GARLAND

# AGENDA

## REGULAR MEETING OF THE CITY COUNCIL
**City of Garland**

**REMOTE MEETING**

**Tuesday, August 17, 2021**
**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_-2g8--xtRLqVqmSWNxljIA**

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

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

**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: 970 2841 6261**

**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 3, 2021 Regular Meeting.**

**2. Consider approval of the following bids:**

**a. Transportation Maintenance & Operations Facility Additional Design Services** — **Bid No. 0698-20**

**MPI Architects** — **$7,625.00**

*This request is to approve Change Order #2 for design services for the Transportation Maintenance & Operations Facility.*

**b. Downtown Infrastructure and Intersection Improvements** **Bid No. 1002-20**

**Hill & Wilkinson General Contractors** **$219,920.00**

*This request is for the purchase of reinforced concrete box materials in support of the storm drainage infrastructure improvements in Downtown along Fifth Street (between State and Main) and Main Street (between Fifth and Sixth).*

**c. ImageTrend - ePCR/FireRMS Software Suite** **Bid No. 1169-21**

| | |
|---|---|
| **ImageTrend, Inc.** | **$156,816.00** |
| **ImageTrend, Inc.** | **18,505.00** |
| **TOTAL:** | **$175,321.00** |

*This request is for the purchase of a centralized, web-based system that offers fire and prehospital emergency data collection and analysis, locations/occupancy/inspections, checklists, reporting and analytics in one enterprise solution.*

**d. GP&L College to Jupiter 138kV Transmission Line Underbuild Engineering Services Agreement** **Bid No. 1113-21**

**R-Delta Engineers** **$240,400.00**

*This request is to obtain surveying and electrical and design engineering services to support the reconstruction of overhead distribution facilities as part of the GP&L College to Jupiter 138kV Transmission Line Reconstruction project.*

**e. GP&L King Mountain to Queen BESS 345kV Transmission Line Construction Services** **Bid No. 0963-21**

| | |
|---|---|
| **Primoris T&D Services, LLC** | **$653,993.64** |
| **Optional Contingency** | **65,399.00** |
| **TOTAL:** | **$719,392.64** |

*This request is for the construction of the King Mountain to Queen BESS 345kV Transmission Line. An Optional Contingency is included for any additional work that may be required.*

**f. Engineering Services for Star Crest Alleys Wastewater Mains & Paving Improvements** **Bid No. 1122-21**

**Metropolitan Infrastructure, PLLC** **$415,876.35**

*This request is to obtain professional engineering design services for the replacement of approximately 7,220 linear feet of 8" wastewater main, including manholes and service laterals and approximately 8,435 square yards of concrete paving for alleys.*

**g. Kingsbridge Alley, Channel & Wastewater Mains Improvements** **Bid No. 1009-21**

| | |
|---|---|
| **Excel Trenching** | **$3,020,893.00** |
| **Optional Contingency** | **300,000.00** |
| **TOTAL:** | **$3,320,893.00** |

*This request is to provide construction services to replace approximately 5,705 linear feet of sanitary sewer at the Kingsbridge channel including four (4) adjacent concrete alleys. An Optional Contingency is included for any additional work that may be required.*

**h. 2022 Unimproved Alley Group Engineering Services Design** **Bid No. 1149-21**

**BW2 Engineers, Inc.** **$211,550.00**

*This request is to obtain professional engineering services for the design of paving and wastewater improvements in various unimproved alleys located in Council Districts 2 and 5.*

**i. Engineering Services for TMPA Keith Switch to Steep Hollow 138kV Transmission Line Rebuild** **Bid No. 0479-20**

**M&S Engineering, LLC** **$159,000.00**

*This request is to approve Change Order #2 to Engineering Services Agreement COG002 to M&S Engineering, LLC.*

**j. Sustainable Safety Processes** **Bid No. 0180-19**

**Caterpillar Global Services, LLC** **$118,290.00**

*This request is to approve a Change Order for the continuation of the GP&L CAT safety process.*

**k. Playground Replacment Program - Package 2 Construction** **Bid No. 1106-20**

**Dean Construction** **$1,214,360.00**

*This request is for site improvement construction for the seven (7) playgrounds in Package 2 of the Playground Replacement Program.*

**l. GP&L Lookout Substation Static VAR Design-Build Services** **Bid No. 0445-21**

| | |
|---|---|
| **Hitachi ABB Power Grids, c/o JH Davidson & Associates, LLC** | **$16,594,744.00** |
| **Optional Contingency** | **829,737.00** |
| **TOTAL:** | **$17,424,481.00** |

*This request is for the design, procurement and construction of a Static VAR system at the Lookout Substation. An Optional Contingency is included for any additional services or materials that may be required.*

**m. Cyber Security Services** **Bid No. 1160-21**

**Presidio Networked Solutions** **$1,000,000.00**

*This request is for the implementation of a comprehensive enterprise security program based upon an industry standard cybersecurity framework and the recommendations from a Network Security Audit performed by the City's Internal Audit Department in 2019. This approval is for a Term Agreement with four optional renewals.*

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

**a. Zoning File No. Z 21-15, Tewelde Abreham (District 6)**

*Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) district with a Specific Use Provision [S 18-43] for Truck/Bus Storage on a 3.421-acre tract of land located at 3877 Miller Park Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**4. Consider an ordinance amending Section 32.56, "Parking on Unimproved Surface and Excessive Driveways," Chapter 32, Article II; Section 32.55, "Miscellaneous Parking Violations - Civil Offense," Chapter 33, Article IV of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Severability Clause; and setting an effective date.**

*At the July 19, 2021 Work Session, Council considered an amendment to Section 32 and 33 of the Code of Ordinances providing that certain parking ordinances be inapplicable if violation of the ordinance is necessitated by City construction projects.*

**5. Consider by minute action the approval of two purchase agreements negotiated to date with the property owners in the aggregate amount of $318,625.**

*Council has been briefed on previous occasions of the construction of a municipal fire complex in an area of east Garland commonly referred to as "the Triangle." Since the approval of the 2019 Bond Program, Staff has been working with its consultants to acquire the necessary real property to construct the fire complex. Two purchase agreements have been successfully negotiated with property owners for the acquisition of real property needed to move forward with the project.*

## 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.**

**6. Appointment of the Garland Housing Finance Corporation**

*At the August 16, 2021 Work Session, Council interviewed the candidates interested in being appointed as the City of Garland's representative to the Garland Housing Finance Corporation for a six-year term beginning August 17, 2021 .*

**7. Hold a Public Hearing Regarding the 2021-22 Proposed Budget**

*Section 5, Article VIII, of the City Charter requires that a Public Hearing be held on the Proposed Budget for the coming fiscal year. At the Public Hearing, all interested persons shall be given an opportunity to be heard for or against any item contained in the Proposed Budget. The Proposed Budget for 2021-22 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 4, 2021. A second Public Hearing on the Proposed Budget is scheduled for Thursday, August 26, 2021. A third Public Hearing on the Proposed Budget is scheduled for Tuesday, September 14, 2021.*

**8. Hold a Public Hearing on Proposed 2021-22 Tax Rate**

*The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no new revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2021-2022 proposed budget is based on a tax rate of $0.756965 cents per every $100 of valuation, which exceeds the no new revenue tax rate of $0.720713 cents per $100 of value.*

**9. Hold public hearings on:**

**a. Consider a Specific Use Provision request by Avalon Development and Kimley-Horn for a Drive-Through Restaurant/Coffee Shop. This property is located at 2128 North Jupiter Road in District 7.**

*Consideration of the application of Avalon Development and Kimley-Horn, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located 2128 North Jupiter Road. (File Z 21-21, District 7)*

**b. Consider a Site Plan request by Avalon Development and Kimley-Horn for a Drive-Through Restaurant/Coffee Shop. This property is located at 2128 North Jupiter Road in District 7.**

*Consideration of the application of Avalon Development and Kimley-Horn, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 2128 North Jupiter Road. (File Z 21-21, District 7)*

**c. Consider a request by Randall T. Wilson to renew a Specific Use Provision (SUP) for an existing Recycling Salvage Yard for a time period of 25 years. This property is located at 1340 Hebron Drive in District 2.**

*Consideration of the application of Randall T. Wilson, requesting approval of a Specific Use Provision extension for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial (IN) District. This property is located at 1340 Hebron Drive. (File Z 21-22, District 2)*

**d. Consider a Site Plan request by Randall T. Wilson for a Recycling Salvage Yard. This property is located at 1340 Hebron Drive in District 2.**

*Consideration of the application of Randall T. Wilson, requesting approval of a Plan for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial (IN) District. This property is located at 1340 Hebron Drive. (File Z 21-22, District 2)*

**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.*

**<u>Council Member Jeff Bass</u>**

- James VanDyke - Board of Adjustment
- Merrill Balanciere - Community Multicultural Commission
- Justice Dickson - Cultural Arts Commission
- James Dobbins - Environmental Community Advisory Board
- Charles Msewe - Library Board
- Ed Seghers - Parks and Recreation Board
- Scott Roberts - Plan Commission
- Eric Scholl - Property Standards Board
- Dominic Arzon - Tax Increment Finance #1 Downtown Board
- William "Bill" Swisher - Tax Increment Finance #2 South Board
- Rich Resser - Tax Increment Finance #3 Board
- Aaron Miller - Unified Building Standards 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:** 08/17/2021

**Item Title:** Minutes August 3

**Submitted By:** Rene Dowl, City Secretary, City Secretary

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**Summary:**

**Consider approval of the minutes of the August 3, 2021 Regular Meeting.**

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**Attachments**

Minutes August 3

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GARLAND

# MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, August 3, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

| | |
|---|---|
| Present: | Mayor Scott LeMay |
| | Mayor Pro Tem Dylan Hedrick |
| | Deputy Mayor Pro Tem B. J. Williams |
| | Council Member Jeff Bass |
| | Council Member Deborah Morris |
| | Council Member Ed Moore |
| | Council Member Rich Aubin |
| | Council Member Robert Vera |
| | Council Member Robert John Smith |
| Staff Present: | City Manager Bryan Bradford |
| | Deputy City Manager Mitch Bates |
| | Assistant City Manager Judson Rex |
| | Interim City Attorney Brian England |
| | City Secretary Eloyce René Dowl |

## LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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## MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

Amy Dunphy, Community Outreach Coordinator, Animal Services, presented the Pet of the Month.

Mayor LeMay and Council Member Aubin presented recognitions to high school graduates, Sarah Cox and Homaera Mahmood for their service and participation in the Garland Youth Council. Mayor LeMay also recognized Joanne Gonzalez, Anna Ngo and Timilaa Radhakrishna, who were not in attendance.

Mayor LeMay, along with Mayor Pro Tem Hedrick, Council Member Morris and Council Member Aubin, presented Neighborhood USA recognitions to: Travis College Hill for the drama, "Becoming Garland", Shirley Walker-King for winning the National Whose Who in America's Neighborhoods, Forest Oliver, Finalist for Whose Who in America's Neighborhoods, Orchard Hills Neighborhood Association, for their quarterly newsletter and Camelot, second place National Neighborhood of the Year Award for their drive-through canned food drive and ice cream social supporting Good Samaritans of Garland.

Mayor LeMay recognized Boy Scout Troop 100 members who were in attendance to fulfill a requirement to earn the Citizenship in the Community badge.

## CONSENT AGENDA

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

Motion was made by Mayor Pro Tem Dylan Hedrick, and seconded by Council Member Robert Vera to approve the Consent Agenda as presented:

**Vote:** 8 - 0

1. **APPROVED** **Consider approval of the minutes of the July 20, 2021 Regular Meeting.**

2. **Consider approval of the following bids:**

a. **APPROVED** **Duck Creek 18"-36" Interceptor Main Rehabilitation - Phase II** **Bid No. 1060-21**

| | |
|---|---|
| **Insituform Technologies, LLC** | **$1,578,539.25** |
| **Optional Contingency** | **50,000.00** |
| **TOTAL:** | **$1,628,539.25** |

This request is for Phase II of the Duck Creek 18"-36" Wastewater Interceptor Rehabilitation Project. This phase will reline approximately 761 feet of 18" line, 805 feet of 30" line, and 2,814 feet of 36" interceptor line from just north of Buckingham Road to 1306 N. Shiloh Road in Duck Creek. An optional contingency is included for any additional work that may be required.

b. **APPROVED** **Avenue A, Second through Fifth Street, & Haskel Drive Water & Wastewater Mains Replacement** **Bid No. 0941-21**

| | |
|---|---|
| **GRod Construction, LLC** | **$1,443,285.50** |
| **Optional Contingency** | **180,000.00** |
| **TOTAL:** | **$1,623,285.50** |

This request is to provide construction services to replace existing water and sewer mains on Avenue A, including Second through Fifth Street, and Haskell Drive. This project also includes replacement of existing street, driveways, and sidewalks. An Optional Contingency is included for any additional work that may be required.

c. **APPROVED** **Water Main Replacement on Plantation Road Including Hanover and Richland Drive** **Bid No. 1089-21**

| | |
|---|---|
| **Lam Consulting Engineering** | **$167,180.00** |
| **TOTAL:** | **$167,180.00** |

This request is to provide Professional Services for replacing approximately 4,000 linear feet of water mains on Plantation Road including Hanover and Richland Drive.

d. **APPROVED** **Spencer Cooling Tower Repair** **Bid No. 0671-21**

| | |
|---|---|
| **Master Tech Services, Inc.** | **$173,395.00** |
| **TOTAL:** | **$173,395.00** |

This request is to approve a Change Order for the Spencer Plant Unit #4 Cooling Tower Repairs. Once all exterior louvers and the fill from Cells 1 and 2 were removed, the inner members were inspected. Several additional lines and ties have been identified for replacement as well as eliminator panels and supports for all cells. Repairs are needed to correct these issues and to ensure the unit is in working order to be available to safely meet service demands.

**e. APPROVED** **GP&L Phase 1 Transmission Line As-Built Modeling and Clearance Verification** **Bid No. 1097-21**

| | | |
|---|---|---|
| **Burns and McDonnell** | | **$311,300.00** |
| **TOTAL:** | **$311,300.00** | |

This request is to obtain as-built PLS-CADD models of the Garland Power & Light (GP&L) transmission system. These models will be used to verify and document line-to-ground clearances to support GP&L's response to Texas House Bill 4150 relating to safety and inspection reporting requirements for certain utilities.

**f. APPROVED** **GP&L Queen BESS Terminal at King Mountain Switch Construction Services** **Bid No. 0955-21**

| | | |
|---|---|---|
| Primoris T&D Services, LLC | | $576,744.73 |
| Optional Contingency | | 57,674.00 |
| TOTAL: | **$634,418.73** | |

This request is to provide above and below-grade construction of the Queen BESS terminal at the King Mountain Switch Station. This is part of the approved King Mountain Switch to Queen BESS CIP project. An Optional Contingency is included for any additional work that may be required.

**g. APPROVED** **College Manors Wastewater & Alley Paving Improvements** **Bid No. 0995-21**

| | | |
|---|---|---|
| **Excel Trenching** | | **$595,997.00** |
| **Optional Contingency** | | **60,000.00** |
| **TOTAL:** | **$655,997.00** | |

This request is to provide construction services to replace 2,309 linear feet of 6" wastewater mains including manholes and service laterals. The wastewater mains are primarily located within existing alleys at Betty Jo Lane and Muriel Drive, Stanton and Rita and Cliff Drive. This project will also replace approximately 968 square yards of concrete paving and incidentals. An Optional Contingency is included for any additional work that may be required.

