PD. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space, the space must comply with all building and construction Sections for commercial uses. The intent of Commercial Ready or Commercial Required space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Comprehensive Plan:

Is Envision Garland, the City of Garland's comprehensive framework for informed decision making and establishes the blueprint for the long-term growth and development of the City.

Data Center:

Is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and various security devices.

Director of Planning

Shall be the City of Garland Director of Planning or his/her designee.

Dwelling, Single-Family Attached (Townhouse)

One of a group of no less than three nor more than six attached dwelling units, separated from each other by fire-rated walls in compliance with the City's building codes or separated from each other by no more than 5 feet. Each dwelling unit occupies its own separately platted lot and may be two or more stories in height. Does not include Dwelling, Multi-Family or Dwelling, Single-Family Detached.

Encroachment

Means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public right-of-way, or above a height limit.

Façade Area

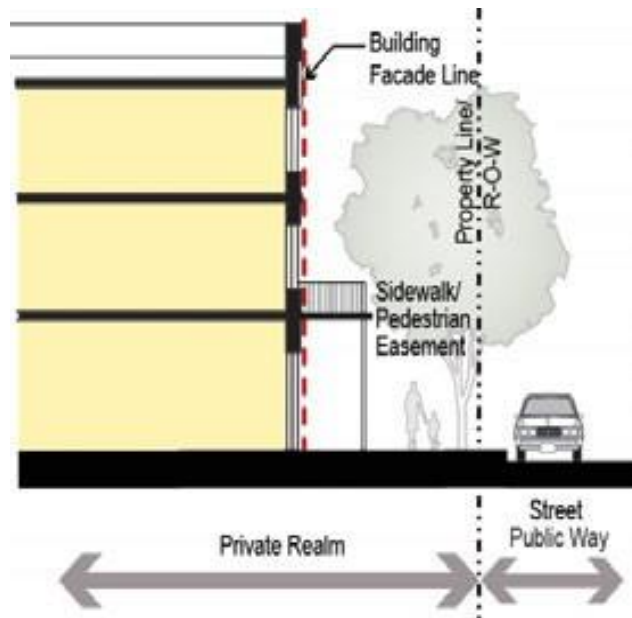
Means the surface area of a building's elevation (including all floors) not counting minor indentations fronting a particular street. Ground floor façade area is the surface area of a building's ground floor elevation not counting minor indentations fronting a particular street. Upper floor façade area is the surface area of a building's upper floor elevations not counting minor indentations fronting a particular street.

Frontage Designation

As identified on the approved Detail Plan, future streets in the SH 190 MUC-PD Districts are designated as Type “A” or Type “B”. Each frontage designation establishes a certain development context in order to improve walkability and pedestrian orientation within the district.

Gallery

Is a roofed promenade or canopy, especially one extending along the wall of a building and supported by arches or columns on the outer side. The gallery space is unenclosed (non-conditioned) space and may be 2 or more stories tall.



Images of Galleries

ITE's Designing Walkable Urban Thoroughfares Manual

Daisa, James M., *Designing walkable urban thoroughfares: a context sensitive approach*.
Washington, DC: Institute of Transportation Engineers. (most recent edition)

Live-Work Unit

Means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the TDS in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Minor Amendments

Means a requested amendment to an approved plan (DP) per Table 4-1. The Director of Planning shall have the authority to approve or approve with conditions or deny a minor amendment to an approved plan.

Multi-Unit home

Means a Residential building containing between 2 and 6 units either as leasable units or individually owned. Architecturally, multi-unit homes are designed to appear similar to single-family homes with only one or two primary entrances per street frontage. Additional entrances are permitted along other non-street facing facades.

NACTO's Urban Street Design Guide

Urban Street Design Guide. New York City: National Association of City Transportation Officials. (most recent edition)

Open Space

Is publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. provided to meet the standards in of this PD. Open space may be privately or publicly owned and/or maintained.

Primary Entrance

Means the public entrance located along the front of a building facing a street or sidewalk and provides access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking or service area.

Residential Use Building

Means a building that is built to accommodate only residential uses on all floors of the building such as a detached single family home, attached single family home (i.e. townhome), two family home (i.e. duplex), multiple family (3 or more), apartment building (under single ownership or under multiple owners within a condominium regime).

Sample Illustrative Plan

Is to provide guidance on how to translate the Zoning Framework Plan into a Detail Plan that establishes the details required to develop under this PD including, but not limited to, the allocation of component zones, layout of streets and open spaces, and mix and intensity of uses. These Sample Illustrative Plans will then be the basis to create final Detail Plan by property owners/developers at the time of new development.

Service-related site functions

Means all uses that support the principal use on the site including parking access, garbage/trash collection, utility meters and equipment, loading/unloading areas, and similar uses.

Street Screen

Is a freestanding wall or living fence or combination fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



Image of a combination masonry and living street screen

Street Wall

Indicates the creation of a “wall” or a sense of enclosure along the street with buildings placed immediately adjacent to the street/sidewalk. A street wall has a “void” if there is a surface parking lot or service area adjacent to the sidewalk/street.

Type “A” Frontage

Means the block frontages identified as such on the adopted Detail Plan. Type “A” frontages are the primary pedestrian frontages and buildings along Type “A” frontages shall be held to the highest standard of pedestrian-oriented design. If Type “A” frontages are facing Type “B” frontages along the same street, the Type “B” frontages shall utilize enhanced streetscaping and/or landscaping to complement the streetscaping or landscaping utilized by the facing Type “A” Frontage including the screening of surface parking lots along the Type “B” Frontage in order to minimize the interruption to the quality of pedestrian experience along such frontage.

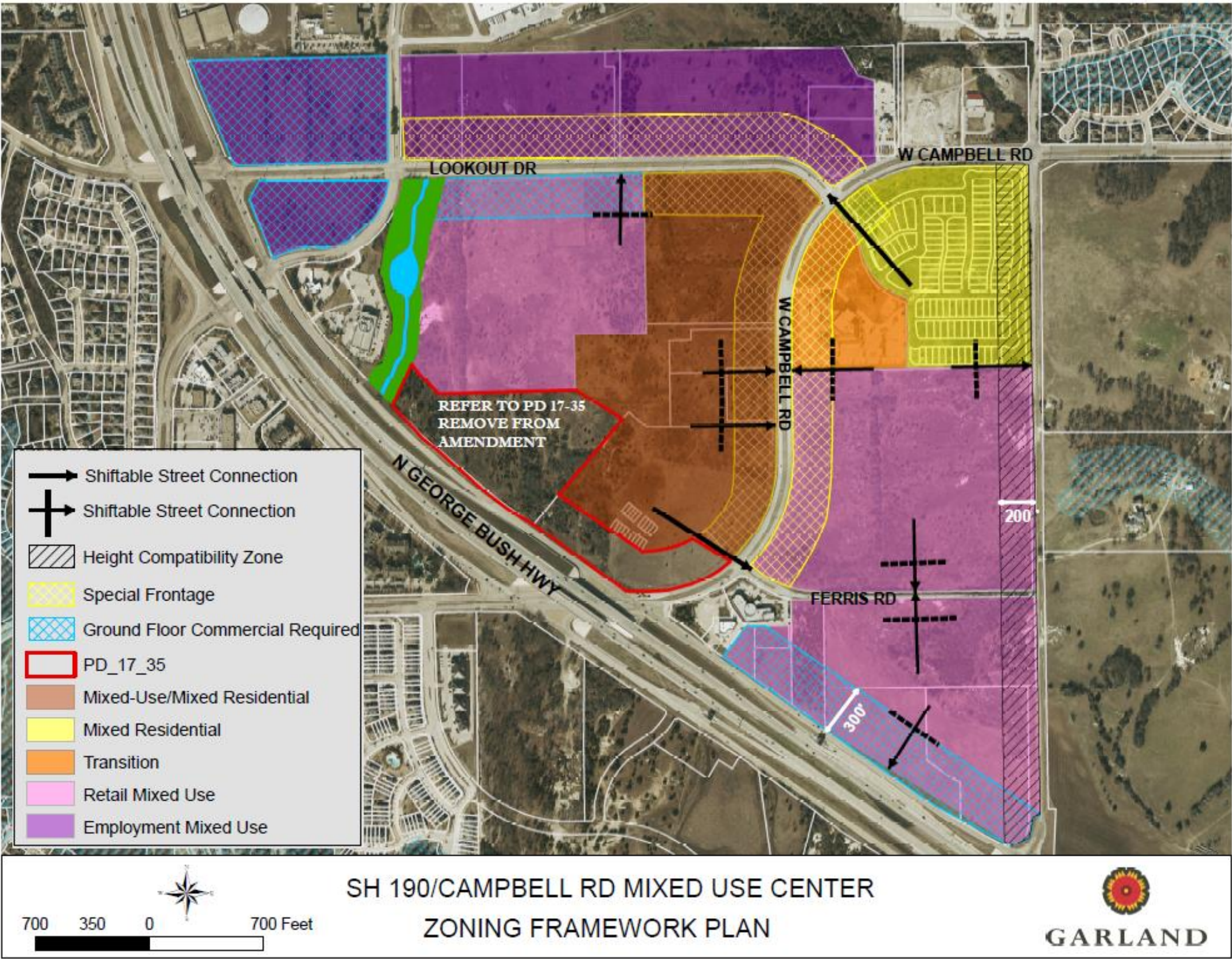
Type “B” Frontage

Means the block frontages identified as such on the adopted Detail Plan. Type “B” frontages are intended to primarily accommodate access to parking, service, utility, and other auto-related functions. See above requirement when Type “B” Frontages are located facing Type “A” Frontages along the same street

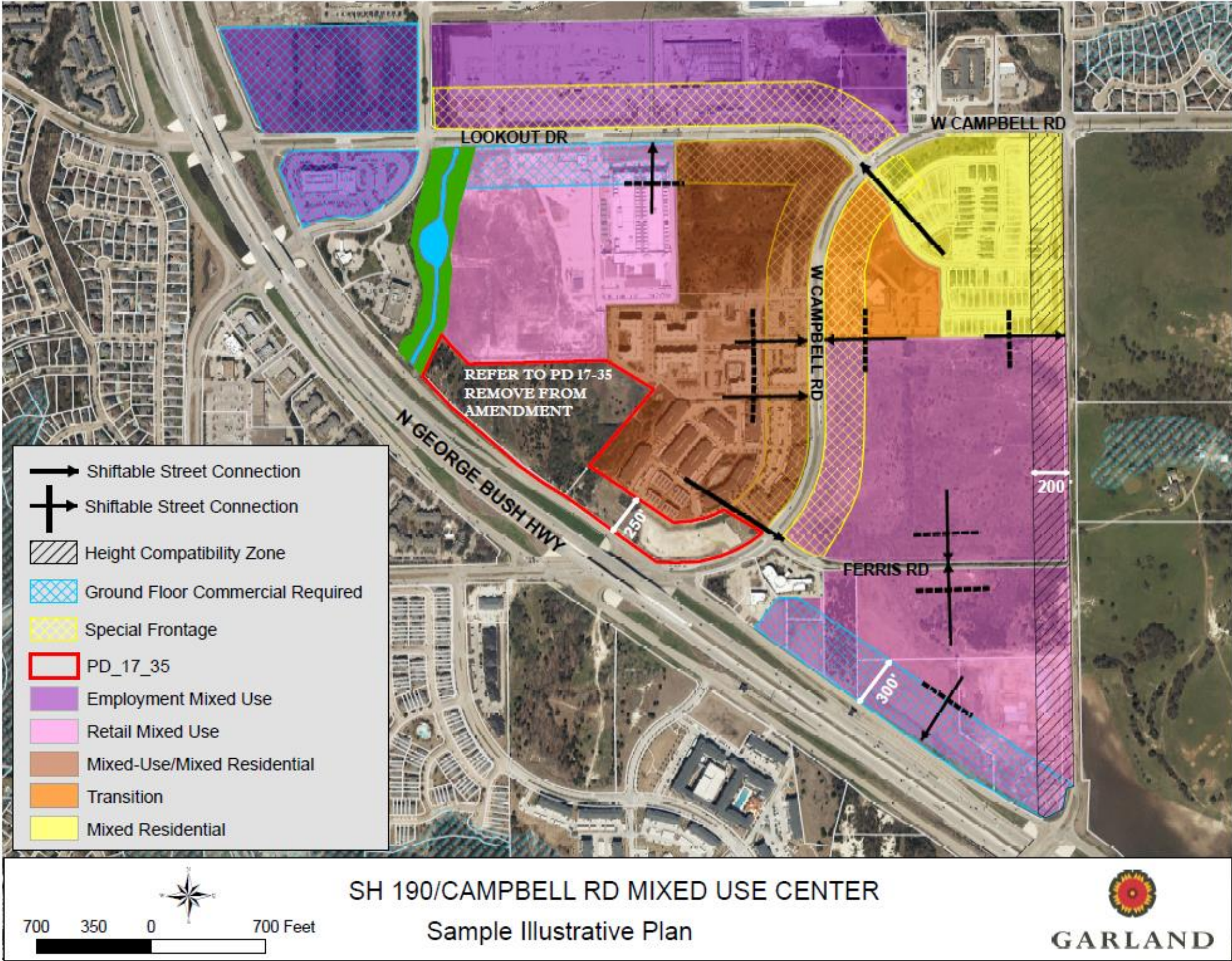
Zoning Framework Plan

Shall be the Zoning Map for the SH 190 MUC-PD which shall establish the boundaries of the different character zones, major roadway network, and open space locations.