**h. APPROVED** **Network Cabling for Animal Shelter & Adoption Center** **Bid No. 1100-21**

| | | |
|---|---|---|
| **Nouveau Technology Services LP** | | **$107,413.73** |
| **TOTAL:** | **$107,413.73** | |

This request is for the purchase and installation of network cable at the new Animal Shelter & Adoption Facility. Construction of the building is underway, and this system will be installed prior to completion of construction. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

**3.** **Public hearing(s) were previously conducted for the following zoning case(s). Council approved the request(s) and instructed staff to bring forth the following ordinance(s) for consideration.**

**a. APPROVED** **Z 21-20 Beau Durham (District 6)**

**Ordinance No. 7239** amending the Garland Development Code of the City of Garland, Texas by approving an Amendment to Planned Development (PD) District 95-34 and Planned Development (PD) District 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through Use on a 0.598-acre tract of land located at 3428 West Buckingham Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

**b. APPROVED** **Z 18-19 Pankaj Patel (District 1)**

**Ordinance No. 7240** amending the Garland Development Code of the City of Garland, Texas by approving 1) an amendment to Planned Development (PD) District 03-53; 2) a Specific Use Provision for a Hotel/Motel, Limited Service Use and 3) a Detail Plan for a Hotel/Motel, Limited Service Use on a 0.327-acre tract of land located at 565 Town Center Boulevard; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

**c. APPROVED** **Z 21-11 PM Design (District 1)**

**Ordinance No. 7241** amending the Garland Development Code of the City of Garland, Texas by approving 1) an amendment to Planned Development (PD) District 19-07 for Community Retail Uses and 2) a Detail Plan for a Restaurant, Drive-Through Use on a 1.152-acre tract of land located at 5345 North President George Bush Turnpike; 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.

**d. APPROVED Ordinance No. 7242 amending Section 32 and 33 of the Code of Ordinances Parking Enforcement Near Construction**

Council approved an amendment to Section 32 and 33 of the Code of Ordinances providing that certain parking ordinances are inapplicable if violation of the ordinance is necessitated by City construction projects.

**4. APPROVED Resolution No. 10498 adopting The Medical District Plan.**

Council adopted a resolution and the final report and appendix of the Medical District Area Plan. The Council was briefed on the plan during the July 12, 2021 retreat, and a briefing item has been scheduled for the August 2 Work Session as well. In addition, staff and consultant Ninigret Partners have engaged representatives of the VA Hospital and received feedback from the Plan Commission.

**5. APPROVED Minute action approving the Neighborhood Vitality Matching Grant Spring 2021 Applications**

Council is approved by minute action the Spring 2021 Neighborhood Vitality Matching Grant applications for Heron's Bay Estates and Northlake Estates.

**6. Minute action approving the Trails Recreation Club Neighborhood Vitality Matching Grant Applications**

Council approved the Trails Recreation Club Neighborhood Vitality Matching Grant Applications.

**7. APPROVED Ordinance No. 7243 for Electric Utility Direct Purchase Notes**

Council adopted an ordinance for termination of the Electric Utility Tax-Exempt Commercial Paper Program, Series 2018 and establishing a 2021 Electric Utility System Commercial Paper Notes Program, Series A.

## ITEMS FOR INDIVIDUAL CONSIDERATION

**Speaker Regulations:**

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**8. PUBLIC HEARING HELD: Hold a Public Hearing Regarding the 2021-22 Proposed Budget**

In accordance with the City Charter and state law, the City Manager shall submit the City Council Proposed Budget for the coming fiscal year. The City Manager will formally present his Proposed Budget which 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 Bryan Bradford presented his 2021-22 Proposed Budget.

Mayor LeMay opened the floor to speakers for the public hearing. There were no speakers on this item.

**9. APPROVED Submission of Appraisal Roll & Rates for FY 2021-22 and Call for Future Public Hearings**

Council provided a proposed tax rate hearing date in accordance with state law. Council will officially receive the 2021 appraisal rolls, the certification of collection rate, and calculation of the "no new tax rate" and "voter approved tax rate". The Council established dates for public hearings and a proposed tax rate.

Motion was made by Mayor Pro Tem Dylan Hedrick, and seconded by Council Member Robert John Smith to approve that the proposed 2021 tax rate of 75.6965 cents per $100 of valuation be discussed at two public hearings. The public is encouraged to provide comment at the first public hearing to be held on August 26, at 7 p.m. at the Garland City Hall located at 200 N. Fifth St. in Garland.

An additional opportunity for public comment will be scheduled at a public hearing to adopt the 2021 tax rate. The second hearing and rate adoption will be held on September 14, at 7 p.m. at the Garland City Hall located at 200 N. Fifth St. in Garland.

**Vote:** 8 - 0

**10. Hold public hearings on:**

**a. APPROVED Consider an amended Specific Use Provision (SUP) request by Tewelde Abreham to add parking spaces for semi-truck trailers. This site is located at 3877 Miller Park Drive in District 6.**

Consideration of the application of Tewelde Abreham, requesting approval of a Specific Use Provision amendment to allow a Truck/Bus Storage Use on a property zoned Industrial (IN) District with a Specific Use Provision [S 18-43] for Truck / Bus Storage. This property is located at 3877 Miller Park Drive. (File Z 21-15, District 6)

The staff report was presented by William Guerin, Director of Planning.

One motion was made to consider Items 10a and 10b.

Motion to approve the Specific Use Provision and Site Plan was made by Council Member Vera, seconded by Council Member Aubin. Motion carried:

**Vote:** 8-0

**b. APPROVED Consider a Site Plan request by Tewelde Abreham to add parking spaces for semi-truck trailers. This site is located at 3877 Miller Park Drive in District 6.**

Consideration of the application of Tewelde Abreham, requesting approval of a Plan for Truck/Bus Storage Use. This property is located at 3877 Miller Park Drive. (File Z 21-15, District 6)

**11. Consider appointments to Boards and Commissions.**

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

Mayor Pro Tem Hedrick presented the nominees for Mayor LeMay. Council Members presented their nominations to boards and commissions. A vote was cast appointing the following persons to respective boards and commissions:

**Vote:** 8 - 0

**Mayor Scott LeMay**

- John Kaiwi - Board of Adjustment
- Jennifer Nguyen - Community Multicultural Commission
- Charles Pickitt - Community Multicultural Commission
- Elvia Flores - Community Multicultural Commission
- Bashir Ashimi - Community Multicultural Commission
- Tiffany Lam - Community Multicultural Commission
- Trayc Claybrook - Cultural Arts Commission
- Ken Risser - Environmental Community Advisory Board
- Bettye Haynes - Library Board
- Don Koerner - Parks and Recreation Board
- Wayne Dalton - Plan Commission
- David Perry - Property Standards Board
- Shirley Robnett - Senior Citizens Advisory Board
- Allan Stafford - Tax Increment Finance #1 Downtown Board
- Patrick Abell - Tax Increment Finance #3 Board
- Mark Tyler - Unified Building Standards Board

**Council Member Deborah Morris**

- Isaac Abu - Community Multicultural Commission
- Felecia Fuller - Cultural Arts Commission
- Daphne Dean - Environmental Community Advisory Board
- John Ball - Tax Increment Finance #2 South Board

**12. Citizen comments:** Robert Whitworth and Joshua Garcia were speakers on this item.

**13. Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:48 p.m.

**Submitted By:**

_____

**Scott LeMay, Mayor**

_____

**Eloyce René Dowl, City Secretary**

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021
**Item Title:** Transportation Maintenance & Operations Facility Additional Design Services
**Submitted By:** Rick Galceran, Capital Project Management Director
**Bid Number:** 0698-20

---

**Purchase Justification:**

This request is to approve Change Order #2 for design services for the Transportation Maintenance & Operations Facility. Additional design services are required for a new overhead door opening and for a new sanitary sewer line. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

**Evaluation:**

MPI Architects was awarded the original PO 30401 in the amount of $132,900 at the April 7, 2020, City Council Meeting. Change Order #1 was approved on 01/28/2021 in the amount of $27,700.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| MPI Architects | All | $7,625.00 |
| | **TOTAL:** | **$7,625.00** |

**Basis for Award:** Change Order
**Purchase Requisition #:** 45713

---

**Fiscal Impact**

| | |
|---|---|
| **Total Project/Account:** | $2,500,000 |
| **Expended/Encumbered to Date:** | 2,039,833 |
| **Balance:** | $460,167 |
| **This Item:** | 7,625 |
| **Proposed Balance:** | $452,542 |

**Account #:** 657-1429-1610619-710120

**Fund/Dept/Project – Description and Comments:**

Municipal Facilities & Misc. Tax Supported CIP / Transportation Maintenance and Operations Facility Renovation - 2019 Bond

**Attachments**

Bid Recap

| | |
|---|---|
| Fiscal Reference: | |
| Budget Type: | CIP |
| Fiscal Year: | 2021 |
| Document Location: | Page 192 |

| | | | |
|---|---|---|---|
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/06/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/02/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED:** N/A
**REQ. NO.** PR 45713
**BID NO.** 0698-20
**PAGE:** 1 of 1
**BUYER:** D. Gamero

| | | | | MPI Architects | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **ITEM** | **QTY** | **UNIT** | **DESCRIPTION** | **UNIT PRICE** | **TOTAL** | **UNIT PRICE** | **TOTAL** | **UNIT PRICE** | **TOTAL** | **UNIT PRICE** | **TOTAL** |
| 1 | 1 | ea | Change Order #2 to PO 30401 | | $7,625.00 | | | | | | |
| | | | TOTAL GROSS PRICE | | $7,625.00 | | | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $7,625.00 | | | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

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

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

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021
**Item Title:** Downtown Infrastructure and Intersection Improvements
**Submitted By:** Rick Galceran, Capital Project Management Director
**Bid Number:** 1002-20

**Purchase Justification:**

This request is for the purchase of reinforced concrete box materials in support of the storm drainage infrastructure improvements in Downtown along Fifth Street (between State and Main) and Main Street (between Fifth and Sixth). Due to the long lead time in fabricating the storm drainage boxes, a materials order is being placed in advance of the remainder of the project to ensure material availability when roadway construction is ready to begin. In the future, a separate construction award for the remainder of the work (including labor for installation of the box) will be presented to City Council for consideration and approval. This project is part of the 2004 and 2019 Bond Programs and was approved in the 2021 CIP.

**Evaluation:**

A request for proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated based on the published criteria. Hill & Wilkinson General Contractors received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price of $219,920.00 for this portion of the work.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| Hill & Wilkinson General Contractors | All | $219,920.00 |
| | | |
| | | |
| | **TOTAL:** | ---------- **$219,920.00** |

**Basis for Award:** Best Value
**Purchase Requisition #:** 45712

## Fiscal Impact

| | |
|---|---|
| **Total Project/Account:** | $1,491,000 |
| **Expended/Encumbered to Date:** | 986,784 |
| **Balance:** | $504,216 |
| **This Item:** | 219,920 |
| **Proposed Balance:** | $284,296 |
| **Account #:** | 624-1429-1051004-9011 |

**Fund/Dept/Project – Description and Comments:**

Economic Development / Downtown Infrastructure and Intersection Improvements

## Attachments

Bid Recap

| | |
|---|---|
| Fiscal Reference: | |
| Budget Type: | CIP |
| Fiscal Year: | 2021 |
| Document Location: | Page 172 |

| | | | |
|---|---|---|---|
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/06/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/04/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: 07/17/2021**
**REQ. NO PR 45712**
**BID NO. 1002-20**
**PAGE: 1 of 1**
**BUYER: J. Wilson**

| ITEM | QTY | UNIT | DESCRIPTION | Hill & Wilkinson General Contractor UNIT PRICE | TOTAL | CORE Construction Services of Texas, Inc. UNIT PRICE | TOTAL | Adolfson & Peterson Construction UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | GMP1 | | $219,920.00 | | | | | | |
| | | | | | | | | | | | |
| | | | Evaluation Criteria: | | | | | | | | |
| | | | General Information | Maximum = 0 | 0.00 | | 0.00 | | 0.00 | | |
| | | | Experience of Firm and Project Personn | Maximum = 15 | 14.67 | | 12.67 | | 8.17 | | |
| | | | Pre-Construction & Design Phase Serv | Maximum = 20 | 18.50 | | 16.83 | | 15.67 | | |
| | | | Construction Phase Services | Maximum = 25 | 22.17 | | 19.33 | | 18.83 | | |
| | | | Construction Services | Maximum = 5 | 4.67 | | 4.67 | | 4.50 | | |
| | | | Respondent's Fee Proposal | Maximum = 10 | 9.46 | | 10.00 | | 7.43 | | |
| | | | Total Score: | Maximum = 75 | 69.47 | | 63.50 | | 54.60 | | |
| | | | TOTAL GROSS PRICE | | | | | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | | | | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

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

# IonWave Notifications
# IonWave HUBS
# Direct Contact HUBS
# HUBS Responded

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021
**Item Title:** ImageTrend - ePCR/FireRMS Software Suite
**Submitted By:** Mark Lee, Fire Chief
**Bid Number:** 1169-21

---

**Purchase Justification:**

This request is for the purchase of a centralized, web-based system that offers fire and prehospital emergency data collection and analysis, locations/occupancy/inspections, checklists, reporting and analytics in one enterprise solution.

The Fire Department currently operates with a fire incident reporting package, an EMS reporting package, a CRM inspections package, and SharePoint in order to collect information important to Fire and EMS service delivery. None of these current systems share information. The ideal system would combine as many of these functions as possible, thereby reducing duplication of data entry, allowing seamless integration, and providing easy information retrieval. Access to analytical reporting could be achieved without knowledge of Crystal Reports or any other data extraction languages.

In a world of data-based decision-making, the importance of data collection and analytics is critical. We do not have the necessary functionality with our current systems. With our current Records Management System, it is difficult to find information related to airpacks, bunker gear, fleet information and tool inventories. The recommended software can be configured to manage all of these items as well as other critical data points.

The Fire Department has also been looking for staffing software to assist in personnel scheduling for the last five (5) years. The department is using Google Sheets, GroupMe text apps, and Excel spreadsheets. Google Sheets and GroupMe are neither secure nor reliable as the developer can make changes or abandon the product with little notice. The proposed software solution includes a staffing module that will fit the needs of the department.

This will be a hosted software (SaaS), placing the responsibility of upgrades, maintenance, and product support on the vendor instead of City of Garland IT Services staff. This approval is for a Term Agreement that will be renewed annually as long as the Fire Department continues to use the software and funding is available.

**Evaluation:**

The software services will be provided by ImageTrend, Inc., through an Interlocal Agreement with Georgetown.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| ImageTrend, Inc. | Annual Fee | $156,816.00 |
| ImageTrend, Inc. | One-time Fee | 18,505.00 |
| | **TOTAL:** | **$175,321.00** |

**Basis for Award:** Interlocal Agreement
**Purchase Requisition #:** 45793

---

**Fiscal Impact**

**Total Project/Account:** N/A
**Expended/Encumbered to Date:** N/A
**Balance:** N/A
**This Item:** $175,321
**Proposed Balance:** N/A
**Account #:** 451-6999
**Fund/Dept/Project – Description and Comments:**
Term Contract sets price but does not commit funds. Expenses will be charged to the Information Technology Fund and the IT Project Fund as incurred.

* The Fire ePCR/RMS upgrade project was included in the FY 2020-21 Revised Budget as a mid-year addition.

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**Attachments**

Bid Recap

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Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2020-21
Document Location: Pages 313 & 317*

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Budget Director Approval: Allyson Bell Steadman Approval Date: 08/06/2021
Purchasing Director Approval: Gary L. Holcomb Approval Date: 08/04/2021

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: N/A**
**REQ. NO. PR 45793**
**BID NO. 1169-21**
**PAGE: 1 of 1**
**BUYER: Casee Sanders**

| ITEM | QTY | UNIT | DESCRIPTION | ImageTrend, Inc. UNIT PRICE | ImageTrend, Inc. TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | ea | 1 | Fire Management Software | | $175,321.00 | | | | | | |
| | | | TOTAL GROSS PRICE | | | | | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $175,321.00 | | | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

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

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

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021

**Item Title:** GP&L College to Jupiter 138kV Transmission Line Underbuild Engineering Services Agreement

**Submitted By:** Jonas Whitehead, Distribution Director

**Bid Number:** 1113-21

---

**Purchase Justification:**

This request is to obtain surveying and electrical and design engineering services to support the reconstruction of overhead distribution facilities as part of the GP&L College to Jupiter 138kV Transmission Line Reconstruction project. These services will support the relocation of approximately 1.17 miles of overhead distribution structures including all existing service taps, risers, and pole-mounted equipment.

**Evaluation:**

R-Delta Engineers was selected as the Most Qualified firm for this project from RFQ 753-19. R-Delta was selected based on their previous engineering work on this transmission line, which negates the need for additional GPS and transmission studies.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| R-Delta Engineers | All | $240,400.00 |
| | **TOTAL:** | **$240,400.00** |

**Basis for Award:** Most Qualified

**Purchase Requisition #:** 45714

---

**Fiscal Impact**

**Total Project/Account:** $3,685,484

**Expended/Encumbered to Date:** 3,343,839

**Balance:** $341,645

| | |
|---|---|
| **This Item:** | 240,400 |
| **Proposed Balance:** | $101,245 |
| **Account #:** | 210-3599-3144201-7111 |

**Fund/Dept/Project – Description and Comments:**

Electric CIP / Transmission Lines

**Attachments**

Bid Recap

| | |
|---|---|
| Fiscal Reference: | |
| Budget Type: | CIP |
| Fiscal Year: | 2021 |
| Document Location: | Page 284 |

| | | | |
|---|---|---|---|
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/06/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/02/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED:** N/A
**REQ. NO.** PR 45714
**BID NO.** 1113-21
**PAGE:** 1 of 1
**BUYER:** D. Gamero

| ITEM | QTY | UNIT | DESCRIPTION | R-Delta Engineers UNIT PRICE | R-Delta Engineers TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ea | 1 | ea | GP&L College to Jupiter 138kV | $240,400.00 | $240,400.00 | | | | | | |
| | | | Transmission Line Underbuild | | | | | | | | |
| | | | Engineering Services Agreement | | | | | | | | |
| | | | TOTAL GROSS PRICE | | $240,400.00 | | | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $240,400.00 | | | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

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

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

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021

**Item Title:** GP&L King Mountain to Queen BESS 345kV Transmission Line Construction Services

**Submitted By:** Steve Martin, Transmission Director

**Bid Number:** 0963-21

---

**Purchase Justification:**

This request is for the construction of the King Mountain to Queen BESS 345kV Transmission Line. This is part of the approved Queen BESS 345kV Transmission Line CIP project. An Optional Contingency is included for any additional work that may be required.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Thirteen (13) bids were received and evaluated based on the published criteria. Primoris T&D Services, LLC, received the highest evaluated score, offering the Best Value for the City.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| Primoris T&D Services, LLC | All | $653,993.64 |
| Optional Contingency | | 65,399.00 |
| | **TOTAL:** | **$719,392.64** |

**Basis for Award:** Best Value

**Purchase Requisition #:** 45470

---

**Fiscal Impact**

| | |
|---|---|
| **Total Project/Account:** | $3,424,000 |
| **Expended/Encumbered to Date:** | 1,357,655 |
| **Balance:** | $2,066,345 |
| **This Item:** | 719,393 |
| **Proposed Balance:** | $1,346,952 |

**Account #:** 210-3599-3145201-7111

**Fund/Dept/Project – Description and Comments:**

Electric CIP / Transmission Lines

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**Attachments**

Bid Recap 1 of 3
Bid Recap 2 of 3
Bid Recap 3 of 3

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| | |
|---|---|
| Fiscal Reference: | |
| Budget Type: | CIP |
| Fiscal Year: | 2021 |
| Document Location: | Page 284 |

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| | | | |
|---|---|---|---|
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/06/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/02/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: July 1, 2021**
**REQ. NO PR 45470**
**BID NO. 0963-21**
**PAGE: 1 of 3**
**BUYER: Teresa Smith**

| ITEM | QTY | UNIT | DESCRIPTION | Primoris T&D, LLC. UNIT PRICE | TOTAL | NorthStar Energy Solutions UNIT PRICE | TOTAL | Utility Construction Services, LLC . UNIT PRICE | TOTAL | TIC - The Industrial Company UNIT PRICE | TOTAL | Higher Power Electrical, LLC UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Price for Evaluation | | $653,993.64 | | $675,015.27 | | $745,011.00 | | $795,581.00 | | $862,672.14 |
| | | | | | | | | | | | | | |
| | | | Evaluation Criteria: | | | | | | | | | | |
| | | | Price | Maximum=30 | 30.00 | | 29.00 | | 26.00 | | 25.00 | | 23.00 |
| | | | Experience | Maximum=20 | 20.00 | | 16.00 | | 20.00 | | 20.00 | | 16.00 |
| | | | Qualifications | Maximum=20 | 20.00 | | 14.00 | | 20.00 | | 15.00 | | 17.00 |
| | | | Equipment | Maximum=10 | 10.00 | | 10.00 | | 8.00 | | 6.00 | | 10.00 |
| | | | Safety | Maximum=20 | 14.00 | | 20.00 | | 14.00 | | 20.00 | | 18.00 |
| | | | Total | Maximum=100 | 94.00 | | 89.00 | | 88.00 | | 86.00 | | 84.00 |
| | | | TOTAL GROSS PRICE | | $653,993.64 | | $675,015.27 | | $745,011.00 | | $795,581.00 | | $862,672.14 |
| | | | CASH DISCOUNT | | | | | | | | | | |
| | | | TOTAL NET PRICE | DELIVERED | $653,993.64 | | $675,015.27 | | $745,011.00 | | $795,581.00 | | $862,672.14 |
| | | | F.O.B. | | | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | | | |

**NEXT LOW:** $675,015.27
**LOW:** $653,993.64
**SAVINGS:** **$21,021.63**

260 # IonWave Notifications
22 # IonWave HUBS
10 # Direct Contact HUBS
0 # HUBS Responded

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

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: July 1, 2021**
**REQ. NO PR 45470**
**BID NO. 0963-21**
**PAGE: 2 of 3**
**BUYER: Teresa Smith**

| ITEM | QTY | UNIT | DESCRIPTION | RES Systems 3, LLC UNIT PRICE | RES Systems 3, LLC TOTAL | Integrated Power Co. UNIT PRICE | Integrated Power Co. TOTAL | Kiewit Infrastructure South . UNIT PRICE | Kiewit Infrastructure South . TOTAL | kV Power, LP UNIT PRICE | kV Power, LP TOTAL | Maslonka Powerline Services UNIT PRICE | Maslonka Powerline Services TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Price for Evaluation | | $903,006.51 | | $905,395.40 | | $795,581.00 | | $1,164,517.91 | | $1,867,168.26 |
| | | | | | | | | | | | | | |
| | | | Evaluation Criteria: | | | | | | | | | | |
| | | | Price | Maximum=30 | 22.00 | | 22.00 | | 25.00 | | 17.00 | | 11.00 |
| | | | Experience | Maximum=20 | 20.00 | | 20.00 | | 20.00 | | 16.00 | | 20.00 |
| | | | Qualifications | Maximum=20 | 19.00 | | 15.00 | | 15.00 | | 12.00 | | 19.00 |
| | | | Equipment | Maximum=10 | 10.00 | | 8.00 | | 6.00 | | 10.00 | | 10.00 |
| | | | Safety | Maximum=20 | 13.00 | | 18.00 | | 14.00 | | 19.00 | | 11.00 |
| | | | Total | Maximum=100 | 84.00 | | 83.00 | | 80.00 | | 74.00 | | 71.00 |
| | | | TOTAL GROSS PRICE | | $903,006.51 | | $905,395.40 | | $795,581.00 | | $1,164,517.91 | | $1,867,168.26 |
| | | | CASH DISCOUNT | | | | | | | | | | |
| | | | TOTAL NET PRICE | DELIVERED | $903,006.51 | | $905,395.40 | | $795,581.00 | | $1,164,517.91 | | $1,867,168.26 |
| | | | F.O.B. | | | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | | | |

**NEXT LOW:** $675,015.27
**LOW:** $653,993.64
**SAVINGS:** **$21,021.63**

260 # IonWave Notifications
22 # IonWave HUBS
10 # Direct Contact HUBS
0 # HUBS Responded

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

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: July 1, 2021**
**REQ. NO PR 45470**
**BID NO. 0963-21**
**PAGE: 3 of 3**
**BUYER: Teresa Smith**

| ITEM | QTY | UNIT | DESCRIPTION | Altitude Energy, LLC UNIT PRICE | Altitude Energy, LLC TOTAL | Volt Power, LLC UNIT PRICE | Volt Power, LLC TOTAL | Sentry Electrical Group UNIT PRICE | Sentry Electrical Group TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Price for Evaluation | | $965,888.00 | | $1,114,312.43 | | $790,278.17 | | | | |
| | | | | | | | | | | | | | |
| | | | Evaluation Criteria: | | | | | | | | | | |
| | | | Price | Maximum=30 | 20.00 | | 18.00 | | 25.00 | | | | |
| | | | Experience | Maximum=20 | 7.00 | | 5.00 | | 0.00 | | | | |
| | | | Qualifications | Maximum=20 | 15.00 | | 8.00 | | 7.00 | | | | |
| | | | Equipment | Maximum=10 | 10.00 | | 10.00 | | 0.00 | | | | |
| | | | Safety | Maximum=20 | 17.00 | | 12.00 | | 10.00 | | | | |
| | | | Total | Maximum=100 | 69.00 | | 53.00 | | 42.00 | | | | |
| | | | TOTAL GROSS PRICE | | $965,888.00 | | $1,114,312.43 | | $790,278.17 | | | | |
| | | | CASH DISCOUNT | | | | | | | | | | |
| | | | TOTAL NET PRICE | DELIVERED | $965,888.00 | | $1,114,312.43 | | $790,278.17 | | | | |
| | | | F.O.B. | | | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | | | |

| | | | |
|---|---|---|---|
| **NEXT LOW:** | $675,015.27 | 260 | # IonWave Notifications |
| **LOW:** | $653,993.64 | 22 | # IonWave HUBS |
| **SAVINGS:** | **$21,021.63** | 10 | # Direct Contact HUBS |
| | | 0 | # HUBS Responded |

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021

**Item Title:** Engineering Services for Star Crest Alleys Wastewater Mains & Paving Improvements

**Submitted By:** Wes Kucera, Managing Director

**Bid Number:** 1122-21

**Purchase Justification:**

This request is to obtain professional engineering design services for the replacement of approximately 7,220 linear feet of 8" wastewater main, including manholes and service laterals and approximately 8,435 square yards of concrete paving for alleys. The construction will cover the alleys between Twilight Drive and Dawn Drive, Dawn Drive and Sunset Drive, Sunset Drive and Pleasant Valley Road, Pleasant Valley Road and Milky Way Drive and Milky Way Drive and Moonlight Drive.

**Evaluation:**

Metropolitan Infrastructure, PLLC, was selected as the Most Qualified firm for this project from RFQ 0212-19 based on their previous experience on College Manors Wastewater Mains & Alley Paving Improvements, a project of similar scope and magnitude.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| Metropolitan Infrastructure, PLLC | All | $415,876.35 |
| | **TOTAL:** | **$415,876.35** |

**Basis for Award:** Most Qualified

**Purchase Requisition #:** 45743

**Fiscal Impact**

| | |
|---|---|
| **Total Project/Account:** | $1,471,476 |
| **Expended/Encumbered to Date:** | 1,021,527 |
| **Balance:** | $449,949 |
| **This Item:** | 415,876 |
| **Proposed Balance:** | $34,073 |
| **Account #:** | 235-4149-321490000-7101 & 831-4693-7101 |

**Fund/Dept/Project – Description and Comments:**

| | |
|---|---|
| Wastewater CIP / Collection Mains | $199,400 |
| Infrastructure Repair & Replacement Fund / Construction | 216,476 |

| | |
|---|---|
| Total | $415,876 |

**Attachments**

Bid Recap

| | |
|---|---|
| Fiscal Reference: | |
| Budget Type: | Operating Budget<br>CIP |
| Fiscal Year: | 2020-21 |
| Document Location: | CIP - Page 260; Op. - Page 211 |

| | | | |
|---|---|---|---|
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/06/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/02/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED:** N/A
**REQ. NO.** PR 45743
**BID NO.** 1122-21
**PAGE:** 1 of 1
**BUYER:** D. Gamero

| ITEM | QTY | UNIT | DESCRIPTION | Metropolitan Infrastructure, PLLC. UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | ea | Star Crest Alleys Wastewater | $415,876.35 | $415,876.35 | | | | | | |
| | | | Mains & Paving Improvements | | | | | | | | |
| | | | TOTAL GROSS PRICE | | $415,876.35 | | | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $415,876.35 | | | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

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

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

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021

**Item Title:** Kingsbridge Alley, Channel & Wastewater Mains Improvements

**Submitted By:** Wes Kucera, Managing Director

**Bid Number:** 1009-21

**Purchase Justification:**

This request is to provide construction services to replace approximately 5,705 linear feet of sanitary sewer at the Kingsbridge channel including four (4) adjacent concrete alleys. All 6" sewers will be upgraded to 8" PVC, and the 8" sewer in the Kingsbridge Drive channel will be upgraded to 10" PVC. An Optional Contingency is included for any additional work that may be required.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated with Excel Trenching submitting the Straight Low Bid.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| Excel Trenching | All | $3,020,893.00 |
| Optional Contingency | | 300,000.00 |
| | | --- |
| | **TOTAL:** | **$3,320,893.00** |

**Basis for Award:** Straight Low Bid

**Purchase Requisition #:** 45555

**Fiscal Impact**

| | |
|---|---|
| **Total Project/Account:** | $16,095,222 |
| **Expended/Encumbered to Date:** | 11,488,390 |
| **Balance:** | $4,606,832 |
| **This Item:** | 3,320,893 |
| **Proposed Balance:** | $1,285,939 |
| **Account #:** | 230-4149-3215700-9305 & 831-4693-7111 |

**Fund/Dept/Project – Description and Comments:**

| | |
|---|---|
| Wastewater CIP / Relocation of Mains Prior to Paving | $1,325,401 |
| Infrastructure Repair & Replacement Fund / Construction | 1,995,492 |
| Total | $3,320,893 |

**Attachments**

Bid Recap

| | |
|---|---|
| Fiscal Reference: | |
| Budget Type: | Operating Budget<br>CIP |
| Fiscal Year: | 2020-21 |
| Document Location: | CIP - Page 263; Operating Budget - Page 211 |

| | | | |
|---|---|---|---|
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/06/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/02/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED:** 07/20/2021
**REQ. NO** 45555
**BID NO.** 1009-21
**PAGE:** 1 of 1
**BUYER:** L. Segura

| ITEM | QTY | UNIT | DESCRIPTION | Excel Trenching UNIT PRICE | Excel Trenching TOTAL | Vescorp Construction, LLC. UNIT PRICE | Vescorp Construction, LLC. TOTAL | Jeske Construction Co. UNIT PRICE | Jeske Construction Co. TOTAL | SYB Construction Company, Inc. UNIT PRICE | SYB Construction Company, Inc. TOTAL | Atkins Bros. Equip. Co., Inc. UNIT PRICE | Atkins Bros. Equip. Co., Inc. TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | ea | Kingsbridge Alley, Channel & Wastewater Mains Improvements | | $3,020,893.00 | | $3,296,602.00 | | $3,446,522.00 | | $4,701,340.00 | | $4,965,891.00 |
| | | | TOTAL GROSS PRICE | | $3,020,893.00 | | $3,296,602.00 | | $3,446,522.00 | | $4,701,340.00 | | $4,965,891.00 |
| | | | CASH DISCOUNT | | | | | | | | | | |
| | | | TOTAL NET PRICE | | $3,020,893.00 | | $3,296,602.00 | | $3,446,522.00 | | $4,701,340.00 | | $4,965,891.00 |
| | | | F.O.B. | | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED |
| | | | DELIVERY | | | | | | | | | | |

**NEXT LOW:** **$3,296,602.00**
**LOW:** **$3,020,893.00**
**SAVINGS:** **$275,709.00**

1250 # IonWave Notifications
185 # IonWave HUBS
7 # Direct Contact HUBS
0 # HUBS Responded

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021
**Item Title:** 2022 Unimproved Alley Group Engineering Services Design
**Submitted By:** Tye Tingey, Sr. Civil Engineer
**Bid Number:** 1149-21

**Purchase Justification:**

This request is to obtain professional engineering services for the design of paving and wastewater improvements in various unimproved alleys located in Council Districts 2 and 5. Funding for this project was approved in the 2019 Bond election.