Appendix A
Zoning Framework Plan

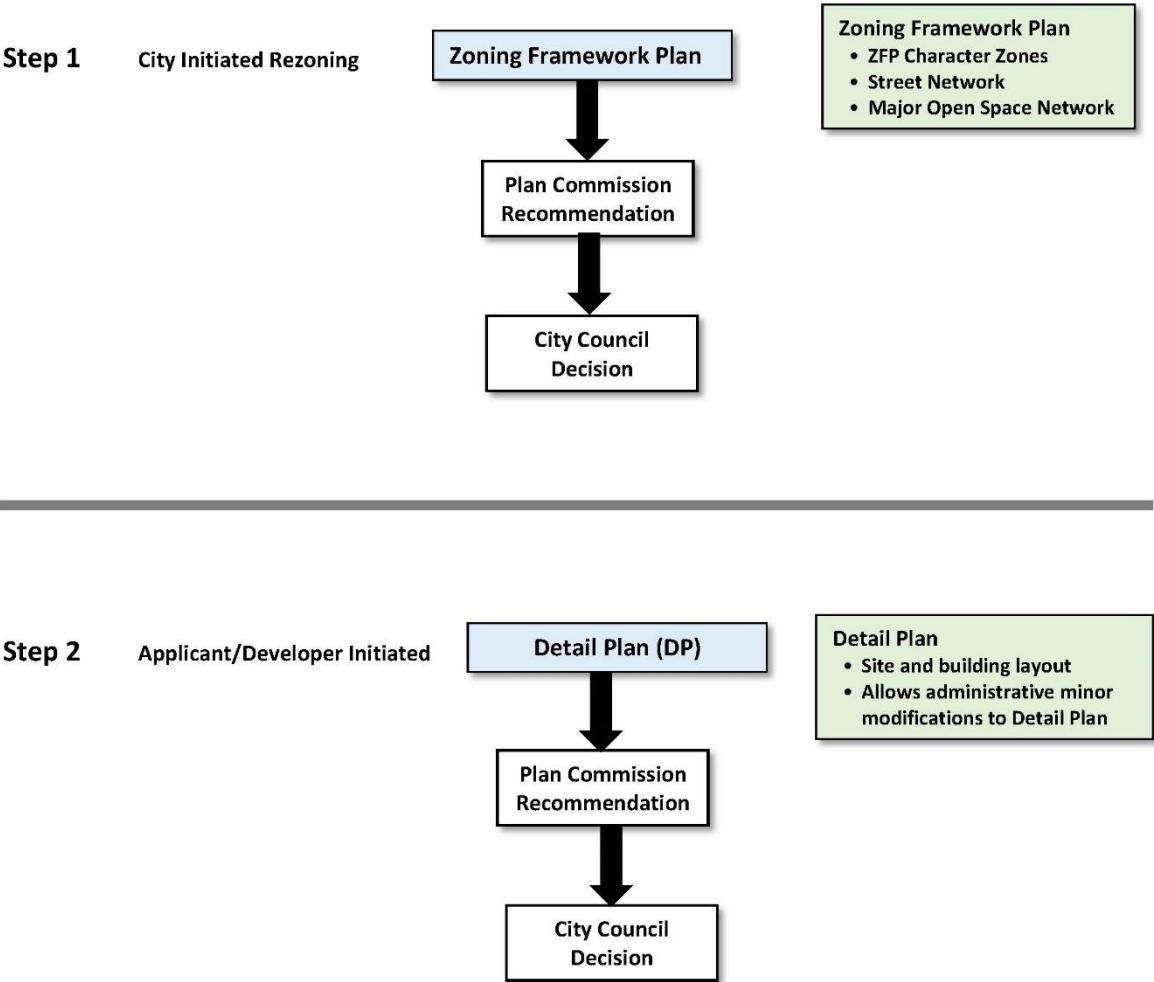


Appendix B
Sample Illustrative Plans



Appendix C
Flow Chart

SH 190 FBC Structure and Review Process



Appendix D

Street Design Standards and Typical Cross Sections

190 Campbell Road - Mixed Use Center

Street Type	Residential Alley (20' ROW)	Commercial Alley (20'-35' ROW)		Residential Street (50'-60' ROW)		Commercial Street (35'-70' ROW)					Avenue (50'-80' ROW)					Boulevard (70'-110' ROW)					Parkway (100'- 110' ROW)			
Number of Lanes	1	1	2	2	2	2	2	2	2	2	2-3	2-3	2-3	2-3	2-3	4	4	4	4	4	4-6	4-6	4-6	4-6
Lane Width (ft.)	10	12	12	13	18	13	13	13	13	13	12	12	12	12	12	12	12	12	12	12	11	11	11	11
Two Way (ft.)	-	-	24	26	36	26	26	26	26	26	36	36	36	36	36	48	48	48	48	48	66	66	66	66
Median (Y/N)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Width (Ft.)																14	14	14	14	14	14	14	14	14
On Street Parking?	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	N	N	Y	Y	N	N	N	N	N
Parallel (8'x22') (ft.)								16					16					16						
Angled (19') (ft.)									36					36					36					
Head-In (18') (ft.)										36					36									
Parkway (from face of curb to ROW) each side	5	4	5.5	12	12	4.5	4	4	4	4	7	4	4	4	4	4	6	6	6	9	10	10	10	10
On Street Bike Lanes #	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N
Width (Ft.) (Total ROW Req'd)							16					16					16							
ROW (ft.) (minimum)	20	20	35	50	60	35	50	50	70	70	50	60	60	80	80	70	90	90	110	80	100	100	100	100
Design Speed	<20mph (10mph)	<20mph (10mph)	<20mph (10mph)	20 mph	20 mph	25 mph	25 mph	25 mph	25 mph	25 mph	30-35 mph	30-35 mph	30-35 mph	30-35 mph	30-35 mph	35-40 mph	35-40 mph	35-40 mph	35-40 mph	35-40 mph	40-45 mph	40-45 mph	40-45 mph	40-45 mph
Right Turn Lane? *	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Width (Ft.)																10	10	10	10	10	10	10	10	10
ROW (ft.) with right turn lane *																80	100	100	120	90	110	110	110	110
Landscape/Furnishing Zone (ft.)	3-5	5	5																					
Sidewalk (ft.) (minimum)	-	-	-	4	4	8-12	8-12	8-12	8-12	8-12	6	6	6	6	6	6	6	6	6	6	6	6	6	6

*Fire Lane Exception
Bicycle facility widths may be modified based on the City’s adopted Master Thoroughfare Plan standards and adopted design standards.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 08/18/2020

Item Title: Consider An Ordinance Establishing Prevailing Wage Rates for Public Works Projects

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

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. In order to comply with Chapter 2258 of the Texas Government Code, staff is recommending that City Council adopt the United States Department of Labor Davis and Bacon Wage Determination for Dallas County as the general prevailing wage rates required for public works contracts awarded in the City.

Recommendation/Action Requested and Justification

Approve the proposed ordinance establishing general prevailing wage rates for public works projects as determined by the United States Department of Labor in accordance with the Davis-Bacon Act, 40 U.S.C. Section 276a et seq., and its subsequent amendments.

Attachments

Proposed Ordinance

ORDINANCE NO.

AN ORDINANCE 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.

WHEREAS, for purposes of awarding contracts for public works, Chapter 2258 of the Texas Government Code ("the Act") mandates that the governing body of a political subdivision of the state determine the general prevailing rate of per diem wages in the locality in which the public work is to be performed;

WHEREAS, the Act authorizes the City Council to determine the general prevailing rate by using the prevailing wage rate as determined by the United States Department of Labor in accordance with the Davis-Bacon Act, 40 U.S.C. Section 276a et seq., and its subsequent amendments;

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

Section 1

The City Council of the City of Garland, Texas, hereby adopts the general prevailing rate of per diem wages, for the purposes of work performed pursuant to public works contracts, as set by the United States Department of Labor Davis and Bacon Wage Determination, which are reported and updated from time-to-time at the following url:

<http://www.dol.gov/whd/contracts/dbra.htm>

and at the Wage Determinations website (www.wdol.gov) for Dallas County, Texas.

Section 2

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 08/18/2020

Item Title: 2020 Edward Byrne Memorial Justice Assistance Grant (JAG)

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

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.

The Police Department is requesting Council's approval to apply for the 2020 Edward Byrne Memorial Justice Assistance Grant (JAG). The Director of the Bureau of Justice Assistance (BJA) has made funds available to units of local government under the 2020 Edward Byrne Memorial Justice Assistance Grant program for the purpose of reducing crime and improving public safety.

The Garland Police Department is eligible to apply to BJA for an estimated direct award of \$48,061.00 under this grant program. However, the Attorney General of the State of Texas has "certified" Garland as a disparate jurisdiction, thereby requiring us to enter into an agreement to share a portion of these funds with Dallas County. Currently, the agreement is for the City of Garland to share 30%, or approximately \$14,418.30, with Dallas County, which results in an award to the City of Garland in the amount of approximately \$33,642.70. From this amount, there will be a mandated 7% Administration Fee which is to be paid to the City of Dallas as they have designated as the area grant manager for all involved entities. The resulting estimated net award to the City of Garland will be approximately \$31,287.71.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the Police Department to apply for the 2020 Edward Byrne Memorial Justice Assistance Grant (JAG) program.

Attachments

Resolution JAG 2020

RESOLUTION NO.

A RESOLUTION 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.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Jeff Bryan, is hereby authorized to submit an application to, and subsequently accept a grant from, the Bureau of Justice Assistance under the 2020 Edward Byrne Memorial Justice Assistance Grant Program, for an estimated net amount of \$31,287.71.

Section 2

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

PASSED AND APPROVED this the 18th day of August, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 08/18/2020

Item Title: Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) 2021 Comprehensive Grant

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant in the amount of \$179,029.16. The enforcement grant will consist of high visibility patrols in identified zones throughout the City that have historically had major crashes. The required enforcement period will be Fiscal Year 2020-2021. The increased police presence is anticipated to have a positive effect on the citizens of the City of Garland through both improved driver behavior resulting in fewer serious crashes as well as crime reduction in these identified areas.

This item was considered by Council at the August 17, 2020 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant for FY 2020-2021 in the amount of \$179,029.16.

Attachments

TXDOT STEP Agreement 2021

TXDOT STEP Resolution 2021

Texas Traffic Safety eGrants

Fiscal Year 2021

Organization Name: City of Garland - Police Department

Legal Name: City of Garland

Payee Identification Number: 17560005344000

Project Title: STEP Comprehensive

ID: 2021-GarlandPD-S-1YG-00086

Period: 10/01/2020 to 09/30/2021

GENERAL INFORMATION

Project Title: STEP Comprehensive

Project Description:

Program Elements

When performing enforcement activities under this grant, officers should make the enforcement of the STEP elements listed below their top priority, although any traffic-related probable cause can be used to initiate a vehicle stop

1. DWI: Driving While Intoxicated
2. Speed: Speed Enforcement
3. OP: Occupant Protection (Safety Belt and Child Safety Seat)
4. ITC: Intersection Traffic Control
5. DD: Distracted Driving

Holiday Periods

Enforcement activities under this grant may be conducted on any day at any time of day the agency deems appropriate. However, subgrantee should make it a priority to conduct enforcement activities during state and federally determined holiday periods, which are:

1. Christmas/New Year's
2. Spring Break
3. Memorial Day
4. Independence Day
5. Labor Day

STEP Mobilization Calendar is available on [eGrantsHelp page](#)

X Agency agrees to enforce the above Program Elements and Holiday Periods as part of the Selective Traffic Enforcement Program

GRANT AGREEMENT GENERAL TERMS AND CONDITIONS *(Revised 07/18/2019)*

Definitions: For purposes of these Terms and Conditions, the "Department" is also known as the "State" and the "prospective primary participant" and the "Subgrantee" is also known as the "Subrecipient" and "prospective lower tier participant"

ARTICLE 1. COMPLIANCE WITH LAWS

The Subgrantee shall comply with all federal, state, and local laws, statutes, codes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this agreement, including, without limitation, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, nondiscrimination laws and regulations, and licensing laws and regulations. When required, the Subgrantee shall furnish the Department with satisfactory proof of compliance.

ARTICLE 2. STANDARD ASSURANCES

The Subgrantee assures and certifies that it will comply with the regulations, policies, guidelines, and requirements, including 2 CFR, Part 200; and the Department's Traffic Safety Program Manual, as they relate to the application, acceptance, and use of federal or state funds for this project. Also, the Subgrantee assures and certifies that:

A. It possesses legal authority to apply for the grant; and that a resolution, motion, or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained in the application, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide any additional information that may be required.

B. It and its subcontractors will comply with Title VI of the Civil Rights Act of 1964 (Public Law 88-352), as amended, and in accordance with that Act, no person shall discriminate, on the grounds of race, color, sex, national origin, age, religion, or disability.

C. It will comply with requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970, as amended; 42 USC (United States Code) §§4601 et seq.; and United States Department of Transportation (USDOT) regulations, "Uniform Relocation and Real Property Acquisition for Federal and Federally Assisted Programs," 49 CFR, Part 24, which provide for fair and equitable treatment of persons displaced as a result of federal and federally assisted programs.

D. Political activity (Hatch Act) (applies to subrecipients as well as States). The State will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508) which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

E. It will comply with the federal Fair Labor Standards Act's minimum wage and overtime requirements for employees performing project work.

F. It will establish safeguards to prohibit employees from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

G. It will give the Department the access to and the right to examine all records, books, papers, or documents related to this Grant Agreement.

H. It will comply with all requirements imposed by the Department concerning special requirements of law, program requirements, and other administrative requirements.