**Evaluation:**

BW2 Engineers, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19 and based on providing similar services to the Street Department.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| BW2 Engineers, Inc. | All | $211,550.00 |
| | **TOTAL:** | **$211,550.00** |

**Basis for Award:** Most Qualified
**Purchase Requisition #:** 45757

**Fiscal Impact**

| | |
|---|---|
| **Total Project/Account:** | $900,360 |
| **Expended/Encumbered to Date:** | 98,657 |
| **Balance:** | $801,703 |
| **This Item:** | 211,550 |
| **Proposed Balance:** | $590,153 |
| **Account #:** | 651-4699-1442519-7101 & 230-4149-3215700-9305 |

**Fund/Dept/Project – Description and Comments:**

| | |
|---|---|
| Street/Transportation CIP / Paving of Unimproved Alleys | $148,190 |
| Wastewater CIP / Relocation of Mains Prior to Paving | 63,360 |
| Total | $211,550 |

**Attachments**

Bid Recap

| | | | |
|---|---|---|---|
| Fiscal Reference: | | | |
| Budget Type: | CIP | | |
| Fiscal Year: | 2021 | | |
| Document Location: | Pages 122 & 263 | | |
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/06/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/05/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED:** N/A
**REQ. NO.** PR 45757
**BID NO.** 1149-21
**PAGE:** 1 of 1
**BUYER:** D. Gamero

| ITEM | QTY | UNIT | DESCRIPTION | BW2 Engineers, Inc. UNIT PRICE | BW2 Engineers, Inc. TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | ea | 2022 Unimproved Alley Group | $211,550.00 | $211,550.00 | | | | | | |
| | | | Engineering Services Design | | | | | | | | |
| | | | TOTAL GROSS PRICE | | $211,550.00 | | | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $211,550.00 | | | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

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

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

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021

**Item Title:** Engineering Services for TMPA Keith Switch to Steep Hollow 138kV Transmission Line Rebuild

**Submitted By:** Steve Martin, Transmission Director

**Bid Number:** 0479-20

---

**Purchase Justification:**

This request is to approve Change Order #2 to Engineering Services Agreement COG002 to M&S Engineering, LLC. Under this addendum, M&S Engineering, LLC, will provide construction management services for the construction of the TMPA Steep Hollow to Keith Switch 138kV Transmission Line. Services will include transmission line patrol and inspections, construction and safety oversight, material management, and other general activities needed to ensure proper construction of the line. This is part of the approved TMPA Steep Hollow to Keith Switch 138kV Transmission Line Rebuild CIP project and will be reimbursed at 100%.

**Evaluation:**

M&S Engineering, LLC, was awarded the original PO 29905 in the amount of $144,000.00 at the March 3, 2020, City Council Meeting. Change Order #1 was approved in the amount of $75,990.00 at the March 2, 2021, City Council Meeting.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| M&S Engineering, LLC | All | $159,000.00 |
| | **TOTAL:** | **$159,000.00** |

**Basis for Award:** Change Order

**Purchase Requisition #:** 45733

---

**Fiscal Impact**

**Total Project/Account:** $12,800,000

**Expended/Encumbered to Date:** 7,171,637

| | |
|---|---|
| **Balance:** | $5,628,363 |
| **This Item:** | 159,000 |
| **Proposed Balance:** | $5,469,363 |
| **Account #:** | 215-3542-3127101-7111 |

**Fund/Dept/Project – Description and Comments:**

Electric CIP / TMPA Transmission Lines

**Attachments**

Bid Recap

| | |
|---|---|
| Fiscal Reference: | |
| Budget Type: | CIP |
| Fiscal Year: | 2021 |
| Document Location: | Page 284 |

| | | | |
|---|---|---|---|
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/06/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/04/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED:**
**REQ. NO. PR 45733**
**BID NO. 0479-20**
**PAGE: 1 of 1**
**BUYER: D. Gamero**

| ITEM | QTY | UNIT | DESCRIPTION | M&S Engineering LLC UNIT PRICE | M&S Engineering LLC TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | ea | 1 | Change Order #2 to PO 29905 | $159,000.00 | $159,000.00 | | | | | | |
| | | | TOTAL GROSS PRICE | | $159,000.00 | | | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $159,000.00 | | | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

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

# IonWave Notifications
# IonWave HUBS
# Direct Contact HUBS
# HUBS Responded

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021
**Item Title:** Sustainable Safety Processes
**Submitted By:** Jeff Janke, Administration
**Bid Number:** 0180-19

---

**Purchase Justification:**

This request is to approve a Change Order for the continuation of the GP&L CAT safety process. This Change Order will provide additional safety steering team support meetings, improvement workshops and leadership skills training as part of the safety culture training for all GP&L employees.

**Evaluation:**

Caterpillar Global Services, LLC, was awarded the original PO 28822 in the amount of $80,550.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| Caterpillar Global Services, LLC | All | $118,290.00 |
| | **TOTAL:** | **$118,290.00** |

**Basis for Award:** Change Order
**Purchase Requisition #:** 45724

---

**Fiscal Impact**

| | |
|---|---|
| **Total Project/Account:** | $2,840,505 |
| **Expended/Encumbered to Date:** | 1,826,068 |
| **Balance:** | $1,014,437 |
| **This Item:** | 118,290 |
| **Proposed Balance:** | $896,147 |
| **Account #:** | 211-3131-7101 |

**Fund/Dept/Project – Description and Comments:**

Electric Utility Fund / Administration / Operations

**Attachments**

Bid Recap

| | | | |
|---|---|---|---|
| Fiscal Reference: | | | |
| Budget Type: | Operating Budget | | |
| Fiscal Year: | 2020-21 | | |
| Document Location: | Page 233 | | |
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/06/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/04/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED:**
**REQ. NO. PR 45724**
**BID NO. 0180-19**
**PAGE: 1 of 1**
**BUYER: D. Gamero**

| ITEM | QTY | UNIT | DESCRIPTION | Caterpillar Global Services, LLC UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | ea | 1 | C/O for PO 28822 | $118,290.00 | $118,290.00 | | | | | | |
| | | | TOTAL GROSS PRICE | | $118,290.00 | | | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $118,290.00 | | | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

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

# IonWave Notifications
# IonWave HUBS
# Direct Contact HUBS
# HUBS Responded

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021
**Item Title:** Playground Replacement Program - Package 2 Construction
**Submitted By:** Rick Galceran, Capital Project Management Director
**Bid Number:** 1106-20

**Purchase Justification:**

This request is for site improvement construction for the seven (7) playgrounds in Package 2 of the Playground Replacement Program. Future items will be brought to the City Council for consideration and approval for the balance of the playground projects. This project is part of the 2019 Bond Program and was approved in the 2021 CIP.

**Evaluation:**

A request for proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated based on the published criteria. Dean Construction received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price of $1,214,360.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| Dean Construction | All | $1,214,360.00 |
| | **TOTAL:** | **$1,214,360.00** |

**Basis for Award:** Best Value
**Purchase Requisition #:** 45786

**Fiscal Impact**

| | |
|---|---|
| **Total Project/Account:** | $4,795,000 |
| **Expended/Encumbered to Date:** | 3,291,838 |
| **Balance:** | $1,503,162 |

**This Item:** 1,214,360
**Proposed Balance:** $288,802
**Account #:** Various (See Below)
**Fund/Dept/Project – Description and Comments:**
**Playground Replacement Program - Package 2**

| | | |
|---|---|---|
| Cullom Park Playground | 654-1429-1839719-9002 | $ 176,108 |
| Independence Park Playground | 654-1429-1838919-9002 | 193,736 |
| Peavy Park Playground | 654-1429-1839319-9002 | 138,997 |
| Alamo Park Playground | 654-1429-1839919-9002 | 248,545 |
| Meadowcreek Branch Park Playground | 654-1429-1840119-9002 | 141,429 |
| Betsy Ross Park Playground | 654-1429-1840219-9002 | 162,365 |
| Winters Softball Complex Playground | 654-1429-1840319-9002 | 103,180 |
| Playground Replacement Program - Contingency | 654-1429-1838519-9002 | 50,000 |
| | **TOTAL** | **$1,214,360** |

These projects will continue into 2022, and additional 2019 Bond Funding in the amount of $2,205,000 will be included the 2022 Capital Improvement Program.

**Attachments**

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2021
Document Location: Page 84

Budget Director Approval: Allyson Bell Steadman Approval Date: 08/06/2021
Purchasing Director Approval: Gary L. Holcomb Approval Date: 08/04/2021

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: 08/12/2020**
**REQ. NO PR 44834**
**BID NO 1106-20**
**PAGE: 1 of 1**
**BUYER: J. Wilson**

| ITEM | QTY | UNIT | DESCRIPTION | Dean Construction (Dean Electric, Inc.) UNIT PRICE | TOTAL | AUI Partners, LLC UNIT PRICE | TOTAL | MSB Constructors, Inc. UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | GMP2 Playground Replacement | | $1,214,360.00 | | | | | | |
| | | | | | | | | | | | |
| | | | Evaluation Criteria: | | | | | | | | |
| | | | General Information | Maximum = 0 | 0.00 | | 0.00 | | 0.00 | | |
| | | | Experience of Firm | Maximum = 15 | 13.75 | | 13.25 | | 10.25 | | |
| | | | Pre-Construction Services | Maximum = 20 | 18.25 | | 17.00 | | 12.00 | | |
| | | | Construction Services | Maximum = 25 | 20.00 | | 20.75 | | 13.00 | | |
| | | | Post-Construction Services | Maximum = 5 | 5.00 | | 5.00 | | 3.75 | | |
| | | | Respondents Fee Proposal | Maximum = 10 | 10.00 | | 6.46 | | 3.85 | | |
| | | | Past Client References | Maximum = 10 | 10.00 | | 10.00 | | 8.40 | | |
| | | | Total Points | Maximum = 110 | 77.00 | | 72.46 | | 51.25 | | |
| | | | TOTAL GROSS PRICE | | $1,214,360.00 | | | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $1,214,360.00 | | | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

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

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

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021
**Item Title:** GP&L Lookout Substation Static VAR Design-Build Services
**Submitted By:** Steve Martin, Transmission Director
**Bid Number:** 0445-21

**Purchase Justification:**

This request is for the design, procurement and construction of a Static VAR system at the Lookout Substation. The system will include a static synchronous compensator with integrated control capabilities for GP&L's two (2) switch capacitor banks at the substation. An Optional Contingency is included for any additional services or materials that may be required. This is part of the approved Lookout Substation Static VAR CIP project.

**Evaluation:**

A Design-Build construction delivery method was initiated in accordance with Purchasing procedures. A Request for Qualifications (RFQ) was issued with three (3) responses received and evaluated based on the published criteria. A subsequent Request for Proposals (RFP) was issued with two (2) responses received and evaluated based on the published criteria. Siemens Energy, c/o Len T. Deloney, LLC, elected not to participate in the RFP. Hitachi ABB Power Grids, c/o JH Davidson & Associates, LLC, received the highest evaluated score, offering the Best Value for the City.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| Hitachi ABB Power Grids, c/o JH Davidson & Associates, LLC | All | $16,594,744.00 |
| Optional Contingency | | 829,737.00 |
| | **TOTAL:** | **$17,424,481.00** |

**Basis for Award:** Best Value
**Purchase Requisition #:** 44836

**Fiscal Impact**

| | |
|---|---|
| **Total Project/Account:** | $26,796,000 |
| **Expended/Encumbered to Date:** | 4,310,942 |
| **Balance:** | $22,485,058 |
| **This Item:** | 17,424,481 |
| **Proposed Balance:** | $5,060,577 |
| **Account #:** | 210-3799-3178301-7111 |

**Fund/Dept/Project – Description and Comments:**

Electric CIP / Substations Upgrades

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**Attachments**

Bid Recap

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| | |
|---|---|
| Fiscal Reference: | |
| Budget Type: | CIP |
| Fiscal Year: | 2021 |
| Document Location: | Page 290 |

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| | | | |
|---|---|---|---|
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/06/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/04/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: 05/13/2021**
**REQ. NO. PR 44836**
**BID NO. 0445-21**
**PAGE: 1 of 1**
**BUYER: Teresa Smith**

| ITEM | QTY | UNIT | DESCRIPTION | Hitachi ABB Power Grid c/o J.H. Davidson and Associates, LLC UNIT PRICE | TOTAL | Mitsubishi Electric Power Products, Inc. UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | Lt. | Base Bid | | $15,038,452.00 | | $17,500,000.00 | | | | |
| 2 | 1 | Lt. | Maintenance for Second 5 years | | $160,000.00 | | $316,850.00 | | | | |
| 3 | 1 | Lt. | Extended Warranty for years 6-10 | | $1,093,893.00 | | $473,544.00 | | | | |
| 4 | 1 | Lt. | Active Filtering | | $75,862.00 | | Included in Base | | | | |
| 5 | 1 | Lt. | PSS/E user-written model TSAT | | $99,883.00 | | Not offered | | | | |
| 6 | 1 | Lt. | Additional Transformer | | $126,654.00 | | Not offered | | | | |
| | | | accessories | | | | | | | | |
| | | | Evaluation Criteria: | | | | | | | | |
| | | | Compliance w / technical specs | Maximum=25 | 22.55 | | 20.65 | | | | |
| | | | Qual. & Exp. w/STATCOM in US | Maximum=15 | 11.84 | | 7.11 | | | | |
| | | | US based Proj. execution team | Maximum=10 | 8.21 | | 7.86 | | | | |
| | | | Site Maintainability & Safety | Maximum=10 | 10.00 | | 8.92 | | | | |
| | | | Price/Costing Methodology | Maximum=10 | 7.00 | | 7.00 | | | | |
| | | | Maint, Support Svcs, Parts US | Maximum=10 | 8.80 | | 8.00 | | | | |
| | | | Safety Record & Program for | Maximum=10 | 8.29 | | 8.29 | | | | |
| | | | Factory and Site Work | | | | | | | | |
| | | | Schedule | Maximum=5 | 5.00 | | 3.89 | | | | |
| | | | Comp. w/ Commercial Terms | Maximum=5 | 1.68 | | 3.33 | | | | |
| | | | Total | Maximum=100 | 83.39 | | 75.05 | | | | |
| | | | TOTAL GROSS PRICE | | $16,594,744.00 | | $18,290,394.00 | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $16,594,744.00 | | $18,290,394.00 | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

**NEXT LOW:**
**LOW:** _____
**SAVINGS:**

3 # IonWave Notifications
0 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

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

GARLAND
**PURCHASING REPORT**

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

**Meeting Date:** 08/17/2021
**Item Title:** Cyber Security Services
**Submitted By:** Steven Niekamp, Chief Information Officer
**Bid Number:** 1160-21

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**Purchase Justification:**

This request is for the implementation of a comprehensive enterprise security program based upon an industry standard cybersecurity framework and the recommendations from a Network Security Audit performed by the City's Internal Audit Department in 2019. Information Technology envisions a relationship that will result in consistency and maximized value across multiple engagements over time. This approval is for a Term Agreement with four (4) optional renewals.