I. It recognizes that many federal and state laws imposing environmental and resource conservation requirements may apply to this Grant Agreement. Some, but not all, of the major federal laws that may affect the project include: the National Environmental Policy Act of 1969, as amended, 42 USC §§4321 et seq.; the Clean Air Act, as amended, 42 USC §§7401 et seq. and sections of 29 USC; the Federal Water Pollution Control Act, as amended, 33 USC §§1251 et seq.; the Resource Conservation and Recovery Act, as amended, 42 USC §§6901 et seq.; and the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, 42 USC §§9601 et seq. The Subgrantee also recognizes that the U.S. Environmental Protection Agency, USDOT, and other federal agencies have issued, and in the future are expected to issue, regulations, guidelines, standards, orders, directives, or other requirements that may affect this Project. Thus, it agrees to comply, and assures the compliance of each contractor and each subcontractor, with any federal requirements that the federal government may now or in the future promulgate.

J. It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, 42 USC §4012a(a). Section 102(a) requires, on and after March 2, 1975, the purchase of flood insurance in communities where that insurance is available as a condition for the receipt of any federal financial assistance for construction or acquisition purposes for use in any area that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any form of direct or indirect federal assistance.

K. It will assist the Department in its compliance with Section 106 of the National Historic Preservation Act of 1966 as amended (16 USC 470 et seq.), Executive Order 11593, and the Antiquities Code of Texas (National Resources Code, Chapter 191).

L. It will comply with Chapter 573 of the Texas Government Code by ensuring that no officer, employee, or member of the Subgrantee's governing board or the Subgrantee's subcontractors shall vote or confirm the employment of any person related within the second degree of affinity or third degree by consanguinity to any member of the governing body or to any other officer or employee authorized to employ or supervise that person. This prohibition shall not apply to the employment of a person described in Section 573.062 of the Texas Government Code.

M. It will ensure that all information collected, assembled, or maintained by the applicant relative to this project shall be available to the public during normal business hours in compliance with Chapter 552 of the Texas Government Code, unless otherwise expressly provided by law.

N. If applicable, it will comply with Chapter 551 of the Texas Government Code, which requires all regular, special, or called meetings of governmental bodies to be open to the public, except as otherwise provided by law or specifically permitted in the Texas Constitution.

ARTICLE 3. COMPENSATION

A. The method of payment for this agreement will be based on actual costs incurred up to and not to exceed the limits specified in the Project Budget. The amount included in a Project Budget category will be deemed to be an estimate only and a higher amount can be reimbursed, subject to the conditions specified in paragraph B of this Article. If the Project Budget specifies that costs are based on a specific rate, per-unit cost, or other method of payment, reimbursement will be based on the specified method.

B. All payments will be made in accordance with the Project Budget.

1. The Subgrantee's expenditures may overrun a budget category (I, II, or III) in the approved Project Budget without a grant (budget) amendment, as long as the overrun does not exceed a total of five (5) percent of the maximum amount eligible for reimbursement (TxDOT) in the attached Project Budget for the current fiscal year. This overrun must be off-set by an equivalent underrun elsewhere in the Project Budget.

2. If the overrun is five (5) percent or less, the Subgrantee must provide written notification to the Department, through the TxDOT Electronic Grants Management System (eGrants), prior to the Request for Reimbursement being approved. The notification must indicate the amount, the percent over, and the specific reason(s) for the overrun.

3. Any overrun of more than five (5) percent of the amount eligible for reimbursement (TxDOT) in the attached Project Budget requires an amendment of this Grant Agreement.

4. The maximum amount eligible for reimbursement shall not be increased above the Grand Total TxDOT Amount in the approved Project Budget, unless this Grant Agreement is amended, as described in Article 5 of this agreement.

5. For Selective Traffic Enforcement Program (STEP) grants only: In the Project Budget, Subgrantees are not allowed to use underrun funds from the TxDOT amount of (100) Salaries, Subcategories A, "Enforcement," or B, "PI&E Activities," to exceed the TxDOT amount listed in Subcategory C, "Other." Also, Subgrantees are not allowed to use underrun funds from the TxDOT amount of (100) Salaries, Subcategories A, "Enforcement," or C, "Other," to exceed the TxDOT amount listed in Subcategory B, "PI&E Activities." The TxDOT amount for Subcategory B, "PI&E Activities," or C, "Other," can only be exceeded within the five (5) percent flexibility, with underrun funds from Budget Categories II or III.

C. To be eligible for reimbursement under this agreement, a cost must be incurred in accordance with the Project Budget, within the time frame specified in the Grant Period of this Grant Agreement, attributable to work covered by this agreement, and which has been completed in a manner satisfactory and acceptable to the Department.

D. Federal or TxDOT funds cannot supplant (replace) funds from any other sources. The term "supplanting," refers to the use of federal or TxDOT funds to support personnel or an activity already supported by local or state funds.

E. Payment of costs incurred under this agreement is further governed by the cost principles outlined in 2 CFR Part 200.

F. The Subgrantee agrees to submit monthly Requests for Reimbursement, as designated in this Grant Agreement, within thirty (30) days after the end of the billing period. The Request for Reimbursement and appropriate supporting documentation must be submitted through eGrants.

G. The Subgrantee agrees to submit the final Request for Reimbursement under this agreement within forty-five (45) days of the end of the grant period.

H. Payments are contingent upon the availability of appropriated funds.

I. Project agreements supported with federal or TxDOT funds are limited to the length of this Grant Period specified in this Grant Agreement. If the Department determines that the project has demonstrated merit or has potential long-range benefits, the Subgrantee may apply for funding assistance beyond the initial agreement period.

Preference for funding will be given to projects based on (1) proposed cost sharing and (2) demonstrated performance history.

ARTICLE 4. LIMITATION OF LIABILITY

Payment of costs incurred under this agreement is contingent upon the availability of funds. If at any time during this Grant Period, the Department determines that there is insufficient funding to continue the project, the Department shall notify the Subgrantee, giving notice of intent to terminate this agreement, as specified in Article 11 of this agreement. If at the end of a federal fiscal year, the Department determines that there is sufficient funding and performance to continue the project, the Department may notify the Subgrantee to continue this agreement.

ARTICLE 5. AMENDMENTS

This agreement may be amended prior to its expiration by mutual written consent of both parties, utilizing the Grant Agreement Amendment in eGrants. Any amendment must be executed by the parties within the Grant Period, as specified in this Grant Agreement.

ARTICLE 6. ADDITIONAL WORK AND CHANGES IN WORK

A. If the Subgrantee is of the opinion that any assigned work is beyond the scope of this agreement and constitutes additional work, the Subgrantee shall promptly notify the Department in writing through eGrants. If the Department finds that such work does constitute additional work, the Department shall advise the Subgrantee and a written amendment to this agreement will be executed according to Article 5, Amendments, to provide compensation for doing this work on the same basis as the original work. If performance of the additional work will cause the maximum amount payable to be exceeded, the work will not be performed before a written grant amendment is executed.

B. If the Subgrantee has submitted work in accordance with the terms of this agreement but the Department requests changes to the completed work or parts of the work which involve changes to the original scope of services or character of work under this agreement, the Subgrantee shall make those revisions as requested and directed by the Department. This will be considered as additional work and will be paid for as specified in this Article.

C. If the Subgrantee submits work that does not comply with the terms of this agreement, the Department shall instruct the Subgrantee to make any revisions that are necessary to bring the work into compliance with this agreement. No additional compensation shall be paid for this work.

D. The Subgrantee shall make revisions to the work authorized in this agreement that are necessary to correct errors or omissions, when required to do so by the Department. No additional compensation shall be paid for this work.

E. The Department shall not be responsible for actions by the Subgrantee or any costs incurred by the Subgrantee relating to additional work not directly associated with or prior to the execution of an amendment.

ARTICLE 7. REPORTING AND MONITORING

A. Not later than thirty (30) days after the end of each reporting period, the Subgrantee shall submit a performance report through eGrants. Reporting periods vary by project duration and are defined as follows:

1. For short term projects, the reporting period is the duration of the project. Subgrantee shall submit a performance report within 30 days of project completion.

2. For longer projects, the reporting period is monthly. Subgrantee shall submit a performance report within 30 days of the completion of each project month and within 30 days of project completion.

3. For Selective Traffic Enforcement Program (STEP) Wave projects, the reporting period is each billing cycle. Subgrantee shall submit a performance report within 30 days of the completion of each billing cycle.

B. The performance report will include, as a minimum: (1) a comparison of actual accomplishments to the objectives established for the period, (2) reasons why established objectives and performance measures were not met, if appropriate, and (3) other pertinent information, including, when appropriate, an analysis and explanation of cost underruns, overruns, or high unit costs.

C. The Subgrantee shall promptly advise the Department in writing, through eGrants, of events that will have a significant impact upon this agreement, including:

1. Problems, delays, or adverse conditions, including a change of project director or other changes in Subgrantee personnel, that will materially affect the ability to attain objectives and performance measures, prevent the meeting of time schedules and objectives, or preclude the attainment of project objectives or performance measures by the established time periods. This disclosure shall be accompanied by a statement of the action taken or contemplated and any Department or federal assistance needed to resolve the situation.

2. Favorable developments or events that enable meeting time schedules and objectives sooner than anticipated or achieving greater performance measure output than originally projected.

D. The Subgrantee shall submit the Final Performance Report through eGrants within thirty (30) days after completion of the grant.

ARTICLE 8. RECORDS

The Subgrantee agrees to maintain all reports, documents, papers, accounting records, books, and other evidence pertaining to costs incurred and work performed under this agreement (called the "Records"), and shall make the Records available at its office for the time period authorized within the Grant Period, as specified in this Grant Agreement. The Subgrantee further agrees to retain the Records for four (4) years from the date of final payment under this agreement, until completion of all audits, or until pending litigation has been completely and fully resolved, whichever occurs last.

Duly authorized representatives of the Department, the USDOT, the Office of the Inspector General, Texas State Auditor, and the Comptroller General shall have access to the Records. This right of access is not limited to the four (4) year period but shall last as long as the Records are retained.

ARTICLE 9. INDEMNIFICATION

A. To the extent permitted by law, the Subgrantee, if other than a government entity, shall indemnify, hold, and save harmless the Department and its officers and employees from all claims and liability due to the acts or omissions of the Subgrantee, its agents, or employees. The Subgrantee also agrees, to the extent permitted by law, to indemnify, hold, and save harmless the Department from any and all expenses, including but not limited to attorney fees, all court costs and awards for damages incurred by the Department in litigation or otherwise resisting claims or liabilities as a result of any activities of the Subgrantee, its agents, or employees.

B. To the extent permitted by law, the Subgrantee, if other than a government entity, agrees to protect, indemnify, and save harmless the Department from and against all claims, demands, and causes of action of every kind and character brought by any employee of the Subgrantee against the Department due to personal injuries to or death of any employee resulting from any alleged negligent act, by either commission or omission on the part of the Subgrantee.

C. If the Subgrantee is a government entity, both parties to this agreement agree that no party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds, as well as the acts and deeds of its contractors, employees, representatives, and agents.

ARTICLE 10. DISPUTES AND REMEDIES

This agreement supersedes any prior oral or written agreements. If a conflict arises between this agreement and the Traffic Safety Program Manual, this agreement shall govern. The Subgrantee shall be responsible for the settlement of all contractual and administrative issues arising out of procurement made by the Subgrantee in support of work under this agreement. Disputes concerning performance or payment shall be submitted to the Department for settlement, with the Executive Director or his or her designee acting as final referee.

ARTICLE 11. TERMINATION

A. This agreement shall remain in effect until the Subgrantee has satisfactorily completed all services and obligations described in this agreement and these have been accepted by the Department, unless:

1. This agreement is terminated in writing with the mutual consent of both parties; or
2. There is a written thirty (30) day notice by either party; or
3. The Department determines that the performance of the project is not in the best interest of the Department and informs the Subgrantee that the project is terminated immediately.

B. The Department shall compensate the Subgrantee for only those eligible expenses incurred during the Grant Period specified in this Grant Agreement that are directly attributable to the completed portion of the work covered by this agreement, provided that the work has been completed in a manner satisfactory and acceptable to the Department. The Subgrantee shall not incur nor be reimbursed for any new obligations after the effective date of termination.

ARTICLE 12. INSPECTION OF WORK

A. The Department and, when federal funds are involved, the USDOT, or any of their authorized representatives, have the right at all reasonable times to inspect or otherwise evaluate the work performed or being performed under this agreement and the premises in which it is being performed.

B. If any inspection or evaluation is made on the premises of the Subgrantee or its subcontractor, the Subgrantee shall provide and require its subcontractor to provide all reasonable facilities and assistance for the safety and convenience of the inspectors in the performance of their duties. All inspections and evaluations shall be performed in a manner that will not unduly delay the work.

ARTICLE 13. AUDIT

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under this agreement or indirectly through a subcontract under this agreement. Acceptance of funds directly under this agreement or indirectly through a subcontract under this agreement acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

ARTICLE 14. SUBCONTRACTS

A subcontract in excess of \$25,000 may not be executed by the Subgrantee without prior written concurrence by the Department. Subcontracts in excess of \$25,000 shall contain all applicable terms and conditions of this agreement. No subcontract will relieve the Subgrantee of its responsibility under this agreement.

ARTICLE 15. GRATUITIES

A. Texas Transportation Commission policy mandates that employees of the Department shall not accept any benefit, gift, or favor from any person doing business with or who, reasonably speaking, may do business with the Department under this agreement. The only exceptions allowed are ordinary business lunches and items that have received the advanced written approval of the Department's Executive Director.

B. Any person doing business with or who reasonably speaking may do business with the Department under this agreement may not make any offer of benefits, gifts, or favors to Department employees, except as mentioned here above. Failure on the part of the Subgrantee to adhere to this policy may result in termination of this agreement.

ARTICLE 16. NONCOLLUSION

The Subgrantee warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Subgrantee, to solicit or secure this agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or making of this agreement. If the Subgrantee breaches or violates this warranty, the Department shall have the right to annul this agreement without liability or, in its discretion, to deduct from the agreement price or consideration, or otherwise recover the full amount of such fee, commission, brokerage fee, contingent fee, or gift.

ARTICLE 17. CONFLICT OF INTEREST

The Subgrantee represents that it or its employees have no conflict of interest that would in any way interfere with its or its employees' performance or which in any way conflicts with the interests of the Department. The Subgrantee shall exercise reasonable care and diligence to prevent any actions or conditions that could result in a conflict with the Department's interests.

ARTICLE 18. SUBGRANTEE'S RESOURCES

A. The Subgrantee certifies that it presently has adequate qualified personnel in its employment to perform the work required under this agreement, or will be able to obtain such personnel from sources other than the Department.

B. All employees of the Subgrantee shall have the knowledge and experience that will enable them to perform the duties assigned to them. Any employee of the Subgrantee who, in the opinion of the Department, is incompetent or whose conduct becomes detrimental to the work, shall immediately be removed from association with the project.

C. Unless otherwise specified, the Subgrantee shall furnish all equipment, materials, supplies, and other resources required to perform the work.

ARTICLE 19. PROCUREMENT AND PROPERTY MANAGEMENT

The Subgrantee shall establish and administer a system to procure, control, protect, preserve, use, maintain, and dispose of any property furnished to it by the Department or purchased pursuant to this agreement in accordance with its own procurement and property management procedures, provided that the procedures are not in conflict with (1) the Department's procurement and property management standards and (2) the federal procurement and property management standards provided by 2 CFR §§ 200.310- 316, 200.318- 324.

ARTICLE 20. OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

Upon completion or termination of this Grant Agreement, whether for cause or at the convenience of the parties, all finished or unfinished documents, data, studies, surveys, reports, maps, drawings, models, photographs, etc. prepared by the Subgrantee, and equipment and supplies purchased with grant funds shall, at the option of the Department, become the property of the Department. All sketches, photographs, calculations, and other data prepared under this agreement shall be made available, upon request, to the Department without restriction or limitation of their further use.

A. Intellectual property consists of copyrights, patents, and any other form of intellectual property rights covering any databases, software, inventions, training manuals, systems design, or other proprietary information in any form or medium.

B. All rights to Department. The Department shall own all of the rights (including copyrights, copyright applications, copyright renewals, and copyright extensions), title and interests in and to all data, and other information developed under this contract and versions thereof unless otherwise agreed to in writing that there will be joint ownership.

C. All rights to Subgrantee. Classes and materials initially developed by the Subgrantee without any type of funding or resource assistance from the Department remain the Subgrantee's intellectual property. For these classes and materials, the Department payment is limited to payment for attendance at classes.

ARTICLE 21. SUCCESSORS AND ASSIGNS

The Department and the Subgrantee each binds itself, its successors, executors, assigns, and administrators to the other party to this agreement and to the successors, executors, assigns, and administrators of the other party in respect to all covenants of this agreement. The Subgrantee shall not assign, sublet, or transfer interest and obligations in this agreement without written consent of the Department through eGrants.

ARTICLE 22. CIVIL RIGHTS COMPLIANCE

A. Compliance with regulations: The Subgrantee shall comply with the regulations relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation

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(USDOT), 49 CFR, Part 21, 23 CFR, Part 200, and 41 CFR, Parts 60-74, as they may be amended periodically (called the "Regulations"). The Subgrantee agrees to comply with Executive Order 11246, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 and as supplemented by the U.S. Department of Labor regulations (41 CFR, Part 60).

B. Nondiscrimination: (applies to subrecipients as well as States) The State highway safety agency will comply with all Federal statutes and implementing regulations relating to nondiscrimination ("Federal Nondiscrimination Authorities"). These include but are not limited to:

- **Title VI of the Civil Rights Act of 1964** (42 U.S.C. 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin) and 49 CFR part 21;
- **The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970**, (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- **Federal-Aid Highway Act of 1973**, (23 U.S.C. 324 et seq.), and **Title IX of the Education Amendments of 1972**, as amended (20 U.S.C. 1681-1683 and 1685-1686) (prohibit discrimination on the basis of sex);
- **Section 504 of the Rehabilitation Act of 1973**, (29 U.S.C. 794 et seq.), as amended, (prohibits discrimination on the basis of disability) and 49 CFR part 27;
- **The Age Discrimination Act of 1975**, as amended, (42 U.S.C. 6101 et seq.), (prohibits discrimination on the basis of age);
- **The Civil Rights Restoration Act of 1987**, (Pub. L. 100-209), (broadens scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal aid recipients, subrecipients and contractors, whether such programs or activities are Federally-funded or not);
- **Titles II and III of the Americans with Disabilities Act** (42 U.S.C. 12131-12189) (prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing) and 49 CFR parts 37 and 38;
- **Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations** (prevents discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations); and
- **Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency** (guards against Title VI national origin discrimination/discrimination because of limited English proficiency (LEP) by ensuring that funding recipients take reasonable steps to ensure that LEP persons have meaningful access to programs (70 FR 74087-74100).

The State highway safety agency-

- Will take all measures necessary to ensure that no person in the United States shall, on the grounds of race, color, national origin, disability, sex, age, limited English proficiency, or membership in any other class protected by Federal Nondiscrimination Authorities, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any of its programs or activities, so long as any portion of the program is Federally-assisted;
- Will administer the program in a manner that reasonably ensures that any of its subrecipients, contractors, subcontractors, and consultants receiving Federal financial assistance under this program will comply with all requirements of the Non-Discrimination Authorities identified in this Assurance:

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- Agrees to comply (and require its subrecipients, contractors, subcontractors, and consultants to comply) with all applicable provisions of law or regulation governing US DOT's or NHTSA's access to records, accounts, documents, information, facilities, and staff, and to cooperate and comply with any program or compliance reviews, and/or complaint investigations conducted by US DOT or NHTSA under any Federal Nondiscrimination Authority;
- Acknowledges that the United States has a right to seek judicial enforcement with regard to any matter arising under these Non-Discrimination Authorities and this Assurance;
- Agrees to insert in all contracts and funding agreements with other State or private entities the following clause:

"During the performance of this contract/funding agreement, the contractor/funding recipient agrees-

a. To comply with all Federal nondiscrimination laws and regulations, as may be amended from time to time;

b. Not to participate directly or indirectly in the discrimination prohibited by any Federal non-discrimination law or regulation, as set forth in appendix B of 49 CFR part 21 and herein;

c. To permit access to its books, records, accounts, other sources of information, and its facilities as required by the State highway safety office, US DOT or NHTSA;

d. That, in event a contractor/funding recipient fails to comply with any nondiscrimination provisions in this contract/funding agreement, the State highway safety agency will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including but not limited to withholding payments to the contractor/funding recipient under the contract/agreement until the contractor/funding recipient complies; and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part; and

e. To insert this clause, including paragraphs (a) through (e), in every subcontract and subagreement and in every solicitation for a subcontract or sub-agreement, that receives Federal funds under this program.

C. Solicitations for subcontracts, including procurement of materials and equipment: In all solicitations either by competitive bidding or negotiation made by the Subgrantee for work to be performed under a subcontract, including procurements of materials and leases of equipment, each potential subcontractor or supplier shall be notified by the Subgrantee of the Subgrantee's obligations under this agreement and the regulations relative to nondiscrimination on the grounds of race, color, sex, national origin, age, religion, or disability.

D. Information and reports: The Subgrantee shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department or the USDOT to be pertinent to ascertain compliance with the Regulations or directives. Where any information required of the Subgrantee is in the exclusive possession of another who fails or refuses to furnish this information, the Subgrantee shall certify that to the Department or the USDOT, whichever is appropriate, and shall set forth what efforts the Subgrantee has made to obtain the requested information.

E. Sanctions for noncompliance: In the event of the Subgrantee's noncompliance with the nondiscrimination provision of this agreement, the Department shall impose such sanctions as it or the USDOT may determine to be appropriate.

F. Incorporation of provisions: The Subgrantee shall include the provisions of paragraphs A. through

E. in every subcontract, including procurements of materials and leases of equipment, unless exempt by the regulations or directives. The Subgrantee shall take any action with respect to any subcontract or procurement that the Department may direct as a means of enforcing those provisions, including sanctions for noncompliance. However, in the event a Subgrantee becomes involved in, or is threatened with litigation with a subcontractor or supplier as a result of such direction, the Subgrantee may request the Department to enter into litigation to protect the interests of the state, and in addition, the Subgrantee may request the United States to enter into such litigation to protect the interests of the United States.

ARTICLE 23. DISADVANTAGED BUSINESS ENTERPRISE (DBE) PROGRAM

A. The parties shall comply with the DBE Program requirements established in 49 CFR Part 26.

B. The Subgrantee shall adopt, in its totality, the Department's federally approved DBE program.

C. The Subgrantee shall set an appropriate DBE goal consistent with the Department's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Subgrantee shall have final decision-making authority regarding the DBE goal and shall be responsible for documenting its actions.

D. The Subgrantee shall follow all other parts of the Department's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business Enterprise by Entity and attachments found at web address <http://www.txdot.gov/business/partnerships/dbe.html>

E. The Subgrantee shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any USDOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Subgrantee shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of USDOT-assisted contracts. The Department's DBE program, as required by 49 CFR Part 26 and as approved by USDOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Subgrantee of its failure to carry out its approved program, the Department may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC 1001 and the Program Fraud Civil Remedies Act of 1986 (31 USC 3801 et seq.).

F. Each contract the Subgrantee signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of USDOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate.

ARTICLE 24. CERTIFICATION REGARDING DEBARMENT AND SUSPENSION (applies to subrecipients as well as States)

Instructions for Primary Tier Participant Certification (States)

1. By signing and submitting this proposal, the prospective primary tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective primary tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary tier participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default or may pursue suspension or debarment.
4. The prospective primary tier participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary tier participant learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded, as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
6. The prospective primary tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
7. The prospective primary tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.
8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, suspended, debarred, ineligible, or

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voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

Certification Regarding Debarment, Suspension, and Other Responsibility Matters-Primary Tier Covered Transactions

(1) The prospective primary tier participant certifies to the best of its knowledge and belief, that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

(2) Where the prospective primary participant is unable to certify to any of the Statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Lower Tier Participant Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded, as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered

transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Participant Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions:

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

ARTICLE 25. CERTIFICATION REGARDING FEDERAL LOBBYING (applies to subrecipients as well as States)

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation,

renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

ARTICLE 26. CHILD SUPPORT CERTIFICATION

Under Section 231.006, Texas Family Code, the Subgrantee certifies that the individual or business entity named in this agreement is not ineligible to receive the specified grant, loan, or payment and acknowledges that this agreement may be terminated and payment may be withheld if this certification is inaccurate. If the above certification is shown to be false, the Subgrantee is liable to the state for attorney's fees and any other damages provided by law or the agreement. A child support obligor or business entity ineligible to receive payments because of a payment delinquency of more than thirty (30) days remains ineligible until: all arrearages have been paid; the obligor is in compliance with a written repayment agreement or court order as to any existing delinquency; or the court of continuing jurisdiction over the child support order has granted the obligor an exemption from Subsection (a) of Section 231.006, Texas Family Code, as part of a court-supervised effort to improve earnings and child support payments.

ARTICLE 27. FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT REQUIREMENTS

A. Any recipient of funds under this agreement agrees to comply with the Federal Funding Accountability and Transparency Act and implementing regulations at 2 CFR Part 170, including Appendix A. This agreement is subject to the following award terms:

<http://edocket.access.gpo.gov/2010/pdf/2010-22705.pdf> and
<http://edocket.access.gpo.gov/2010/pdf/2010-22706.pdf>.

B. The Subgrantee agrees that it shall:

1. Obtain and provide to the State a System for Award Management (SAM) number (48 CFR subpt. 4.11) if this award provides for more than \$25,000 in Federal funding. The SAM number may be obtained by visiting the SAM web-site at: <https://www.sam.gov>

2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows the Federal government to track the distribution of federal money. The DUNS number may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website <http://fedgov.dnb.com/webform>;
and

and

3. Report the total compensation and names of its top five (5) executives to the State if:
 - i. More than 80% of annual gross revenues are from the Federal government, and those revenues are greater than \$25,000,000; and
 - ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

ARTICLE 28. SINGLE AUDIT REPORT

- A. The parties shall comply with the requirements of the Single Audit Act of 1984, P.L. 98-502, ensuring that the single audit report includes the coverage stipulated in 2 CFR Part 200.
- B. If threshold expenditures of \$750,000 or more are met during the Subgrantee's fiscal year, the Subgrantee must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Audit Office, 125 East 11th Street, Austin, TX 78701 or contact TxDOT's Audit Office at singleaudits@txdot.gov
- C. If expenditures are less than \$750,000 during the Subgrantee's fiscal year, the Subgrantee must submit a statement to TxDOT's Audit Office as follows: "We did not meet the \$750,000 expenditure threshold and therefore, are not required to have a single audit performed for FY____."
- D. For each year the project remains open for federal funding expenditures, the Subgrantee will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the agreement, unless otherwise amended or the project has been formally closed out and no charges have been incurred within the current fiscal year.