**Evaluation:**

Presidio Networked Solutions was selected through the Texas Department of Information Resources (DIR) Cooperative Purchasing Contract DIR-TSO-4254. They were selected due to experience, technical capabilities, and resources to develop and implement the enterprise security program best suited for the City of Garland.

**Award Recommendation:**

| ***Vendor*** | ***Item*** | ***Amount*** |
|---|---|---|
| Presidio Networked Solutions | All | $1,000,000.00 |
| | **TOTAL:** | **$1,000,000.00** |

**Basis for Award:** Cooperative Purchase
**Purchase Requisition #:** 45787

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**Fiscal Impact**

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

| | |
|---|---|
| **Balance:** | N/A |
| **This Item:** | $1,000,000 |
| **Proposed Balance:** | N/A |
| **Account #:** | 451-6999 |

**Fund/Dept/Project – Description and Comments:**

Term Contract sets price but does not commit funds. The City intends to enter into a Master Services Agreement with Presidio with multiple Statements of Work over multiple years. Funding may be provided by ARPA federal funds, approved project funds, and professional service operating funds.

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**Attachments**

Bid Recap

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| | |
|---|---|
| Fiscal Reference: | |
| Budget Type: | Operating Budget |
| Fiscal Year: | 2021-22 |
| Document Location: | FY22 Proposed Pages 172, 316 and 320 |

| | | | |
|---|---|---|---|
| Budget Director Approval: | Allyson Bell Steadman | Approval Date: | 08/13/2021 |
| Purchasing Director Approval: | Gary L. Holcomb | Approval Date: | 08/13/2021 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: N/A**
**REQ. NO. PR 45787**
**BID NO. 1160-21**
**PAGE: 1 of 1**
**BUYER: Casee Sanders**

| ITEM | QTY | UNIT | DESCRIPTION | Presidio Networked Solutions UNIT PRICE | Presidio Networked Solutions TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | ea | 1 | Cyber Security Services | | $1,000,000.00 | | | | | | |
| | | | Term Contract w/4 Optional | | | | | | | | |
| | | | Renewals | | | | | | | | |
| | | | TOTAL GROSS PRICE | | $1,000,000.00 | | | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $1,000,000.00 | | | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

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

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

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

GARLAND

# CITY COUNCIL ITEM SUMMARY SHEET

**City Council Regular Session Agenda** **3. a.**

**Meeting Date:** 08/17/2021

**Item Title:** Z 21-15 Tewelde Abreham (District 6)

**Submitted By:** Will Guerin, Planning Director

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**Summary of Request/Problem**

Zoning Ordinance Z 21-15 Tewelde Abreham

**Recommendation/Action Requested and Justification**

Consider adoption of the attached ordinance.

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**Attachments**

Z 21-15 Ordinance

Z 21-15 Exhibit A

Z 21-15 Exhibit B

Z 21-15 Exhibits C-E

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ZONING FILE NO. Z 21-15

**ORDINANCE NO._____**

**AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION AMENDMENT FOR TRUCK/BUS STORAGE ON A PROPERTY ZONED INDUSTRIAL (IN) DISTRICT WITH A SPECIFIC USE PROVISION [S 18-43] FOR TRUCK/BUS STORAGE ON A 3.421-ACRE TRACT OF LAND LOCATED AT 3877 MILLER PARK DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting held on the 12th day of July, 2021, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 18-43] for Truck/Bus Storage by **Tewelde Abreham** and

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

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

**Section 1**

The Garland Development Code is hereby amended by approving a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 18-43] for Truck/Bus Storage on a 3.421-acre tract of land located at 3877 Miller Park Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2**

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

**Section 3**

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

**Section 4**

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

**Section 5**

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

**Section 6**

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

**Section 7**

FILE NO. Z 21-15

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

**PASSED AND APPROVED** this_____ day of _____, 2021.

**THE CITY OF GARLAND, TEXAS**

By:

_____
Mayor

**ATTEST:**

_____
City Secretary

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 21-15**

BEING a 3.421-acre tract of land situated in situated in the William D. Reed Survey, Abstract No. 1249, Dallas, Dallas County, Texas, and being part of Lot 4, Block 3, in Garland West Industrial Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 551, Page 1680, Map Records, Dallas County, Texas, and being all of Tract 3 of land conveyed to Ribelin Distributors, Inc., by deed recorded in Volume 77248, Page 228, Deed Records of Dallas County, Texas, and being part of Tract 2 of land conveyed to Ribelin Distributors, Inc. by deed recorded in Volume 77086, Page 3033, Deed Records, Dallas County, Texas, same being a tract of land conveyed to Tewelde Abraham, an unmarried person, by Warranty Deed with Vendor's Lien, recorded in Instrument No. 201800309107, Official Public Records, Dallas COunty, Texas, Release of Lien being recorded in Volume 78157, Page 3476, Deed Records, Dallas County, Texas, more particularly described by metes and bounds as follows; BEGINNING at a 1/2 inch iron rod with yellow cap stamped "CBG Surveying1' found for corner, said corner being the Southwest corner of Lot 1, Block 1, Ribelin-Miller Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Instrument No. 201800030010, Official Public Records, Dallas County, Texas, and being in the North right-of-way line of Miller

Park Drive (60 foot right-of-way), and being the beginning of a curve to the left, with a radius of 144.59 feet, a delta angle of 69 degrees OD minutes 30 seconds, a chord bearing of South 33 degrees 24 minutes 12 seconds West, and a chord length of 163.81 feet:

THENCE along said curve to the left, along said northwesterly right-of-way line of said Miller Park Drive, an arc length of 174.15 feet to a 1/2 iron rod found for corner, said corner being in the West right-of-way line of said Miller Park Drive;

THENCE South 01 degrees 00 minutes 48 seconds East, along said West right-of-way line of said Miller Park Drive, passing at a distance of 116.74 feet, a 1/2 inch iron rod found in the northerly line of a Rail, Drainage and Utility easement, by deed recorded in Volume 551, Page 1680, Map Records, Dallas County, Texas, continuing a total distance of 136.04 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner, said corner being in said West right-of-way line of said Miller Park Drive, and also being in the Northeast corner of a Lot 3, Block 3, of Garland West Industrial Park, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 551, Page 1691, Map Records, Dallas County, Texas,

THENCE along the Northerly lines of said Lat 3, Block 3, Garland West Industrial Park the following courses and distances and being the beginning of a non-tangent curve to the right, with a radius of 318.31 feet, a delta angle of 28 degrees 45 minutes 29 seconds, a chord bearing of North 63 degrees 23 minutes 06 seconds West, and a chord length of 158.09 feet; and said curve to the right, an arc length

of 159. 77 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner;
South 68 degrees 54 minutes 05 seconds West, a distance of 22.45 feet to a 3
inch aluminum disk stamped "RMPA & RPLS 5513" found for corner, and being the beginning of a non-tangent curve to the right, with a radius of 338.31 feet, a delta angle of 19 degrees 19 minutes 52 seconds, a chord bearing of North 37 degrees 33 minutes 39 seconds West, and a chord length of 113.60 feet;
along said curve to the right, an arc length of 114.14 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner;
South 01 degrees 04 minutes 55 seconds East, a distance of 116.00 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner;
South 68 degrees 54 minutes 05 seconds West, a distance of 42.57 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner, said corner being in the East line of Lot 2, Block 1 /8060, Sixth Installment, Dallas Northeast Industrial Park, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 80250, Page 775, Map Records, Dallas County, Texas;

HENCE North 01 degrees 04 minutes 55 seconds West, along the East line of said Lot 2, Block 1 /8060, passing at a distance of 46.03 feet to the northeast corner of same, said corner being in the southeast corner of a called 12.5348 acre tract of land conveyed to Univar USA, Inc., a Washington Corporation, by deed recorded in Instrument No. 200600444369, Deed Records, Dallas County, Texas,

continuing a total distance of 478.10 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner, said corner being the northeast corner of said Univar USA, Inc. tract, and being in the southeasterly line of a tract of land conveyed to Dallas Area Rapid Transit, by deed recorded Volume 90177, Page 4219, Deed Records, Dallas County, Texas;

THENCE North 68 degrees 54 minutes 05 seconds East, along said southeasterly line of said Dallas Area Rapid Transit tract, a distance of 259.72 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" found for corner, said corner

eing the Northwest corner of said Lot 1, Block 1, Ribelin-Miller Addition;

THENCE South 21 degrees 05 minutes 55 seconds East, along the West line of said Lot 1, Block 1, Ribelin-Miller Addition, a distance of 343.24 feet to the POINT OF BEGINNING and containing 148,999 square feet or 3.421 acres of land.

**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE 21-15**

**3877 Miller Park Drive**

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Storage Use subject to conditions.

II. **Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

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

IV. **Specific Regulations:**

A. Time Period: The Specific Use Provision shall be in effect for period of twenty-five (25) years.

B. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.

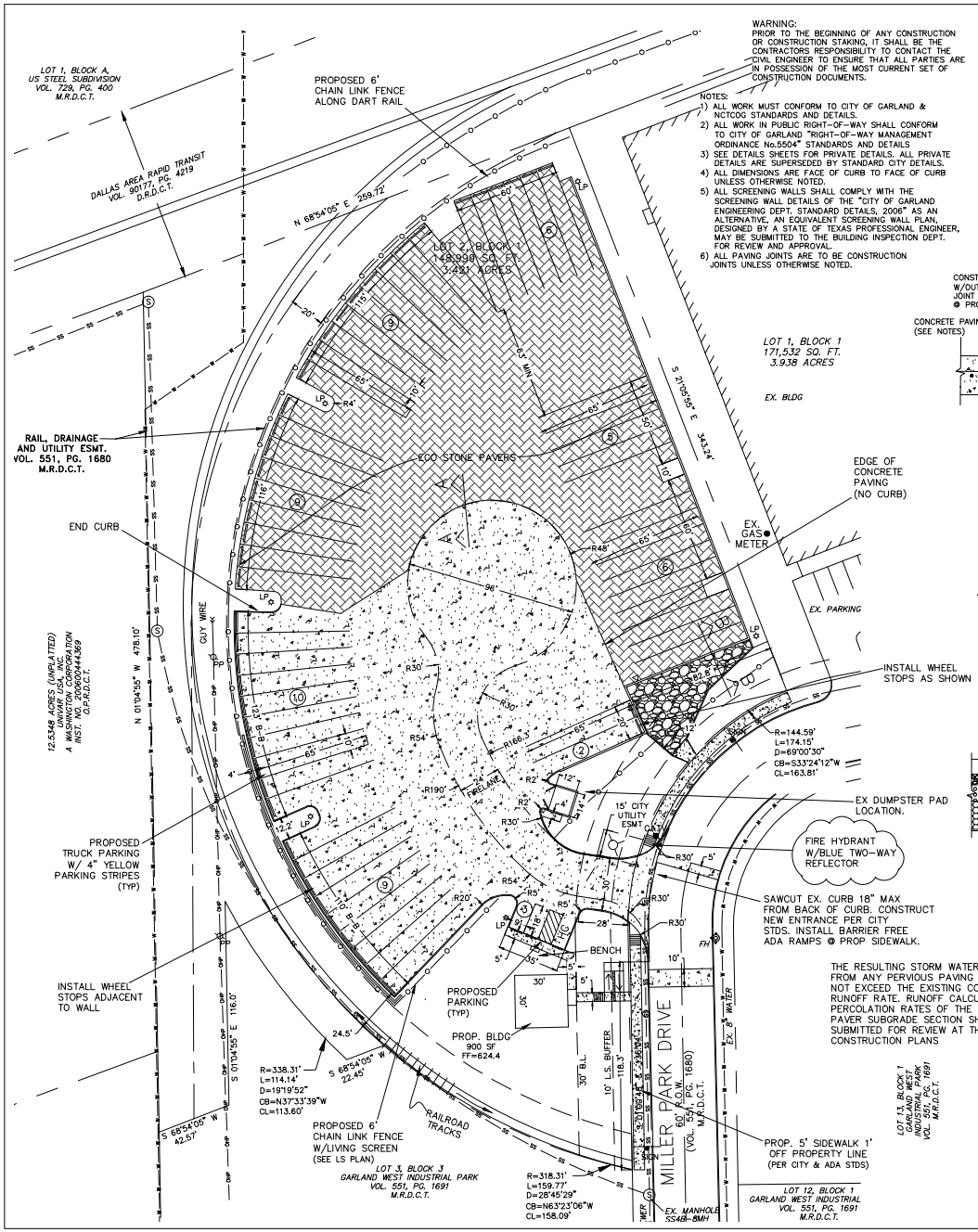
C. Screening and Landscaping: Screening and Landscaping shall conform to the layout reflected in Exhibit D.

D. Building Elevations: Building elevations shall conform to the elevations reflected on Exhibit E.

E. Parking: At least three (3) parking spaces shall be provided for the office building and a maximum of fifty-nine (59) parking spaces shall be provided for Truck/Bus Storage.

**EXHIBIT B**

EXHIBIT C

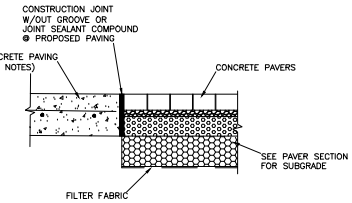



WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

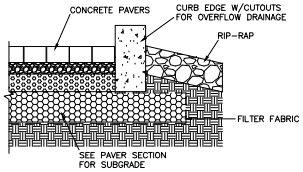
NOTES:
1) ALL WORK MUST CONFORM TO CITY OF GARLAND & NCTCOG STANDARDS AND DETAILS.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF GARLAND "RIGHT-OF-WAY MANAGEMENT ORDINANCE No.5504" STANDARDS AND DETAILS
3) SEE DETAILS SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5) ALL SCREENING WALLS SHALL COMPLY WITH THE SCREENING WALL DETAILS OF THE "CITY OF GARLAND ENGINEERING DEPT. STANDARD DETAILS, 2006" AS AN ALTERNATIVE, AN EQUIVALENT SCREENING WALL PLAN, DESIGNED BY A STATE OF TEXAS PROFESSIONAL ENGINEER, MAY BE SUBMITTED TO THE BUILDING INSPECTION DEPT. FOR REVIEW AND APPROVAL.
6) ALL PAVING JOINTS ARE TO BE CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED.

** NOTICE TO CONTRACTORS **

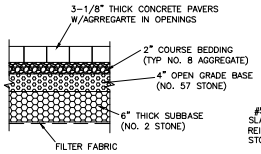
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CBG SURVEYING, INC. OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.