ARTICLE 29. BUY AMERICA ACT (applies to subrecipients as well as States)

The State and each subrecipient will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.

ARTICLE 30. RESTRICTION ON STATE LOBBYING (applies to subrecipients as well as States)

None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

ARTICLE 31. NONGOVERNMENTAL ENTITY'S PUBLIC INFORMATION (This article applies only to non-profit entities.)

The Subgrantee is required to make any information created or exchanged with the Department pursuant to this Grant Agreement and not otherwise excepted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public at no additional charge to the Department. [SB-1368, 83rd Texas Legislature, Regular Session, Effective 9/1/13]

ARTICLE 32. PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE
(applies to subrecipients as well as States)

The State and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

ARTICLE 33. INTERNAL ETHICS AND COMPLIANCE PROGRAM

Subgrantee shall comply with Title 43 Texas Administrative Code §25.906(b). Subgrantee certifies it has adopted an internal ethics and compliance program that satisfies the requirements of Title 43 Texas Administrative Code §10.51 (relating to Internal Ethics and Compliance Program). Subgrantee shall enforce compliance with that program.

Data Universal Numbering System: The Data Universal Numbering System (DUNS) is a unique nine-digit number recognized as the universal standard for identifying and tracking businesses worldwide. The Federal Spending Transparency Directive and the previous Federal Funding Accountability and Transparency Act (FFATA) requires grantees and sub-grantees to have a DUNS number. Most agencies and organizations have DUNS numbers established, please check with your accounting staff. To obtain a DUNS number, applicants should go to the Dun and Bradstreet website at: <http://fedgov.dnb.com/webform>

Data Universal Numbering System (D-U-N-S)

801609462

2 C.F.R. Part 200 Compliance

Enter the Begin Date and End Date of your Agency's Fiscal Year 2021

Begin Date : 10/1/2020 End Date : 9/30/2021

Your entity is required to comply with federal (OMB A-133) and/or state (State of Texas Single Audit Circular) requirements.

If threshold expenditures of \$750,000 or more are met during your agency's fiscal year, please submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Audit Office, 125 East Eleventh Street, Austin, TX 78701 or contact TxDOT's Audit Office at singleaudits@txdot.gov

If expenditures are less than \$750,000 during your agency's fiscal year, please submit a statement to TxDOT's Audit Office as follows:

"We did not meet the \$750,000 expenditure threshold and therefore we are not required to have a single audit performed for FY ."

X I agree

STEP Operating Policies and Procedures

All STEP agencies must either have established written STEP operating policies and procedures, or will develop written policies and procedures before STEP grants can be executed. Please click here for [STEP Policies and Procedures requirements](#).

If your agency has approved STEP Operating Policies and Procedures, please upload here :

[https://www.dot.state.tx.us/apps/egrants/_Upload/940800_337697_1-](https://www.dot.state.tx.us/apps/egrants/_Upload/940800_337697_1-SOPSTEPgrant1RevisedLV071717Signed.doc.pdf)

[SOPSTEPgrant1RevisedLV071717Signed.doc.pdf](https://www.dot.state.tx.us/apps/egrants/_Upload/940800_337697_1-SOPSTEPgrant1RevisedLV071717Signed.doc.pdf)

If your agency does not have approved STEP Operating Policies and Procedures, please certify the following:

I certify that our agency will develop STEP Operating Policies and Procedures before executing the grant.

PROPOSING AGENCY AUTHENTICATION

X The following person has authorized the submittal of this proposal.

Name	:Jeff Bryan
Title	:Chief Of Police
Address	:1891 Forest Ln
City	:Garland
State	:Texas
Zip Code	:75042
Phone Number	:972-205-2011
Fax Number	:972-485-4801
E-mail address	:bryanJ@garlandtx.gov

COUNTY SERVED

Dallas County - Dallas District

POLITICAL DISTRICT SERVED

U.S. Congress* Congressional District 3
Congressional District 4
Congressional District 5
Congressional District 32

Texas Senate* Texas Senate District 2
Texas Senate District 8
Texas Senate District 16

Texas House* Texas House of Representatives District 33
Texas House of Representatives District 67
Texas House of Representatives District 102
Texas House of Representatives District 107
Texas House of Representatives District 112
Texas House of Representatives District 113
Texas House of Representatives District 114

GOALS AND STRATEGIES

Goal: To increase effective enforcement and adjudication of traffic safety-related laws to reduce crashes, fatalities, and injuries.

Strategies: Increase and sustain high visibility enforcement of traffic safety-related laws.
Increase public education and information campaigns regarding enforcement activities.

Goal: To reduce the number of alcohol impaired and driving under the influence of alcohol and other drug-related crashes, injuries, and fatalities.

Strategy: Increase and sustain high visibility enforcement of DWI laws.

Goal: To increase occupant restraint use in all passenger vehicles and trucks.

Strategy: Increase and sustain high visibility enforcement of occupant protection laws.

Goal: To reduce the number of speed-related crashes, injuries, and fatalities.

Strategy: Increase and sustain high visibility enforcement of speed-related laws.

Goal: To reduce intersection-related motor vehicle crashes, injuries, and fatalities.

Strategy: Increase and sustain high visibility enforcement of Intersection Traffic Control (ITC) laws.

Goal: To reduce Distracted Driving motor vehicle crashes, injuries, and fatalities.

Strategies: Increase and sustain high visibility enforcement of state and local ordinances on cellular and texting devices.
Increase public information and education on Distracted Driving related traffic issues.

☒ I agree to the above goals and strategies.

BASELINE INFORMATION

Baseline Definition: A number serving as a foundation for subgrantees to measure pre-grant traffic enforcement activity. Baseline information must be provided by the subgrantee in order to identify local traffic enforcement related activity. This information should exclude any activity generated with STEP grant dollars. Once the baseline is established, these figures will be used to compare subsequent year's local and grant traffic enforcement activity.

Note: Baseline data used must be no older than 2017.

Baseline Year (12 months) From 10/1/2018 To 9/30/2019

<u>Baseline Measure</u>	<u>Arrests/Citations</u>	<u>Written Warnings</u>	<u>KA Crashes</u>
Driving Under Influence (DUI)	318	0	12
Speed	15520	0	10
Safety Belt	1048	0	13
Child Safety Seat	389	0	
Intersection Traffic Control (ITC)	3631	0	53
Distracted Driving Citations	0	0	0
Other Elements	31273	0	5

If you have additional attachments, provide them on the "Attachments" page.

LAW ENFORCEMENT OBJECTIVE/PERFORMANCE MEASURE

Objective/Performance Measure	Target Number	Not Applicable
Reduce the number of Driving Under Influence (DUI) crashes to	11	
Reduce the number of Speed-related crashes to	9	
Reduce the number of Safety Belt-related crashes to	12	
Reduce the number of Child Safety Seat-related crashes to		X
Reduce the number of ITC-related crashes to	50	
Reduce the number of Distracted Driving-related crashes to		X
Number of Enforcement Hours	2120	

Note: Nothing in this agreement shall be interpreted as a requirement, formal or informal, that a peace officer issue a specified or predetermined number of citations in pursuance of the Subgrantee's obligations hereunder. Department and Subgrantee acknowledge that Texas Transportation Code Section 720.002 prohibits using traffic-offense quotas and agree that nothing in this Agreement is establishing an illegal quota.

In addition to the STEP enforcement activities, the subgrantee must maintain baseline non-STEP funded citation and arrest activity due to the prohibition of supplanting.

PI&E OBJECTIVE/PERFORMANCE MEASURE

Objectives/Performance Measure	Target Number
Support Grant efforts with a public information and education (PI&E) program	
a. Conduct presentations	5
b. Conduct media exposures (e.g. news conferences, news releases, and interviews)	5
c. Conduct community events (e.g. health fairs, booths)	3

OPERATIONAL PLAN

Zone Name : Detailed Map of Zones

Zone Location : Detailed Map of Zones

Zone Hours :

Zone Heat Map : [https://www.dot.state.tx.us/apps/egrants/_Upload/966438_337651-](https://www.dot.state.tx.us/apps/egrants/_Upload/966438_337651-2021STEPZONES.docx)
(attach) 2021STEPZONES.docx

OPERATIONAL PLAN

Zone Name : Zone 1

1300- 3400 W. Miller Rd (North)

Zone Location : 1900 - 3300 S. Jupiter Rd (West)
11400 - 13700 block I-635 (South)
2000 - 4800 Saturn Rd (East)

Zone Hours :

Zone Heat https://www.dot.state.tx.us/apps/egrants/_Upload/949350_337651-TXDOTFY2021-

Map : (attach) STEPCOMP-GarlandZone1.pdf

OPERATIONAL PLAN

Zone Name : Zone 2

1000 E. Kingsley - 1300 W. Kingsley (North)
3300 Broadway to 3900 Broadway (Northeast)

Zone Location : 1600 Wynn Joyce - 1100 La Prada (Southeast)
13700 - 15300 block I-635 (Southwest)
3100-4800 Saturn Rd. (West)

Zone Hours :

Zone Heat https://www.dot.state.tx.us/apps/egrants/_Upload/949352_337651-TXDOTFY2021-

Map : (attach) STEPCOMP-GarlandZone2.pdf

OPERATIONAL PLAN

Zone Name : Zone 3

1700 E I30 - 500 W. I30 (South)

Zone Location : 5600 Broadway Blvd - 6200 Broadway Blvd (West)

500 Rowlett Rd - 2500 Rowlett Rd (North)

Shoreline/city limits (East)

Zone Hours :

Zone Heat https://www.dot.state.tx.us/apps/egrants/_Upload/949353_337651-TXDOTFY2021-

Map : (attach) STEPCOMP-GarlandZone3.pdf

OPERATIONAL PLAN

Zone Name : Zone 4

1400 W. Buckingham - 1200 E. Buckingham (North)

1700 -1100 N. Country Club (east)

Zone Location : 1400 -2300 Castle (northeast)

3900-3100 E. Centerville (east)

2000 S.H. 66 - 1300 W. Ave D (South)

400 S. Garland - 2000 N. Garland (west)

Zone Hours :

Zone Heat https://www.dot.state.tx.us/apps/egrants/_Upload/949356_337651-TXDOTFY2021-

Map : (attach) STEPCOMP-GarlandZone4.pdf

City of Garland - Police Department
STEP Comprehensive 2021

SALARIES AND FRINGE BENEFITS

Law Enforcement Hours: 2120							
X Overtime Regular Time							
	TxDOT Hours	Match Hours	Wage Rate	TxDOT Salaries	Match Salaries	Total Salaries	Total Fringe:
A. Enforcement							
Officers/Deputies:	1930		\$63.420	\$122,400.60		\$122,400.60	12.69% \$15,532.64
Sergeants:			\$0				% \$0
Lieutenants/Other:	190	0	\$82.635	\$15,700.65		\$15,700.65	12.69% \$1,992.41
B. PI&E Activities							
PI&E Activities:		0	\$0		\$0		% \$0
C. Administrative Duties							
Administrative Staff		85	\$23.502		\$1,997.67	\$1,997.67	18.89% \$377.36
Captain (Grant manager, review and management of grant and paperwork)		26	\$63.800		\$1,658.80	\$1,658.80	12.69% \$210.50
		0	\$0				% \$0
Court Personnel (processing of citations and reports)		750	\$21.486		\$16,114.50	\$16,114.50	18.89% \$3,044.03
							% \$0
			\$0				% \$0
Total:				\$138,101.25	\$19,770.97	\$157,872.22	\$21,156.94
Category	TxDOT	%		Match	%	Total	
Salaries:	\$138,101.25	87.48%		\$19,770.97	12.52%	\$157,872.22	
Fringe Benefits:	\$0	0.00%		\$21,156.94	100.00%	\$21,156.94	
Breakdown of Fringe Percentages:							
SWORN: 1.45% Medicare, 11.24% TMRS							
CIVILIAN: 7.65% Medicare, 11.24% TMRS							
Details of regular time, if included in any of the above hours:							

BUDGET SUMMARY

Budget Category		TxDOT	Match	Total
Category I - Labor Costs				
(100)	Salaries:	\$138,101.25	\$19,770.97	\$157,872.22
(200)	Fringe Benefits:	\$0	\$21,156.94	\$21,156.94
	Sub-Total:	\$138,101.25	\$40,927.91	\$179,029.16
Category II - Other Direct Costs				
(300)	Travel:	\$0	\$0	\$0
(400)	Equipment:	\$0	\$0	\$0
(500)	Supplies:	\$0	\$0	\$0
(600)	Contractual Services:	\$0	\$0	\$0
(700)	Other Miscellaneous:	\$0	\$0	\$0
	Sub-Total:	\$0	\$0	\$0
Total Direct Costs:		\$138,101.25	\$40,927.91	\$179,029.16
Category III - Indirect Costs				
(800)	Indirect Cost Rate:	\$0	\$0	\$0
Summary				
	Total Labor Costs:	\$138,101.25	\$40,927.91	\$179,029.16
	Total Direct Costs:	\$0	\$0	\$0
	Total Indirect Costs:	\$0	\$0	\$0
Grand Total		\$138,101.25	\$40,927.91	\$179,029.16
	Fund Sources (Percent Share):	77.14%	22.86%	
Salary and cost rates will be based on the rates submitted by the Subgrantee in its grant application in Egrants.				

RESOLUTION NO. _____

A RESOLUTION 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.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Jeffrey Bryan, is hereby authorized to accept a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Single Year - 2021 Comprehensive Grant in the amount of \$179,029.16, for the purpose of high visibility patrols/traffic stops during fiscal year 2020-2021.

Section 2

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7.

Meeting Date: 08/18/2020

Item Title: Amendment to Miscellaneous Parking Provisions of Chapter 33, "Transportation" of the Code of Ordinances

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

This item was discussed at the August 3, 2020 Work Session. The Public Safety Committee recommended that Council consider 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.

Recommendation/Action Requested and Justification

Adopt the ordinance amending certain parking provisions of Chapter 33, "Transportation," of the Code of Ordinances.

Attachments

Parking Near Intersections

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF 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.

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

Section 1

That Sec. Sec. 33.55 (A) (9) of Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"(9) On a roadway within 30 feet in any direction from an intersection controlled by a flashing signal, stop sign, yield sign, or other traffic control device;"

Section 2

That Sec. 33.55 (B) (9) of Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"(9) On a roadway within 30 feet in any direction from an intersection controlled by a flashing signal, stop sign, yield sign, or other traffic control device;"

Section 3

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

Section 4

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

Section 5

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

Section 6

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 08/18/2020

Item Title: Reconsideration of Previously Denied Zoning Application Z 20-08 (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

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).

Section 2.05(K) of the Garland Development Code states:

"A request to change the zoning designation for a tract of land may not be considered by the Plan Commission or the City Council within one year of the Council's denial of the same, or substantially similar, requested change for all or any portion of the parcel, unless:

(1) the Council determines that there has been a substantial change in conditions surrounding the land since the initial request, and agrees to reconsider the change by a three-fourths vote of the members present and voting; or

(2) the Council's initial decision on the request to change the zoning designation was made 'without prejudice.' "

The applicant's letter to the City Council is attached. The City Attorney concurs that the applicant's written request meets legal requirements for reconsideration.

Recommendation/Action Requested and Justification

City Council action is requested. Should three-fourths of the Council grant the reconsideration, the applicant may submit a new zoning application in less than one year of the previous denial. The new zoning application will go back through the public hearing process (Plan Commission and City Council).

Attachments

Applicant Reconsideration Request Letter

Thursday, July 23rd, 2020

Deputy Mayor Pro Tem Robert Vera and Garland City Council

Garland City Hall
200 N Fifth Street
Garland, TX 75040

RE: REZONING APPLICATION FOR 4030-4040 FOREST LANE

Dear Deputy Mayor Pro Tem Robert Vera and City Council Members,

My name is Darin Norman and I have been authorized to act as agent by and on behalf of 4040 Forest Lane Partners, LLC, the owners of the property located at 4030-4040 Forest Lane / Garland, TX 75042.

On May 19, 2020, the City of Garland City Council voted to deny the Specific Use Provision request Z 20-08 for this property. Since that time, ownership has been in discussion with the Director of Planning and Community Development, Will Guerin, the City Attorney, Brad Neighbor and Councilman Robert Vera to identify a way to properly rezone the property to accommodate the ongoing operations of its current small business tenants. Our discussions have yielded a two-point process to proceed forward:

1. In accordance with the provisions of the Garland Development Code, we formally request that City Council authorize our ability to apply for new zoning of the property prior to the expiration of the one-year wait period that typically follows denied zoning requests.
2. With approval to reapply before the one-year period expiration, we then reapply for a zoning change that addresses Councilman Vera's and City Staff's concerns and conforms with the requirements of the Garland Development Code.

As per the Garland Development Code, our request for re-application follows a substantial change in circumstances for the property. Work is poised to commence on pavement improvements and re-striping that will substantially alter the pattern of parking for this legacy site, pending coordination with our proposed rezoning. Additionally, it is our hope that through the new

application, a Planned Development may be adopted that addresses increased traffic concerns and poises the property for potential redevelopment in 2023.

The new zoning request application will differ substantially from the previous SUP request Z 20-08 in the following ways:

1. The new application will request a complete permanent rezoning of the entire property to a Planned Development with an Industrial base and Additional Uses (i.e. Truck Parking, Truck Repair, Truck Leasing). The previous application only sought to add provisional uses for a temporary period of time (5 years or through 12/31/24).
2. The new application will clearly demonstrate how the site provides adequate parking for the size of the buildings and the proposed uses of the requested PD-I with Additional Uses as per the Garland Development Code, Chapter 2, Article 5, Land Use Matrix and the Garland Development Code, Chapter 4, Chapter 2, Section 4.2.
3. The new application will not request a Vehicle Dispatch and Storage since this is not an allowable use in consideration of the Garland Development Code Chapter 2, Article 5 Land Use Matrix, and Chapter 6 Definitions.
4. The new application will formally request to amend and sunset certain existing Specific Use Provisions: File S 06-65 and File Z 15-29.
5. The new application will request the permanent rezoning of that northwest portion of the site from Community Retail CR to a PD-I with Additional Uses. This existing CR zoning category is a hold-over from previous land exchanges and does not coincide with existing property lines and shall be “cleaned up” under the proposed rezoning.

At this time, in conformance with City Ordinance, we humbly ask for your assistance in allowing this planning process to proceed by voting to waive the requirement of a one-year waiting period that typically follows denied zoning requests. Should that vote pass, we will continue working closely with City Planning staff and Councilman Vera on a Planned Development application that will reorganize this legacy site for uncluttered, predictable industrial and truck uses while conforming to the requirements of the Garland Development Code.

Regards,



Darin Norman
Urbanworth, LLC



GARLAND PLANNING REPORT

City Council Regular Session Agenda

9. a.

Meeting Date: 08/18/2020

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

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

RaceTrac Petroleum, Inc.

LOCATION

4214 Forest Lane

OWNER

Getty Leasing, Inc.

PLAN COMMISSION RECOMMENDATION

On July 27, 2020 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Change of Zoning from Community Retail (CR) District with a Specific Use Provision 06-65 for Fuel Pumps, Retail, to Heavy Commercial (HC) District.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District with a Specific Use Provision 06-65 for Fuel Pumps, Retail, to Heavy Commercial (HC) District.

BACKGROUND

In 2006 City Council approved a Specific Use Provision to allow Retail Sales with Gas Pumps for twenty (20) years. Along with the Specific Use Provision, City Council approved a change of zoning from Commercial-2 (C-2) District and Industrial-1 (I-1) District to General Business (GB) District. This action allowed the development of the existing fuel pumps and convenience store.

In 2015 the Garland Development Code (GDC) was adopted, which resulted in the following District changes:

<u>From</u>	<u>To</u>
General Business (GB)	Community Retail (CR) (Fuel Pumps allowed with SUP only)
Commercial-2 (C-2)	Heavy Commercial (HC) (Fuel Pumps Allowed)
Industrial-1 (I-1)	Industrial (IN) (Fuel Pumps Allowed)

Rather than renew the SUP, the applicant requests approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District to allow the gas sales [Fuel Pumps, Retail] use by right. The applicant is proposing “to make internal facility upgrades, including new product offerings and updated customer experience, as well as facility maintenance items with freshening of the building exterior and pavement repair and replacement.”

SITE DATA

The site contains approximately 2.1 acres with approximately 275 lineal feet of frontage along Forest Lane and 232 lineal feet along Easy Street; both streets are used as access points to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A 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. The existing business establishment was developed with a Specific Use Provision in 2006 that allows Retail Sales with Gas Pumps for 20 years in the CR District.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. This request does not require Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
2. The Heavy Commercial (HC) District is intended to provide locations for commercial and service-related establishments, such as building material and wholesale products sales, contractors' shops, automotive repair, upholstery shops, and other similar commercial uses. Additionally, Fuel Pumps and Convenience Retail uses are permitted in the HC District without the need for a Specific Use Provision. The applicant requests to rezone the site to Heavy Commercial to be consistent with the uses allowed and existing on the surrounding properties that are zoned Heavy Commercial (HC) District along Forest Lane and Easy Street.
3. The GDC provides the tools to ensure that development standards, which promote

efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan, are incorporated into site development, including but not limited to building and site design.

4. The intent of the request is to allow the existing use by right and be consistent with the surrounding area by rezoning the property to Heavy Commercial (HC) District.

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 within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). 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 are generally located along major arterial streets and highways and at significant transit areas (bus/rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

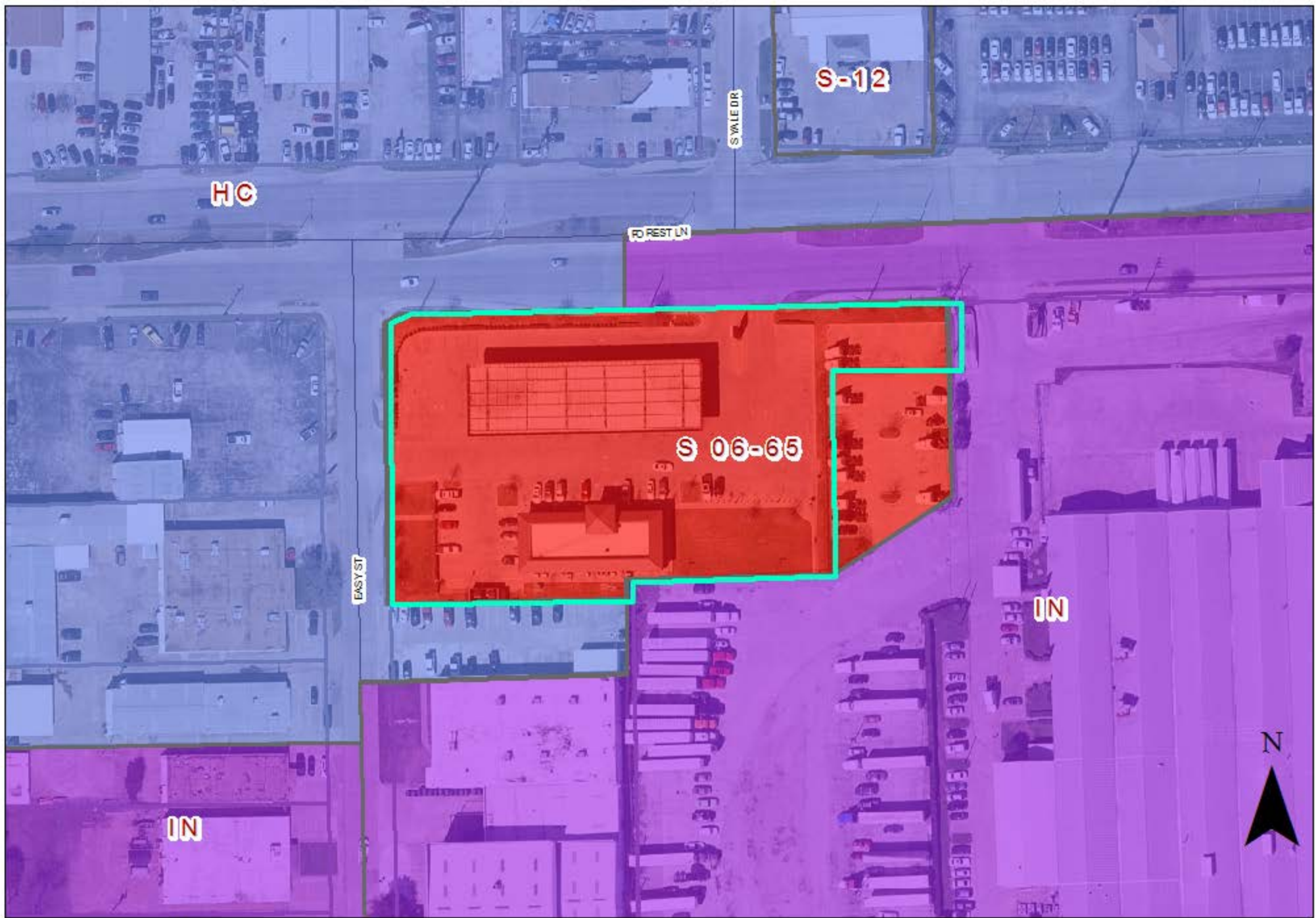
The properties to the west and north, across Forest Lane, are zoned Heavy Commercial (HC) District, consisting of new and used car sales, repair shops, and an auto parts store. The property to the east and south is zoned Industrial District (IN) District, consisting of a trucking repair shop, At Home warehouse, manufacturing business and auto repair shop.

Attachments

Z 20-20 RaceTrac Petroleum, Inc. Attachments

Z 20-20 RaceTrac Petroleum, Inc. Responses

Z 20-20 RaceTrac Petroleum, Inc. Staff Presentation



0 75 150 Feet
1 inch = 104 feet

Zoning File Z 20-20



INDICATES AREA
OF REQUEST

REPORT & MINUTES

P.C. Meeting, July 27, 2020

Consideration of 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. (District 6) (Z 20-20)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Rose asked if the City has received any confirmation the applicant will agree to continue with the request at hand.

Mr. Guerin stated the applicant has requested to proceed with straight zoning removing the requirement of a Specific Use Provision (SUP) and expirations that are typically associated with SUP's. The applicant has confirmed their commitment and investment to the community.