SECTION A-A
NOT TO SCALE




SECTION B-B
NOT TO SCALE




ECO STONE PAVERS SECTION
NOT TO SCALE

THE RESULTING STORM WATER RUNOFF FROM ANY PERVIOUS PAVING AREA SHALL NOT EXCEED THE EXISTING CONDITION RUNOFF RATE. RUNOFF CALCULATIONS AND PERCOLATION RATES OF THE PERVIOUS PAVER SUBGRADE SECTION SHALL BE SUBMITTED FOR REVIEW AT THE TIME OF CONSTRUCTION PLANS

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

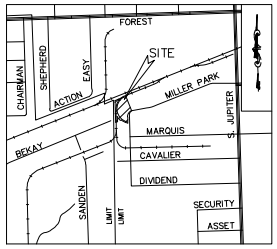
1) BENCHMARK:
CITY OF GARLAND GPS
MONUMENT NO. 225
N=7021507.639
E=2526082.896
ELEV = 610.56

2) BENCHMARK:
CITY OF GARLAND GPS
MONUMENT NO. 32
N=7011287.66
E=2526697.41
ELEV = 592.40

30 15 0 30
1" = 30'

SITE DATA:
LOT AREA:
3.42 Acres, 148,999 sq. ft.
LOT COVERAGE:
0.5%
FLOOR TO AREA RATIO:
216:1
BUILDING AREA:
900 sf
BUILDING HEIGHT:
16.33' (ONE STORY)
PROPOSED USE:
Office/Truck/Bus storage
IMPERVIOUS AREA (including buildings):
83,671 sq.ft.
ZONING:
IN (Industrial)
LANDSCAPE AREA:
Required: 14,899 sq.ft.
Provided: 63,566 sq.ft.

| PARKING DATA: | |
|---|---|
| Std Parking | |
| Required: | |
| Office 1/300sf (900/300) | 3 |
| Total Provided: | 3 |
| Trailer/Bus Parking | |
| Approved: | 26 |
| Proposed: | 33 |
| Total Provided: | 59 |

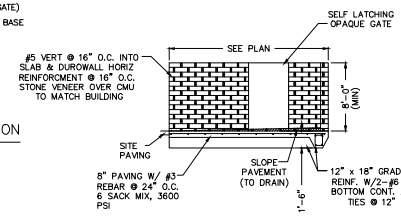



VICINITY MAP
NOT TO SCALE

LEGEND

| | |
|---|---|
| | = PROPERTY LINE |
| EX. SS | = EXISTING SANITARY SEWER LINE |
| EX. W | = EXISTING WATER LINE |
| | = EXISTING GAS MANHOLE |
| FH | = EXISTING FIRE HYDRANT |
| WM | = EXISTING WATER METER |
| PP | = EXISTING POWER POLE |
| LP | = EXISTING LIGHT POLE |
| | = EXISTING STORM MANHOLE |
| | = EXISTING SS MANHOLE |
| | = PROPOSED SS MANHOLE |
| | = PROPOSED FIRE HYDRANT |
| | = PROPOSED FIRE DEPT CONNECTION |
| DC | = PROPOSED DETECTOR CHECK VALVE |
| EXIST. or EX. | = EXISTING |
| PROP. | = PROPOSED |
| LS | = LANDSCAPE |
| RCP | = REINFORCED CONCRETE PIPE |
| min | = MINIMUM |
| max | = MAXIMUM |
| | = APPROVED CONCRETE |
| | = PROP. PAVERS |
| | = PROP. PERVIOUS ROCK |

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF GARLAND TO BE USED FOR CONSTRUCTION.




DUMPSTER DETAIL
NOT TO SCALE

CASE # 180724-2

PRELIMINARY SITE PLAN

STAR MILLER PARK

3877 MILLER PARK DRIVE
STAR-MILLER PARK ADDITION
LOT 2, BLOCK 1, 3.42 Acres
City of Garland, Dallas County, Texas
developer/contractor

37 STARS REALTY, LLC
12101 Greenville Ave N. ste 102,
Dallas, Texas 75243
Contact: Moses NeGusse 972) 743-1223

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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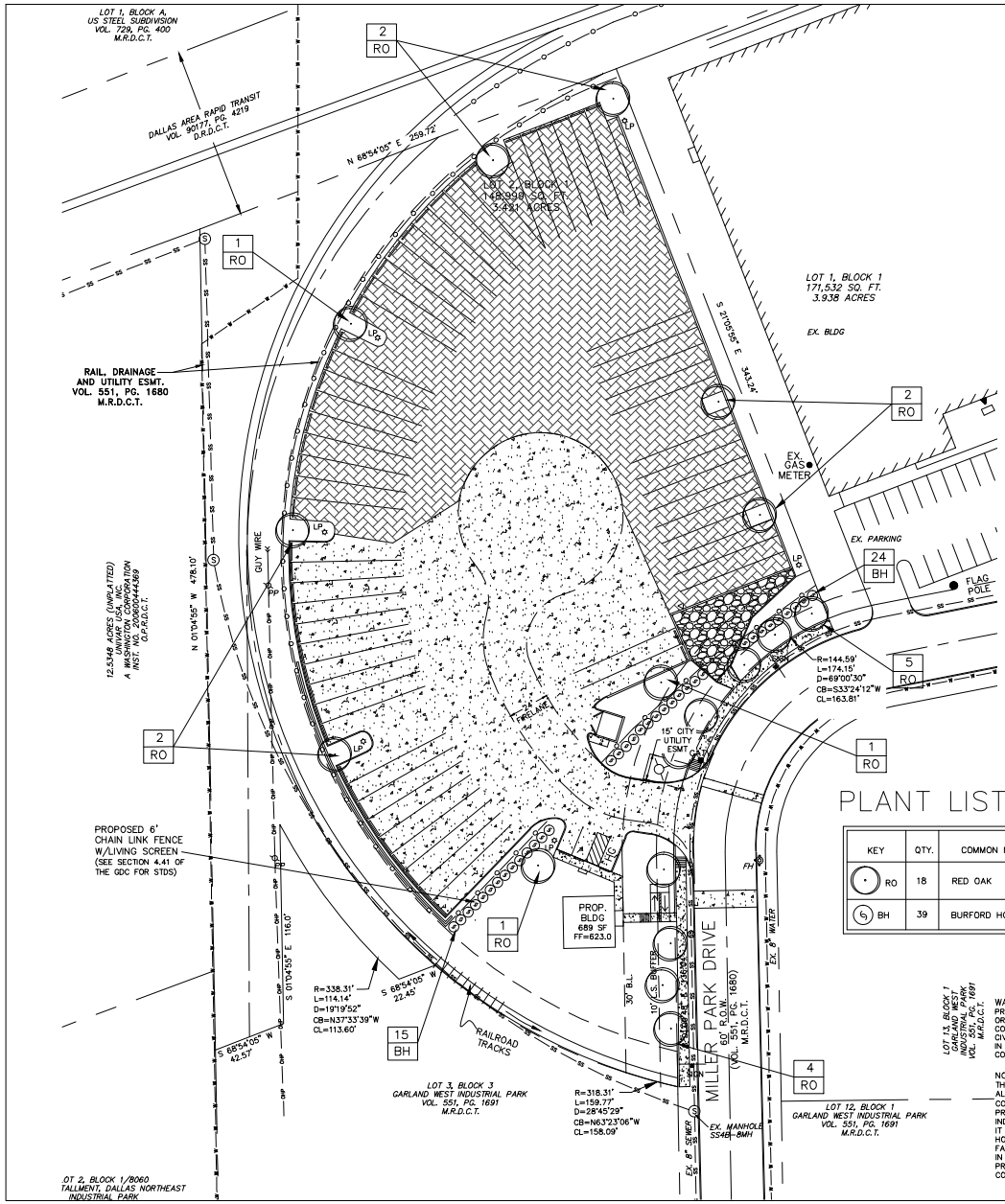
PROJECT NO.: 2018-11 REG. NO.: F-2567

| date: | scale: | sheet: |
|---|---|---|
| 6/29/21 | 1"=30' | C101 |

EXHIBIT D




** NOTICE TO CONTRACTORS **

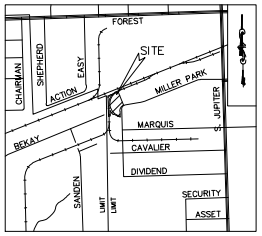
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CBG SURVEYING, INC. OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF GARLAND & NCTCOG STANDARDS AND DETAILS.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF GARLAND "RIGHT-OF-WAY MANAGEMENT ORDINANCE No.5504" STANDARDS AND DETAILS
3) SEE DETAILS SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5) ALL SCREENING WALLS SHALL COMPLY WITH THE SCREENING WALL DETAILS OF THE "CITY OF GARLAND ENGINEERING DEPT. STANDARD DETAILS, 2006" AS AN ALTERNATIVE, AN EQUIVALENT SCREENING WALL PLAN, DESIGNED BY A STATE OF TEXAS PROFESSIONAL ENGINEER, MAY BE SUBMITTED TO THE BUILDING INSPECTION DEPT. FOR REVIEW AND APPROVAL.

LANDSCAPE DATA:

LOT AREA:
3.42 Acres, 148,999 sq. ft.
LANDSCAPE AREA:
Required: 14,899 sq.ft.
Provided: 63,566 sq.ft.
FRONTAGE TREES:
Required: 9 (1/30LF)
Provided: 9
PARKING TREES:
Typical Required: 1/65' of parking
Approved: 4
Proposed: 5
Total Provided: 9
LS BUFFER:
Required: 10' along frontage
Additional Recommendation:
High shrubs along along DART not provided.

30 15 0 30
1" = 30'




VICINITY MAP
NOT TO SCALE

## LEGEND

| | |
|---|---|
| — - — | = PROPERTY LINE |
| —EX. SS— | = EXISTING SANITARY SEWER LINE |
| —EX. W— | = EXISTING WATER LINE |
| | = EXISTING GAS MANHOLE |
| FH | = EXISTING FIRE HYDRANT |
| WM | = EXISTING WATER METER |
| PP | = EXISTING POWER POLE |
| LP | = EXISTING LIGHT POLE |
| | = EXISTING STORM MANHOLE |
| | = EXISTING SS MANHOLE |
| | = PROPOSED SS MANHOLE |
| | = PROPOSED FIRE HYDRANT |
| | = PROPOSED FIRE DEPT CONNECTION |
| DC | = PROPOSED DETECTOR CHECK VALVE |
| EXIST. or EX. | = EXISTING |
| PROP. | = PROPOSED |
| LS | = LANDSCAPE |
| RCP | = REINFORCED CONCRETE PIPE |
| min | = MINIMUM |
| max | = MAXIMUM |
| | = APPROVED CONCRETE |
| | = PROP. PAVERS |
| | = PROP. PERVIOUS ROCK |

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF GARLAND TO BE USED FOR CONSTRUCTION.

## PLANT LIST

| KEY | QTY. | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| RO | 18 | RED OAK | Quercus virginiana | Minimum 6" caliper; 10'-12' ht. | Nursery-grown B&B, full head, single trunk |
| BH | 39 | BURFORD HOLLY | Ilex cornuta "Burfordii" | Minimum 8' ht at time of planting | Full; plant 72" o.c. |

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

1) BENCHMARK:
CITY OF GARLAND GPS
MONUMENT NO. 225
N=7021507.639
E=2526082.896
ELEV = 610.56

2) BENCHMARK:
CITY OF GARLAND GPS
MONUMENT NO. 32
N=7011287.66
E=2526697.41
ELEV = 592.40

CASE # 180724-2

PRELIMINARY LANDSCAPE PLAN

STAR MILLER PARK DRIVE

3677 MILLER PARK DRIVE
STAR-MILLER PARK ADDITION
LOT 2, BLOCK 1, 3.42 Acres
City of Garland, Dallas County, Texas

developer/contractor

37 STARS REALTY, LLC
12101 Greenville Ave N. ste 102,
Dallas, Texas 75243
Contact: Moses NeGusse 972) 743-1223

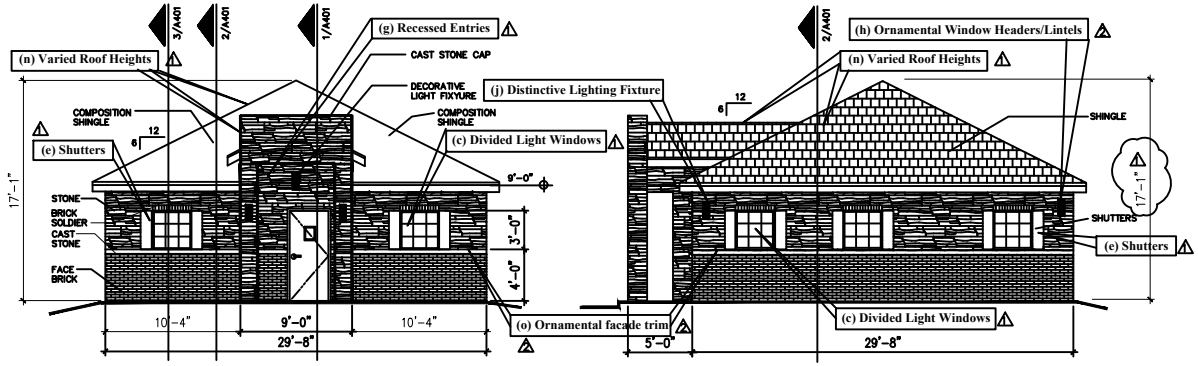
prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2021 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2018-11 REG. NO.: F-2567

| date: | scale: | sheet: |
|---|---|---|
| 6/29/21 | 1"=30' | L101 |

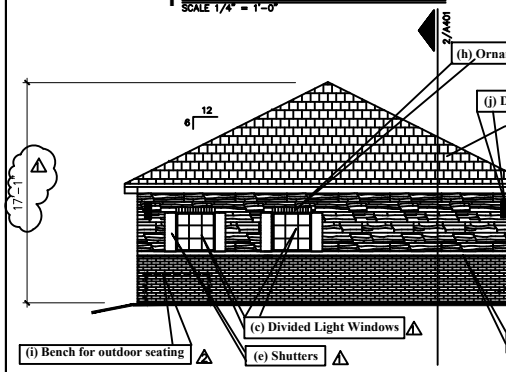
EXHIBIT E



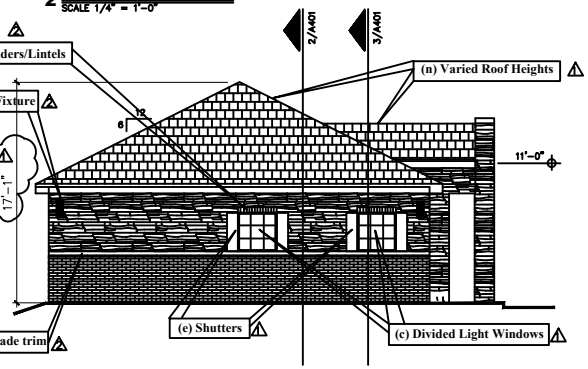

1 **East Elevation (Miller Park)**
SCALE 1/4" = 1'-0"




2 **North Elevation**
SCALE 1/4" = 1'-0"




3 **West Elevation**
SCALE 1/4" = 1'-0"



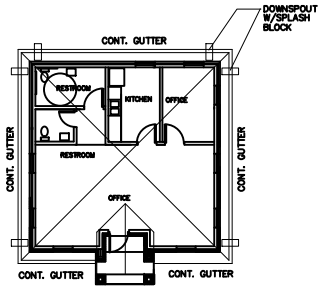

4 **South Elevation**
SCALE 1/4" = 1'-0"

**Material Information**

| | |
|---|---|
| **East Elevation** | |
| Brick | 45 % |
| Stone | 55 % |
| Masonry % | 100 % |
| **North Elevation** | |
| Brick | 54 % |
| Stone | 46 % |
| Masonry % | 100 % |
| **West Elevation** | |
| Brick | 54 % |
| Stone | 46 % |
| Masonry % | 100 % |
| **South Elevation** | |
| Brick | 60 % |
| Stone | 40 % |
| Masonry % | 100 % |

**Articulations**
Not required under 30'

**Architectural Elements**
(c) Divided Light Windows
(g) Recessed Entries
(e) Shutters
(i) Bench for outdoor seating
(n) Varied Roof Heights
(j) Distinctive Lighting Fixture




5 **Roof Plan**
SCALE 1/8" = 1'-0"

**Park Bench (Located on North Side of building)**
**Refer to site Plan for location**

**4.83(A)Architectural Elements**
1. (c) Divided Light Windows
2. (e) Shutters
3. (g) Recessed Entries
4. (i) Benches
5. (j) Distinctive Lighting Fixture
6. (n) Varied Roof Heights
7. (h) Ornamental Window Headers/Lintels
8. (o) Ornamental facade trims


Shearer, Monk, & Voigt
Architects and Engineers
1200 W. STATE STREET, GARLAND, TEXAS 75040
OFFICE 972-567-5397 - FAX 972-272-8761


**MILLER PARK OFFICE BUILDING**
3877 MILLER PARK
GARLAND, TEXAS 75040

10-10-20 CITY COMMENTS
7-30-20 CITY COMMENTS

Date Issued 1-08-20
Project No. 2018-18
Sheet Title
EXTERIOR ELEVATIONS
ROOF PLAN
SITE BENCH
Sheet Number
A301
Sequence ____ of ____

CASE #160724-2

GARLAND

# CITY COUNCIL ITEM SUMMARY SHEET

**City Council Regular Session Agenda** **4.**

**Meeting Date:** 08/17/2021

**Item Title:** Amendments to Sections 32 and 33 of the Code of Ordinances - Parking Enforcement Near Construction

**Submitted By:** Brian England, Deputy City Attorney

---

## Summary of Request/Problem

This item was presented to Council at the July 19, 2021 Work Session. The Public Safety Committee recommended an amendment to parking ordinances to make certain parking restrictions inapplicable in the area of City construction projects.

## Recommendation/Action Requested and Justification

Council is requested to consider an amendment to Section 32 and 33 of the Code of Ordinances providing that certain parking ordinances are inapplicable if violation of the ordinance is necessitated by City construction projects.

---

## Attachments

Amendment to Ordinance

---

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING SECTION 32.56, "PARKING ON UNIMPROVED SURFACE AND EXCESSIVE DRIVEWAYS," CHAPTER 32, ARTICLE II; SECTION 33.55, "MISCELLANEOUS PARKING VIOLATIONS – CIVIL OFFENSE," CHAPTER 33, ARTICLE IV OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.**

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

**Section 1**

That Section 32.56 "Parking on unimproved surface and excessive driveways," of Article II, "Property Maintenance and Nuisance Abatement," Chapter 32 of the Code of Ordinances for the City of Garland, Texas, is hereby amended *in part* to read as follows:

**"Sec. 32.56 Parking on unimproved surface and excessive driveways**

...

(F) **NON-APPLICABILITY** – subsection 32.56 (B) is not applicable if the part of the street adjacent to and adjoining the property lines of the property on which the vehicle is parked is under construction, and the construction necessitates the violation.

..."

**Section 2**

That Section 33.55 "Miscellaneous Parking Violations – Civil Violations," of Article IV, "Stopping, Standing, and Parking," of Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"**Sec. 33.55 Miscellaneous parking violations – civil offense**

...

(C) **NON-APPLICABILITY** – Section 33.55 is not applicable to a violation of subsections (A)(2) nor a violation of subsections (B)(2) of this section if the portion of the street adjacent to and adjoining the property lines of the property on which the vehicle is parked is under construction, and the construction necessitates the violation.

(D) **NON-APPLICABILITY** – Section 33.55 is not applicable to a violation of subsections (A) (12), or (15); nor a violation of subsections (B) (12), or (15) if construction of the roadway in the immediate area on which the vehicle is parked necessitates the violation.

..."

**Section 3**

That Chapters 32 and 33 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 4**

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 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 _____, 2021.

**CITY OF GARLAND, TEXAS**

_____
Mayor

**ATTEST:**

_____
City Secretary

**PUBLISHED DATE:**

_____

GARLAND

# CITY COUNCIL ITEM SUMMARY SHEET

**City Council Regular Session Agenda** **5.**

**Meeting Date:** 08/17/2021

**Item Title:** Fire Station No. 1 - Land Acquisition

**Submitted By:** Rick Galceran, Capital Project Management Director

---

## Summary of Request/Problem

Council has been briefed on previous occasions of the construction of a municipal fire complex in an area of east Garland commonly referred to as "the Triangle." Since the approval of the 2019 Bond Program, Staff has been working with its consultants to acquire the necessary real property to construct the fire complex. Two (2) purchase agreements have been successfully negotiated with property owners for the acquisition of real property needed to move forward with the project.

## Recommendation/Action Requested and Justification

Council is requested to consider by minute action the approval of two (2) purchase agreements negotiated to date with the property owners in the aggregate amount of $318,625.

---

GARLAND

# CITY COUNCIL ITEM SUMMARY SHEET

**City Council Regular Session Agenda** **6.**

**Meeting Date:** 08/17/2021

**Item Title:** Appointment of the Garland Housing Finance Corporation

**Submitted By:** Rene Dowl, City Secretary

---

**Summary of Request/Problem**

At the August 16, 2021 Work Session, Council interviewed the candidates interested in being appointed as the City of Garland's representative to the Garland Housing Finance Corporation for a six-year term beginning August 17, 2021.

**Recommendation/Action Requested and Justification**

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

---

**Attachments**

Delores Elder-Jones

Elizabeth Blackwell

Julius Jenkins

---

Delores Elder-Jones
3305 Flameleaf Street
Garland, Texas 7504-6573
[redacted]

CITY OF GARLAND
RECEIVED
JUL 14 2021
CITY SECRETARY

July 12, 2021

Garland City Council
c/o Ms. Rene Dowl, City Secretary
Garland City Hall
200 N. Fifth Street
Garland, Texas 75040

Dear Madam Secretary:

Please consider this my letter of interest to continue my duties to the City as a board member of Garland Housing Finance Corporation. Even though I have served a complete term, with the new executive director and present Board, the programs we are initiating and participating in are more exciting than I can imagine.

I have been an advocate for affordable housing for families and individuals for over 40 years. As my resume reflects, this has been my major focus for all that time. Now, it is my goal to assist Garland in becoming a model city in the United States of how all citizens can maintain decent, safe, sanitary, and affordable housing regardless of their income. Our troubled areas may become an oasis for the entire City to grow and change into a proud place for our present and future leaders.

I am so excited about the direction in which we are going and would like to assist in taking us farther!

Thank you very much for your assistance.

Sincerely,

Delores Elder-Jones
Attachment: Resume

**Delores Elder-Jones**
**3305 Flameleaf Street**
**Garland, Texas 75044-6573**
[redacted]

**EMPLOYMENT HISTORY**

Remember the Moment Photography by Grand Diva /Garland (2010-Present)
*Event Photographer*. See: www.facebook.com/rememberthemoment

D's Delectables / Garland, Texas (1996 –Present)
*Sole Proprietor* of small catering business. See
www.facebook.com/dsdelectables.com

Dependable Care Health Service, LLC / Garland, Texas (2010-2019)
Community/Patient Liaison
Promote comprehensive healthcare services and wellness for homebound patients and seniors. Ascertain quality services to existing patients.

Richland College / Dallas, Texas (1996 – 2013)
*Adjunct Professor/Continuing Education & Workforce Training* (2010-Present)
*Administrator of Community Outreach* (2001-2010)
*Teaching/Program Administrator* (2000-2010)

- Outreached to underserved populations to explain educational opportunities
- Interacted with local industry to determine trends and industry needs.
- Developed and administered programs for the Continuing Education division, including program planning, monitoring, implementation, evaluation, selection and supervision of instructional personnel.
- Supervised program coordinators charged with creating, implementing, and maintaining courses.

Also served as contract trainer for the Corporate Services division, instructor in the Continuing Education *Technical Writing* program, Emeritus Program, and *Diversity* class facilitator. Continue as Adjunct Professor.

Other positions held at Richland College include:
*Team Leader* (1999-2000)
*Client Services Manager* (1997-1999)
*Senior Placement Specialist* (1996-1997)
*JRT Instructor* (1996-1999)

Soul Embassy Café / Dallas, Texas (1994 – 1996)
*Co-Owner* of upscale jazz supper club.

Dallas County Budget Office / Dallas, Texas 1993 – 1995)
*Budget Analyst*

- Provided budget analyses and projections for all justice administration departments in addition to District Clerk, County Clerk, Personnel, Purchasing, Veterans Services, Public Defender, and Jury Services.
- Maintained accurate budget documents for departments' combined annual budget of $59.6 million.
- Provided special analyses and reports for the Commissioners Court and other governmental agencies.
- Interacted with agencies that contracted to provide services to Dallas County constituency.
- Conducted mid-year and tri-Quarter budget transfers.
- Served as troubleshooter in departments with daily budgetary problems.
- Served as point person to determine the County's position on certain issues.

Whitehaven Community Development Corporation/Memphis, TN (1992 – 1993)
*Executive Director*

- Coordinated and facilitated activities of a development corporation to improve the image and promote economic development for 53,000 residents and businesses of a declining community focusing on Elvis Presley.
- Executed public relations campaign improving the perception of the community and successfully coordinated all fund-raising activities.

Memphis Housing Authority / Memphis, TN (1989 – 1992)
*Director of Modernization / Director of Planning & Development*

- Administered *Comprehensive Grant and Comprehensive Improvement Assistance* programs for public housing agency.
- Designed new tracking system for major projects, resulting in improved reporting to the United States Department of HUD.
- Created successful partnership process with MHA residents and staff resulting in first *Memphis Citywide Resident Convention.*
- Served as agency's Section 504 coordinator.
- Developed procedures to guide residents and applicants of assisted housing programs in becoming self-sufficient and to home ownership opportunities.
- Planned and coordinated agency's grants applications efforts, resulting in over $3 million in grants in 2-year period.
- Chaired MHA's Planning Committee and Grants Review Committee.

Memphis City Schools / Memphis, TN (1988-1989)
*Teacher*

- Taught 4th Grade, using Memphis City School's designed curriculum.
- Provided motivation for inner-city students to want to learn and excel.
- Students scored higher on California Achievement Test than school average.

Tennessee Valley Center, Inc. / Memphis, TN (1987)
*Project Manager* of Jackson Manor Congregate Housing Facility for impaired senior individuals and couples needing additional assistance.

Catholic Diocese of Memphis Housing Corporation (1983 – 1987)
*Administrator of Multi-Family Housing / Manager Supervisor*

**Education**
Memphis State University
Master of City & Regional Planning, Major: Urban Revitalization
Bachelor of Arts / Social Welfare (Graduated with Distinction)

**Support Page**
**Delores Elder-Jones**

- Performed a feasibility study and proposed homeownership opportunities for families living in public housing. Project resulted in development of Memphis Housing Development Corporation and Bertha Wilbert Heights Subdivision, the first homeownership program in Memphis specifically targeting public housing residents.

- *Project 2000.* Proposed initiative to limit residency in public and assisted housing programs to ten years, mandating social services in an effort for residents to become self-sufficient.

- *Operation Bootstrap.* Received HUD funding for a proposal to assist families with Section 8 rental assistance and support services.

- Public Housing *Drug Elimination Program.* Received funding for a demonstration program for the Hurt Village public housing community to eliminate drug traffic and drug-related crimes.

- Planned and facilitated special programs for public housing residents including: Memphis and Shelby County Health Department Mobile Unit Immunization effort; MHA Drug Education Days; Memphis Walk-In Clinic for HIV and AIDS mobile unit; and O.R.D.I.S (One Room Drop-In School).

- Initiated "programmed" concept in assisted housing programs in Memphis; a program that combined social services with housing assistance so that families will have the opportunity to become vertically mobile and self-sufficient.

- Developed first of a kind Congregate housing for seniors needing medication monitoring and other assistance. . .24 hour facility

- Founded the Young Sophisticates, a charm club for urban youth in which they are exposed to alternative lifestyles through role modeling, education, and participation.

- Recognized as one of *1000 Points of Light*

- *Who's Who of American Women*

- *Certificate of Recognition* from the United States Department of HUD for *Outstanding Leadership and the Promotion of Fair Housing / Equal Opportunity.*

- *Role Model Award* from Federal Express Corporation and Booker T. Washington High School

- Honorary Watch Commander/North Precinct – Memphis Police Department

- Continuing Education Units and Certificates: Technical Writing, Supervision, Supervision for Women, Managing People, Child Abuse and Neglect, Comprehensive Grant (Parts I & II), Lead-Based Paint in Public & Indian Housing, Micro Lead I X-Ray Fluorescence Analyzer, etc.

**Other Supportive Information**

- Garland Police Department's Oral Review Board

- Garland Police Department Training Advisor

- President of Garland Housing Finance Corporation

- Leadership Garland 2003

- New Beginning Center (Board Member)

- City of Garland East Area Plan Implementation Team

- Memphis Community Housing Resource Board, President
  Chair/1990 Fair Housing Conference
  Chair/1986 Tennessee Statewide Fair Housing Conference

- City of Memphis Community Relations Commission
  Chair/Economic Development Committee

- United Way, Board Member
  Planning and Allocation Sub-committee, Speaker's Forum

- Leadership Memphis 1987

- Tennessee Volunteer Support Committee for Department of Human Services

- City of Memphis Transition Team/ Housing Committee

- Numerous awards, certificates of appreciation and commendations from national, state, local, and civic leaders and organizations

- Traveled extensively with entertainer, Isaac Hayes, 1970-1977

CITY OF GARLAND
RECEIVED
JUL 07 2021
CITY SECRETARY

Elizabeth Blackwell
422 Edgemere Dr.
Garland, Texas 75043
[redacted]

July 6, 2021

Rene Dowl
Garland City Secretary
City Hall
200 N. Fifth St.
Garland, Texas 75040

Dear City Secretary,

I am writing to you regarding the open Board member position for Garland Housing Finance Corp. I am a current resident of City of Garland and have been for over twenty (20) years. I am currently working as a Real Estate/Finance Paralegal for a developer located in Dallas. I am interested in getting involved in the City of Garland programs and helping the City of Garland grow and prosper.

My resume is enclosed with this letter so you can review my education, work experience, and achievements. I would appreciate an opportunity to talk with you and the council members. Thank you for your time and consideration. I look forward to speaking with you in the near future.

Sincerely,

Elizabeth Blackwell

# ELIZABETH BLACKWELL

Garland, Texas 75043 • [redacted]

## PROFESSIONAL PROFILE

- Paralegal with 18 years of experience with a focus on real estate transactions, real estate financing and transactional duties. Five years of prior career experience in finance.
- Proficient in due diligence and document preparation related to real estate finance, acquisitions, dispositions, leasing, operations and management.
- Possesses a collaborative approach with leadership and aptitude to assist in a team oriented environment. Versatile and results oriented with strong analytical skills to provide solutions.