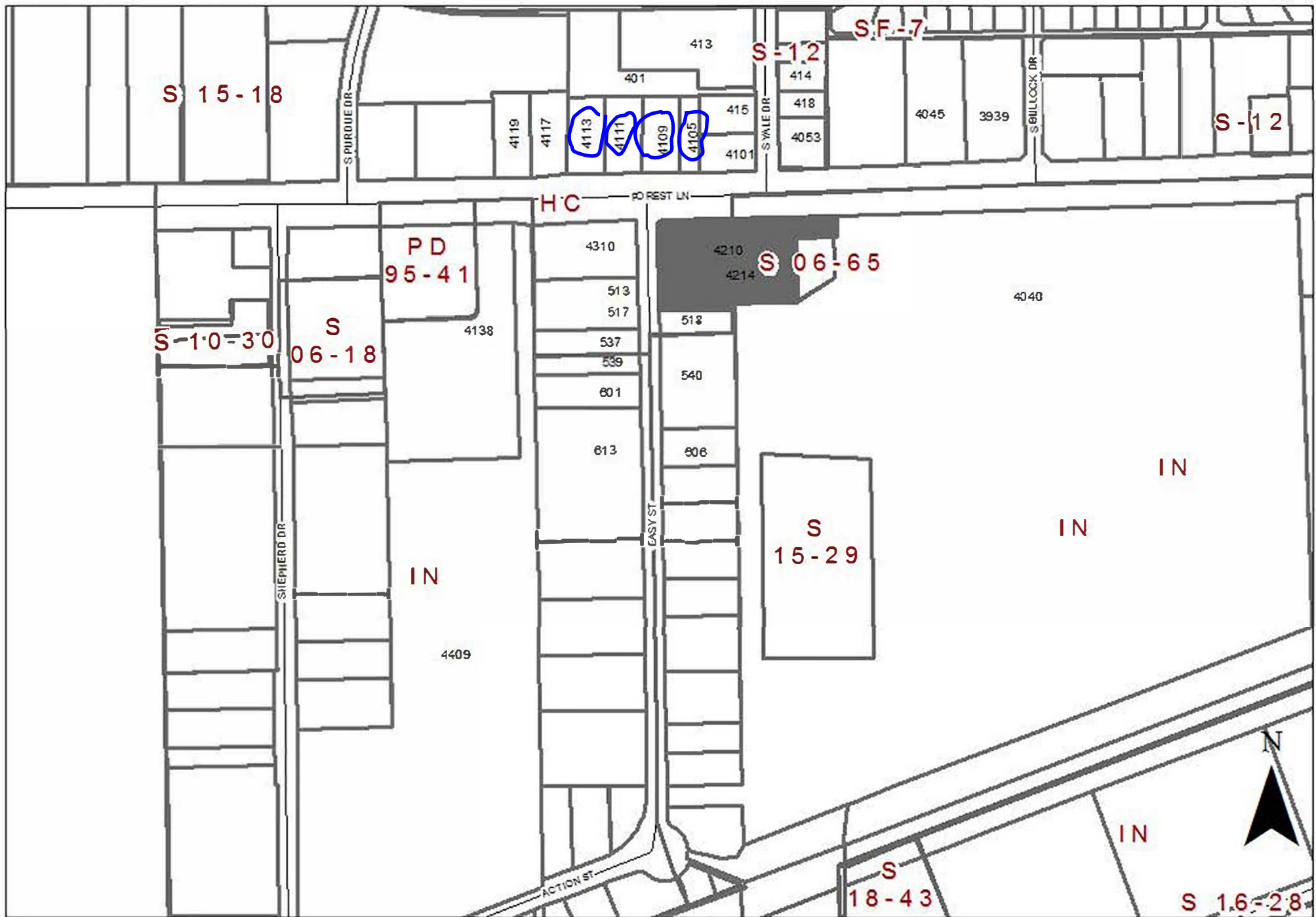
Representing the applicant, Brad Williams, 2728 N Harwood St, Dallas, TX 75201, provided an overview of the request and provided additional information.

Commissioner Rose inquired as to the timeframe if approved to begin/complete the remodeling.

Mr. Williams stated the intent would be to submit within a matter of a couple of weeks for permits to begin the remodeling and finishing roughly around the beginning of next year.

The applicant, Andrew Malzer, 200 Galleria Pkwy SE, Atlanta, GA 30339, confirmed the timeline as stated by Mr. Williams.

Motion was made by Commissioner Williams to close the public hearing and **approve** the request per staff recommendation, seconded by Commissioner Edwards. **Motion carried: 8 Ayes, 0 Nays**



July 15, 2020

Z 20-20

Page 2 of 2

Garland TX or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kimberly Hopkins at 972-205-2454

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

4165, 4109, 4111, 4113 ~~Front Lane~~ 4408 Yale
Your Property Address

B & W Family Trust
Printed Name

4125 Hwy 69 S. Greenville, TX 75402
Address City, State Zip

Outside of the
notification area

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

Will Smith
Signature Title

Date: 7-18-20

JUL 23 '20 PM 1:47

July 15, 2020

Z 20-20

Page 2 of 2

Garland TX or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kimberly Hopkins at 972-205-2454

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

GISD Harris Hill Administration Building, 501 and 601 S. Jupiter Road, Garland, TX 75042

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Address

Garland, TX

City, State

75040

Zip

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



Signature

, GISD Executive Director of Facilities & Maintenance

Title

Date: 7/20/20

Z 20-20

**Approval a Zoning Change from Community
Retail (CR) District with a Specific Use Provision
S 06-65, to Heavy Commercial (HC) District**

**City Council Meeting
August 18, 2020**



GARLAND

TEXAS MADE HERE

Case Information

Location: 4214 Forest Lane

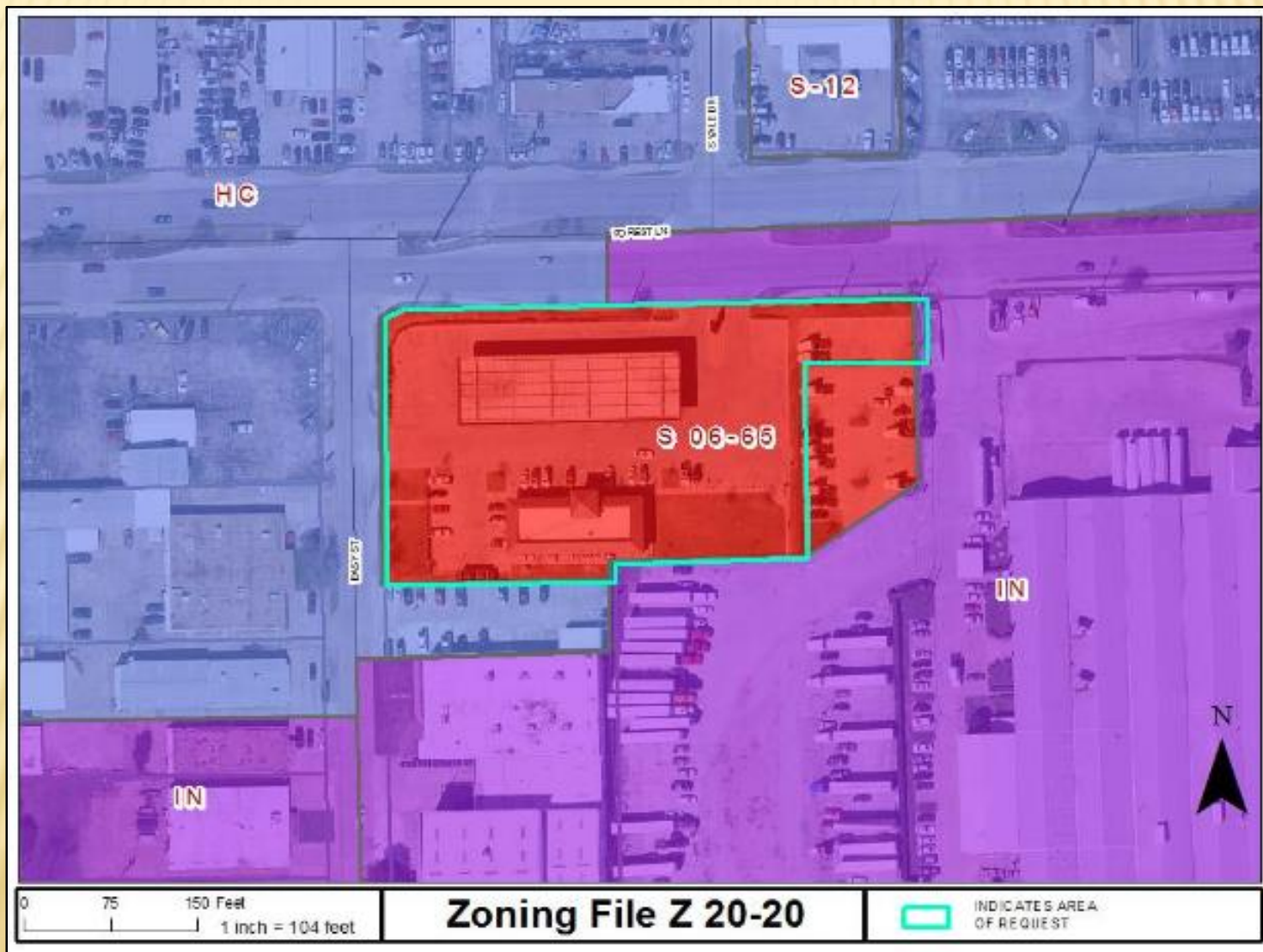
Applicant: RaceTrac Petroleum, Inc.

Owner: Getty Leasing, Inc.

Acreage: 2.1 Acres

Zoning: Community Retail (CR) District

Location Map



Context Photographs

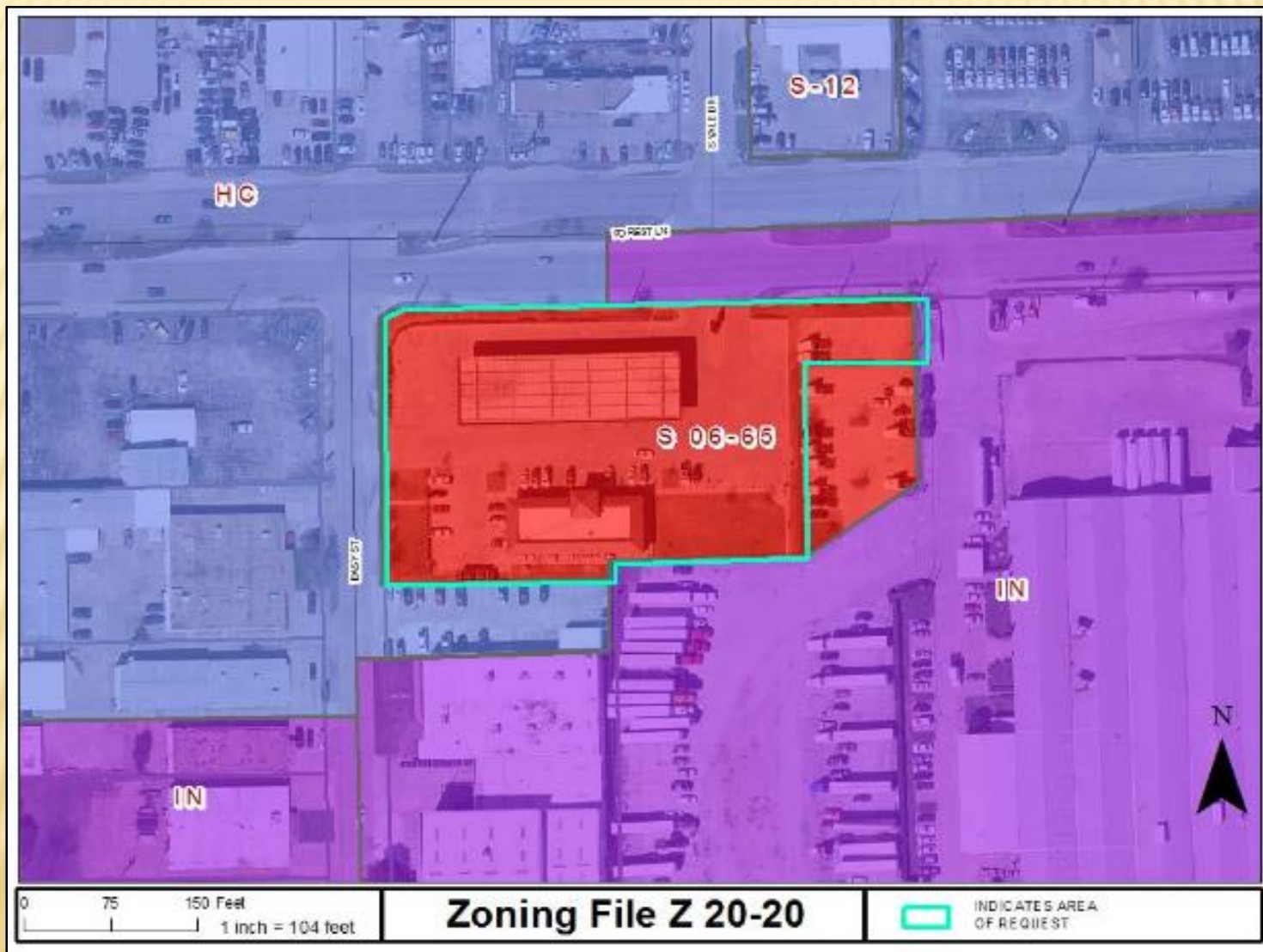


Considerations

Rather than renew the SUP, the applicant is requesting a zoning change from Community Retail (CR) to Heavy Commercial (HC) District to allow the existing use by right.

The applicant's request is a Zoning Change only. No GDC deviations are being requested by the applicant.

Location Map





GARLAND

City Council Regular Session Agenda

Meeting Date: 08/18/2020

Item Title: Board and Commission Appointment

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

Summary:

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
-

Attachments

Stephanie Paris - CMC

James VanDyke - BOA

Christopher Alvarez - CMC

Merrill Balanciere - Cultural Arts

James Dobbins - Environmental and Community Advisory

Nazly Haroon - Library

Ed Seghers-Parks

Scott Roberts - Plan Commission
Eric Scholl - Property Standards
Mark Hasson - Senior Citizens Advisory
Aaron Miller - Unified Building Standards
Jason Rodriguez, Library Board



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
AUG 03 2020

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date:

7/31/2020

Name: STEPHANIE PARIS

Phone:

[REDACTED]

(Home)

Address: 4806 HOPEWELL DR

Phone:

[REDACTED]

City, State, Zip: GARLAND, TX 75043

Email:

[REDACTED]

Resident of Garland for 30+ years

Resident of Texas for 30+ years

DOB:

[REDACTED]

✓ Dallas County Voter Registration Number

[REDACTED]

Garland City Council District Number 3

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

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

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

Organizer & leader of many events that serve others. As a project manager over 13+ years. I engage the right people, processes & technology to accomplish goals & objectives for projects. Includes fundraisers, mission trips, etc.

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

N/A

This is my start to become more engaged.

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

Dallas County Volunteer Deputy Registrar
Feed The Homeless Volunteer

North Texas Food Bank Volunteer
ALS/LUPUS Fundraiser Events
Active member of Zeta Phi Beta Sorority, Inc

What is your educational background?

BACHELOR OF SCIENCE, FINANCE
PMP PROJECT MANAGEMENT PROFESSIONAL

What is your occupational experience?

SR. PROJECT MANAGER

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

Stephanie Paris

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

☐ Board of Adjustment

☒ Community Multicultural Commission

☐ Environmental and Community Advisory Board

☐ Garland Cultural Arts Commission

☐ Garland Youth Council **

☐ Library Board

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Property Standard Board

☐ Senior Citizens Advisory Committee

☐ TIF Downtown

☐ TIF Medical District

☐ TIF South

☐ Unified Building Standards Commission

Return completed application to:

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

*Plan Commission members must live in district

** Garland Youth Council has a separate application

Revised 02/2020

City Secretary's office
received 6-30-20 cv



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: June 30, 2020

Name: James VanDyke

Phone: [REDACTED] (Home)

Address: 6810 Galway Drive

Phone: [REDACTED] (Other)

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 7 years

Resident of Texas for 17 years

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

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

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

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

My work at an architecture firm helps me understand the issues involved with building codes.

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

I have served on the Garland Board of Adjustment since September 2018.

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

Society for Professional Services Marketing, AIA Retrospect, Canstruction, Buckner Foster Care, Heights

What is your educational background?

MBA in Marketing from SMU, Bachelors in Mass Communications from Samford University

What is your occupational experience?

Vice President and Director of Marketing for REES Architecture, Marketing Director for Rockwall ISD

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

James VanDyke

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

☒ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Disclosure Form Filed _____

Courtney Vanover
7-1-20

City Secretary's office received
7-1-20 CV



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 6/30/20

Name: Christopher Alvarez

Phone: [REDACTED]

Address: 611 Cedarview Drive

Phone: [REDACTED]

City, State, Zip: Garland, TX 75040

Email: [REDACTED]

Resident of Garland for 2 years

Resident of Texas for 35 years

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

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

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

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

I owned my own business and like to help others.

Currently working for Chase Bank and want to help other Mexican Americans.

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

Community Multicultural Commission from 6/2019 to 6/2020

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

part of ~~the~~ board w/ Reserve at Firewood HDA

What is your educational background?

graduated The Colony H.S.

Saw college at Collin College & University of Cincinnati

What is your occupational experience?

owned a business + in financial banking.

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

Ch. Alvarez

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

2 Board of Adjustment

1 Citizens Environmental and Neighborhood Advisory Committee

1 Community Multicultural Commission

Garland Cultural Arts Commission

3 Garland Youth Council

3 People's Standards Board

Library Board

Parks and Recreation Board

Plan Commission

Senior Citizens Advisory Committee

United 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 _____

Date Notified _____

Disclosure Form Filed _____

CSC/ Suit Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vivero

7-2-20

Revised 07/2018



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: 25 FEB 20

Name: MERRILL J. BALANCIERE

Phone: [REDACTED]

Address: 1110 GLOUCESTER DR

Phone: [REDACTED]

City, State, Zip: GARLAND 75040

Email: [REDACTED]

Resident of Garland for 29 years

Resident of Texas for 57 years

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

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

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

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

FIRE INSPECTOR, MINORITY RECRUITER FIRE DEPARTMENT
 PUBLIC EDUCATION

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.

AWANA LEADER
 LEADERSHIP GARLAND, GOOD SAMARITANS VOLUNTEER
 BOYS & GIRLS CLUB BOARD MEMBER 2000-2010, YOUTH LEADERSHIP GARLAND

What is your educational background?

AAS-CISCO COLLEGE

What is your occupational experience?

28 YEARS GARLAND FIRE FIGHTER PARAMEDIC
 8 YEARS ARMY NATIONAL GUARD

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

Signature of Applicant: _____

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

**Garland Youth Council has a separate application

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 ☐ 5-7-18

Courtney Vangne
2-26-20

**CITY OF GARLAND
RECEIVED
MAR 18 2020**

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 3/9/20

Name: James M. Dobbins

Phone: [REDACTED]

(Home)

Address: 1014 Palm Desert Dr.

Phone: _____

(Other)

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 6 years

Resident of Texas for 39 years

✓ Dallas County Voter Registration Number [REDACTED]

Garland City Council District Number 1 ✓

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

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

Please list any experience that qualifies you to serve in the areas you have indicated. I worked for the Texas Department of Transportation for 32 years and have experience in environmental regulation, legislative, policies and procedures.

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

Environmental & Community Advisory Board - September 2018 - Present
(Vice Chair - Dec. 2019 - Present)

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

Dallas Area Highway Projects, including LBJ East.
Community Forum, Employees Retirement System of TX - Benefits Advisory Board

What is your educational background?

Southwestern University (Georgetown, TX) - B.A. - 1984

What is your occupational experience?

Environmental Specialist

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

James M. Dobbins

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 **

☒ 3 Plan Commission *

☒ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☒ 2 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

W 4/9/20

Revised 03/2015

Application for City of Garland Boards/Commissions/Committees

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75044

Please Type or Print Clearly:

Date: 7-23-2020

Name: Nazly Haroon

Phone: [REDACTED]

(Home) Address: 2306 Farrington Dr. Garland, TX 75044

Phone: [REDACTED]

(Home)

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 19 years Resident of Texas for 37 years

✓ Dallas County Voter Registration Number: [REDACTED] Garland City Council District Number: 1

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

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

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

I am interested in being on the Library Board. I am a certified Texas teacher and have 10 years teaching experience. I value books and the joy of reading. I feel that we should all be able to grow with knowledge that comes from reading and instilling the joy of reading in children.

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

I served on the Library Board from August 2019 to July 2020

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

I have volunteered my time to Refugee Services of Texas and have taught English to refugees. I also have volunteered my time at the food pantry and am a Junior Girl Scout Troop leader at my school campus.

What is your educational background?

I have a bachelors in Biology from the University of Houston and a Texas Certified teacher, holding certifications from Primary to 8th grade and a certified ESL teacher.

What is your occupational experience?

I am currently an ESL teacher at an elementary school.

I hereby affirm that all statements herein are true and correct. Nazly Haroon 7-23-2020

Nazly Haroon

Signature of Applicant



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

- ☐ Board of Adjustment
- ☐ Garland Youth Council **
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Property Standards Board
- ☐ Community Multicultural Commission
- ☐ Library Board ☐ 2. Garland Cultural Arts Commission

Ad Valorem Tax Status Current ☒ Past Due ☐ Utility Account Status Current ☒ Past Due ☐

CSO Suit/Claim Filed Yes ☐ No ☒ Clerk Signature & Date

Courtney Vanover 7-28-20

Revised 03/2018 ☐ 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

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

The American democratic experience is built upon the foundation of concerned and caring citizens becoming actively involved in local government. Consistent with this principle, Garland's Charter provides for the City Council to utilize citizen volunteers to assist in carrying out the many functions of municipal government by serving on the City's Advisory Boards and Commissions. Please give serious consideration to becoming more involved in helping make Garland the best city possible by applying to serve on a board or commission of your choice. For further information, call 972-205-2404.

Process For Selection Board members are selected for two-year terms by the City Council in August.

Terms are usually staggered whereby at least half of the membership has board experience.

All applicants and incumbents must submit a Board and Commission Application form by July 1. Members of some boards must possess certain technical skills as specified by ordinance. All board and commission members must file a Code of Ethics Disclosure Form with the City Secretary.

Applicants will be notified of acceptance by mail after their appointment. Because vacancies may arise during the year, all applications are kept on file for one year.

Boards and Commissions

Board of Adjustment

- Consists of 9 members
- Meets 3rd Wednesday of every month
- Considers applications for variances to zoning ordinance regulation, hears appeals regarding determinations of the Zoning Administrator, and considers action concerning non-conforming uses

Citizens Environmental and Neighborhood Advisory Committee

- Consists of 9 members
- Meets 2nd Wednesday of each month



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAR 13 2020
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 3-8-20

Name: Ed Seghers Phone: [REDACTED]
(Home)

Address: 1001 Winding Brook Phone: [REDACTED]
(Other)

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

Resident of Garland for 40 years Resident of Texas for 70 years

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

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

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

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

Currently on PARO Board

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

Currently Parks + Recreation Board

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

Code Cares, HOA Board, Hope Clinic, God's Old Geezers, Destination Imagination, Church Council

What is your educational background?

BS Math

What is your occupational experience?

Sales manager M&M/MARS

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

Ed Seghers

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: rdow1@GarlandTx.gov

Revised 03/2015



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 22 2020
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: June 22, 2020

Name: Scott Roberts

Phone: [REDACTED]

(Home)

Address: 1026 Creekwood

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, Texas 75044

Email: [REDACTED]

Resident of Garland for 40 years

Resident of Texas for 52 years

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

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

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

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

Registered Architect, (also see below)

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

30+ years of service including-Garland Plan Commission 2008- present; North Area Plan Implementation C

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

Garland Green and Clean; Founding Member of Garland Habitat for Humanity, Donated house plans to G

What is your educational background?

Bachelor of Architecture, Texas Tech 1976

What is your occupational experience?

44 years as an Architect working for architects, a developer including 35 self employed. Have designed a

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

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

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☒ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☐

Past Due ☐
Past Due ☐

Date Appointed [REDACTED]

Appointed By [REDACTED]

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified [REDACTED]

Disclosure Form Filed [REDACTED]

Courtney Vanover
6/24/20

Revised 03/2018

City Secretary's office
received 7-23-20
CV



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 7/23/2020

Name: Eric Scholl

Phone: [REDACTED]

(Home)

Address: 417 Thunderbrook Rd.

Phone: N/A

(Other)

City, State, Zip: Garland, TX, 75044

Email: [REDACTED]

Resident of Garland for 7 years

Resident of Texas for 8 years

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

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

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

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

I previously served on the Property Standards Board and truly enjoyed serving my community. Also, in my

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

Property Standards Board - 2018-2020

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

As members of our real estate brokerage we regularly volunteer with our police department and other first

What is your educational background?

B.A. in Political History - University of Salisbury

What is your occupational experience?

Realtor

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

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

Courtney Vanover
7-23-20

Revised 03/2018



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 29 2020

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 6/16/2020

Name: Mark Hasson

Phone:

(Home)

Address: 614 Torrey Pines Lane

Phone:

(Other)

City, State, Zip: Garland, TX 75044

Email:

Resident of Garland for 39 years

Resident of Texas for 65 years

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

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

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

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

Currently on the Seniors Citizen's Advisory Commission

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

Currently on the Seniors Citizen's Advisory Commission

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

HOA President, FUMC Church Council, Sunday School President

What is your educational background?

College Degree

What is your occupational experience?

Retired from Dell

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

[Signature]

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

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☐

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Martinez vanover
7.1.20

Revised 03/2018



Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 2/28/20

Name: Aaron Miller

Phone: [REDACTED]

(Home)

Address: 7401 Vineyard Trail

Phone: _____

(Other)

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 20 years

Resident of Texas for 67 years

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

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

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

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

Former builder, Professional Inspector TREC4336, ICC R-5

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

8/19/08 - Present

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

Habitat, Springpark HOA

What is your educational background?

Associate Degree Eastfield College

What is your occupational experience?

General Contractor 1975-1997, Professional Inspector 1997-Present

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

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

☐ Board of Adjustment

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Community Multicultural Commission

☐ Garland Cultural Arts Commission

☐ Garland Youth Council **

☐ Property Standards Board

☐ Library Board

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Senior Citizens Advisory Committee

☒ Unified Building Standards

*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



Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 7/12/2020

Name: Jason Rodriguez

Phone: [REDACTED]

(Home)

Address: 4110 Stone Haven Dr.

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX. 75043

Email: [REDACTED]

Resident of Garland for 5 years

Resident of Texas for 40 years

DOB [REDACTED]

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

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

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

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

While there are no experiences that qualify me for this position I'm more than willing to learn and provide

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

Served on the Multicultural Commission from August 2017 to June 2020.

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

Most if not all have been through the Multicultural Commission. Participating in all Garland events hosted

What is your educational background?

I have BA in Management Information Systems from SMU.

What is your occupational experience?

I've worked in IT for a Dallas law firm for 19 years. I currently serve as the IT Director, Facility Director, ar

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

DocuSigned by:

Jason Rodriguez

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

☐ Board of Adjustment

☐ Community Multicultural Commission

☐ Environmental and Community Advisory Board

☐ Garland Cultural Arts Commission

☒ Garland Youth Council **

☐ Library Board

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Property Standard Board

☐ Senior Citizens Advisory Committee

☐ TIF Downtown

☐ TIF Medical District

☐ TIF South

☐ Unified Building Standards Commission

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Garland, TX 75040
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*Plan Commission members must live in district

** Garland Youth Council has a separate application

Revised 02/2020