## LEGAL SKILLS

Legal document preparation
Document management
Title and survey review
Operations, Event & Construction Contract Administration
Corporate filings and maintenance
Lease abstract
Microsoft Office, Excel and PowerPoint

## WORK HISTORY

***Legal Specialist/Paralegal***
***Billingsley Company – Full-time***
***Apr 2019 – Present (2 yr )***

- Review loan documents, retail and commercial leases, operational contracts, construction contracts.
- Review and coordinate finance documents.
- Order and review:
  a) Real property reports
  b) Certificates of title o Title commitments and supporting documents o
  c) Due diligence searches
  d) Surveys and Zoning Reports
  e) Environmental Reports
  f) Property Condition Reports
  g) Appraisals.
- Resolve title, survey and zoning issues
- Organize closing funds.
- Calendar all critical dates and contingencies.
- Prepare a closing checklist, which includes outlining critical dates and the responsibilities of all parties.
- Coordinate closing with all parties in the transaction, including the, title insurance company, counsel, and lender.
- Prepare transfers/affidavits of transferees, closing documents, closing reports, and accounts.
- Draft title and survey objection letters in the event of any survey and title issues.
- Review contracts and leases for assignment and prepare abstracts for contracts and leases.
- Obtain and prepare corporate documents, including authorization of the applicable parties to construction/1031 Exchange/finance.

- Support management in a variety of complex commercial real estate transactions, including joint ventures, commercial development,, multi-use leasing, and financing transactions.
- Review and summarizes UCC, judgment, tax and other lien searches
- Qualify and register corporate entities in appropriate jurisdictions.
- Draft and review construction documents.
- Operations, Events and Construction Contract Administration
- Support management and operations with legal, budget and risk management issues.

**Phoenix American Hospitality, LLC, Dallas, Texas** **April 2017 – October 2018**
***Senior Paralegal (Real Estate); Director of Legal of Compliance***

- Draft and review purchase and sale contracts, leases, operational contracts and, franchise agreements.
- Review and coordinate finance documents.
- Order and review:
    a) Real property reports
    b) Certificates of title
    c) Title commitments and supporting documents
    d) Due diligence searches
    e) Surveys
    f) Zoning Reports
    g) Environmental Reports
    h) Property Condition Reports
    i) Appraisals.
- Resolve title, survey and zoning issues.
- Organize closing funds.
- Calendar all critical dates and contingencies.
- Prepare closing checklist, including outlining critical dates and the responsibilities of all parties.
- Coordinate closing with all parties in the transaction, including the buyer, sellers, title insurance company, opposing counsel, and lender.
- Prepare transfers/affidavits of transferees, closing documents, closing reports, and accounts.
- Draft title and survey objection letters in the event of any survey and title issues.
- Review contracts and leases for assignment and prepare abstracts for contracts and leases.
- Obtain and prepare corporate documents, including authorization of the applicable parties to purchase/sell/finance.

- Qualify and register corporate entities in appropriate jurisdictions.
- Prepare and file liquor licenses and other operational permits in multiple jurisdictions.
- Draft and review construction documents.
- Support management and operations with legal and risk management issues.
- Negotiate new agreements with hotel vendors
- Operations contract procurement and administration
- *Laid off with several others whose positions were eliminated without advance notice.*

**FelCor Lodging Trust Incorporated, Irving, Texas** **August 2008 – April 2017**

***Senior Real Estate Paralegal, Director of Legal Department***

- 2016 Employee of the Year
- Assist attorneys, capital transaction and asset management with finance, acquisitions, dispositions and operations of hospitality properties.
- Order and review property title, surveys property condition reports, zoning reports and environmental reports in connection with finance, acquisitions and dispositions.
- Draft closing documents, transfer deeds and other closing documents in preparation for financing and dispositions.
- Coordinate closing with all parties in the transaction, including the buyers, sellers, title insurance company, opposing counsel, and lender.
- Review and abstract ground leases.
- Prepare property tenant leases, service contracts and file liquor licenses in multiple jurisdictions.
- *Left when company was acquired by a Maryland REIT and announced its relocation.*

| | |
|---|---|
| **Club Corp USA, Dallas Texas (*Real Estate Paralegal*)** | **2004 – 2008** |
| **Kane, Russell, Coleman & Logan, Dallas, TX (*Real Estate Paralegal*)** | **2001 - 2004** |
| **McLendon Companies, Dallas, Texas (*Director of Finance*)** | **1996 - 2001** |

## EDUCATION

2003 Paralegal Certificate - Texas A&M Commerce

## AFFILIATIONS

Member - National Association of Legal Assistance ("NALA")

CITY OF GARLAND
RECEIVED
JUL 26 2021
CITY SECRETARY

July 25, 2021

Mrs. René Dowl
City Secretary
William E. Dollar Municipal Building
200 N. 5th Street
Garland, TX 75040

RE: Garland Housing Finance Corporation Board Position

Dear Secretary Dowl and Councilmembers of the City of Garland:

I ask that you consider my letter of interest as a board member with the Garland Housing Finance Corporation ("GHFC"). As a resident of District 2 of the City of Garland, I have served as a member of the City's Plan Commission for the past year. My family has resided in Garland for five years, and I am engaged with our community's home owner's association.

It is my belief that the City of Garland is uniquely positioned within the Greater Dallas metroplex as an affordable and a diverse city. The City's leadership have endeavored to ensure that the city has robust services and new facilities. In 2019, the median property value was approximately $161,000. As compared to the City of Dallas and the City of Mesquite, Garland is accessible and available, with one of the highest homeownership rates in Dallas County. Garland offers what many cities are struggling to accomplish. An opportunity for a high quality of life for low- and middle-income earners.

Professionally, I am a Staff Attorney with Legal Aid of NorthWest Texas, a non-profit law firm that serves financially eligible persons in Dallas County who seek civil legal representation. My practice primarily includes legal issues relating to housing. Examples of my day-to-day activities are advocating for those persons and families that are about to lose their housing, even in the midst of the pandemic and eviction moratoriums, and addressing the collateral issues that impact homelessness.

I seek to serve as a member of the board due to my personal and professional interests. The City boldly fosters opportunities for economic mobility, and it is my wish to contribute to those ends. In addition to this, I am keenly aware of the importance of affordable housing as property values dramatically increase while wages remain largely unchanged. It is my hope that you will strongly consider this letter and my qualifications to serve as a member of the GHFC board.

Respectfully,

Julius E. Jenkins

# JULIUS EVAN JENKINS

1213 MCCORMICK STREET GARLAND, TEXAS 75040 [redacted]


## PROFESSIONAL EXPERIENCE

**Legal Aid of NorthWest Texas** Dallas, Texas
*Staff Attorney*
September 2020 – Present

- Represent indigent persons in civil legal matters to alleviate the conditions of homelessness
- Defend families in landlord-tenant proceedings during the COVID-19 pandemic
- Independently manage a fast-paced, high-volume caseload involving substantial litigation and justice related advocacy
- Conduct outreach and provide training to community partner organizations
- Interpret laws and regulations relating to Federal and State emergency actions

**Markland Hanley** Dallas, Texas
*Associate*
October 2019 – August 2020

- Full-time associate for boutique law firm specializing in product liability defense
- Deposed fact and party witnesses in wrongful death lawsuit while managing daily deadlines
- Researched and analyze evidentiary issues that were successfully argued by senior attorneys
- Corresponded with managing counsel and senior attorneys to discuss legal and factual issues
- Drafted memoranda and motions relating to proportionate responsibility under Texas law

*Law Clerk*
May 2017 – October 2019

- Consulted with attorneys about legal issues relating to the Federal Motor Vehicle Standards
- Briefed clients on the status of their cases and reviewed the Texas Rules of Civil Procedure
- Summarized witness depositions to save $7,000 in legal fees and assist in preparation for trial
- Drafted and edited motions and pleadings relating to personal injury lawsuits
-

**University of North Texas at Dallas College of Law** Dallas, Texas
*Graduate Student Research Assistant*
May 2018 – August 2018

- Learned new concepts regarding the impact of virtual personal assistants and administrative hardware on the legal industry
- Analyzed, explored, and researched legal issues relating to the privacy and the scope Fourth Amendment in criminal matters

# JULIUS EVAN JENKINS

1213 MCCORMICK STREET GARLAND, TEXAS 75040 · [redacted]


**Dallas County Probate Courts** Dallas, Texas
The Hon. Brenda Hull-Thompson & The Hon. Ingrid Warren
*Judicial Intern*
May 2016 – August 2016

- Composed summaries of civil pleadings, answers, and motions for summary judgment
- Assisted Judges in trial preparation by assembling and organizing parties' legal arguments and case law

## EDUCATION

**University of North Texas at Dallas College of Law** Dallas, TX
*Juris Doctor*
May 2019
*Activities:* President, Public Interest Law Student Association
Legislative Representative, Student Bar Association
Student Representative, State Bar of Texas – Law Student Division
*Awards:* Dean's Scholarship 2016, 2018; Adelfa Callejo Award, 2018

**University of Texas at Dallas** Richardson, TX
*Master of Arts, Political Science*
December 2013

**Howard University** Washington, DC
*Bachelor of Science, Major: Psychology*
May 2009

## CERTIFICATIONS

**University of North Texas at Dallas College of Law** Dallas, Texas
*Certificate: Mediation*
January 2019

**University of the District of Columbia** Washington, DC
*Certificate: Nonprofit Management*
December 2010

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

**City Council Regular Session Agenda** **7.**
**Meeting Date:** 08/17/2021
**Item Title:** Public Hearing on 2021-22 Proposed Budget
**Submitted By:** Allyson Bell Steadman, Budget Director

---

**Summary of Request/Problem**

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

The Proposed Budget for 2021-22 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 4, 2021. A second Public Hearing on the Proposed Budget is scheduled for Thursday, August 26, 2021. A third Public Hearing on the Proposed Budget is scheduled for Tuesday, September 14, 2021.

The 2021-22 Budget is scheduled to be adopted on September 14, 2021.

**Recommendation/Action Requested and Justification**

Open public hearing.

Take citizens' comments.

Close public hearing.

---

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

**City Council Regular Session Agenda** **8.**
**Meeting Date:** 08/17/2021
**Item Title:** Public Hearing on Proposed FY 2021/2022 Tax Rate
**Submitted By:** Corey Worsham, Tax Administrator

**Summary of Request/Problem**

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no new revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2021-2022 proposed budget is based on a tax rate of $0.756965 cents per every $100 of valuation, which exceeds the no new revenue tax rate of $0.720713 cents per $100 of value.

Proposed Tax Rate

| | *2020-2021* Current | ***2021-2022* Proposed** | Change |
|---|---|---|---|
| *O&M* | 39.40 | **38.1365** | -3.3 % |
| *Debt Service* | 37.56 | **37.56** | 0% |
| *Total Tax Rate* | 76.96 | **75.6965** | -1.6% |

**Recommendation/Action Requested and Justification**

An opportunity for public comment regarding the proposed 2021-2022 tax rate will be provided at the August 17, 2021 Regular Meeting. Additional opportunities for public comment will be provided at the August 26, 2021 Special Meeting and the September 14, 2021 Regular Meeting. The FY 2021-22 Budget and Tax Rate are scheduled for adoption on September 14, 2021.

**Attachments**

2021-22 Tax Notice

# NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of $0.756965 per $100 valuation has been proposed by the governing body of City of Garland.

| | |
|---|---|
| PROPOSED TAX RATE | $0.756965 per $100 |
| NO-NEW-REVENUE TAX RATE | $0.720713 per $100 |
| VOTER-APPROVAL TAX RATE | $0.774550 per $100 |

The no-new-revenue tax rate is the tax rate for the 2021 tax year that will raise the same amount of property tax revenue for City of Garland from the same properties in both the 2020 tax year and the 2021 tax year.

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

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Garland is proposing to increase property taxes for the 2021 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 26, 2021 AT 7:00 PM AT Garland City Hall 200 N. Fifth St. Garland TX 75040.

A PUBLIC HEARING TO ADOPT THE TAX RATE WILL BE HELD ON September 14, 2021 AT 7:00 PM AT Garland City Hall 200 N. Fifth St. Garland, TX 75040

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

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

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

**FOR the proposal:** Scott LeMay - Mayor; Deborah Morris - District 2; Ed Moore - District 3; B.J. Williams - Deputy Mayor Pro Tem, District 4; Rich Aubin - District 5; Robert Vera - District 6; Dylan Hedrick - District 7; Robert John Smith - District 8

**AGAINST the proposal:**

**PRESENT** and not voting:

**ABSENT:** Jeff Bass - District 1

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

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

| | 2020 | 2021 | Change |
|---|---|---|---|
| **Total tax rate (per $100 of value)** | $0.769600 | $0.756965 | decrease of $-0.012635, or -1.64% |
| **Average homestead taxable value** | $207,809 | $216,173 | increase of $8,364, or 4.02% |
| **Tax on average homestead** | $1,599.30 | $1,636.35 | increase of $37.05, or 2.32% |
| **Total tax levy on all properties** | $129,016,931 | $137,168,632 | increase of $8,151,701, or 6.32% |

---

**For assistance with tax calculations, please contact the tax assessor for City of Garland at Cworsham@garlandtx.gov or call 972-205-2410.**

GARLAND
PLANNING REPORT

**City Council Regular Session Agenda** **9. a.**

**Meeting Date:** 08/17/2021

**Item Title:** Z 21-21 Avalon Development and Kimley-Horn - Specific Use Provision (District 7)

**Submitted By:** Nabiha Ahmed, Development Planner

---

## REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

## LOCATION

2128 North Jupiter Road

## OWNER

Home Depot USA, Inc.

## PLAN COMMISSION RECOMMENDATION

On July 26, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Restaurant, Drive-Through Use.

## STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

## BACKGROUND

The subject property is part of an overall shopping center. The applicant proposes to remove existing parking spaces to construct a 2,015 square-foot restaurant/coffee shop with a drive-through.

## SITE DATA

The subject property consists of approximately 0.74 acres. The site has approximately 191.33 linear feet of frontage along North Jupiter Road. The site can be accessed from North Jupiter Road through mutual access easements.

## USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail (CR) District. 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 Community Retail (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 Community Retail (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 Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

## CONSIDERATIONS

1. Site Plan

   The subject property is a proposed pad site that consists of existing parking spaces primarily for The Home Depot. The applicant proposes to remove the parking spaces and construct a 2,015 square-foot building for a Restaurant with a Drive-Through (coffee shop) on the subject property. The subject property will be subdivided from the existing shopping center.

   A Restaurant, Drive-Through use in the Community Retail (CR) District requires approval of a Specific Use Provision.

2. Parking

   Per the GDC calculation, a total of twenty-one (21) spaces are required. The proposal complies with the parking requirements. Additionally, parking remains in compliance for the entire shopping center after the removal of parking spaces to construct the restaurant with the drive-through.

3. Screening and Landscaping

   The landscaping and screening layout on the proposed landscape plan (Exhibit D) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC).

4. Building Design

   The design of the proposed building (Exhibit E) complies with the applicable building design standards from the Garland Development Code (GDC).

5. Signage

   No deviations have been requested for signage.

6. Specific Use Provision

   The applicant requests the Specific Use Provision to be in effect for twenty-five (25) years, which aligns with the SUP Time Period Guide.

**COMPREHENSIVE PLAN**

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

This use is supportive to the surrounding area and compatible with the Comprehensive Plan.

**COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north, east and south are all zoned Community Retail (CR) District; they are developed with a home improvement center, two restaurants with drive-throughs, and retail stores. The properties to the west, across North Jupiter Road, are in the City of Richardson.

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**Attachments**

Z 21-21 Avalon Development and Kimley-Horn (Specific Use Provision) Attachments

Z 21-21 Avalon Development and Kimley-Horn Responses

Z 21-21 Avalon Development and Kimley-Horn Staff Presentation

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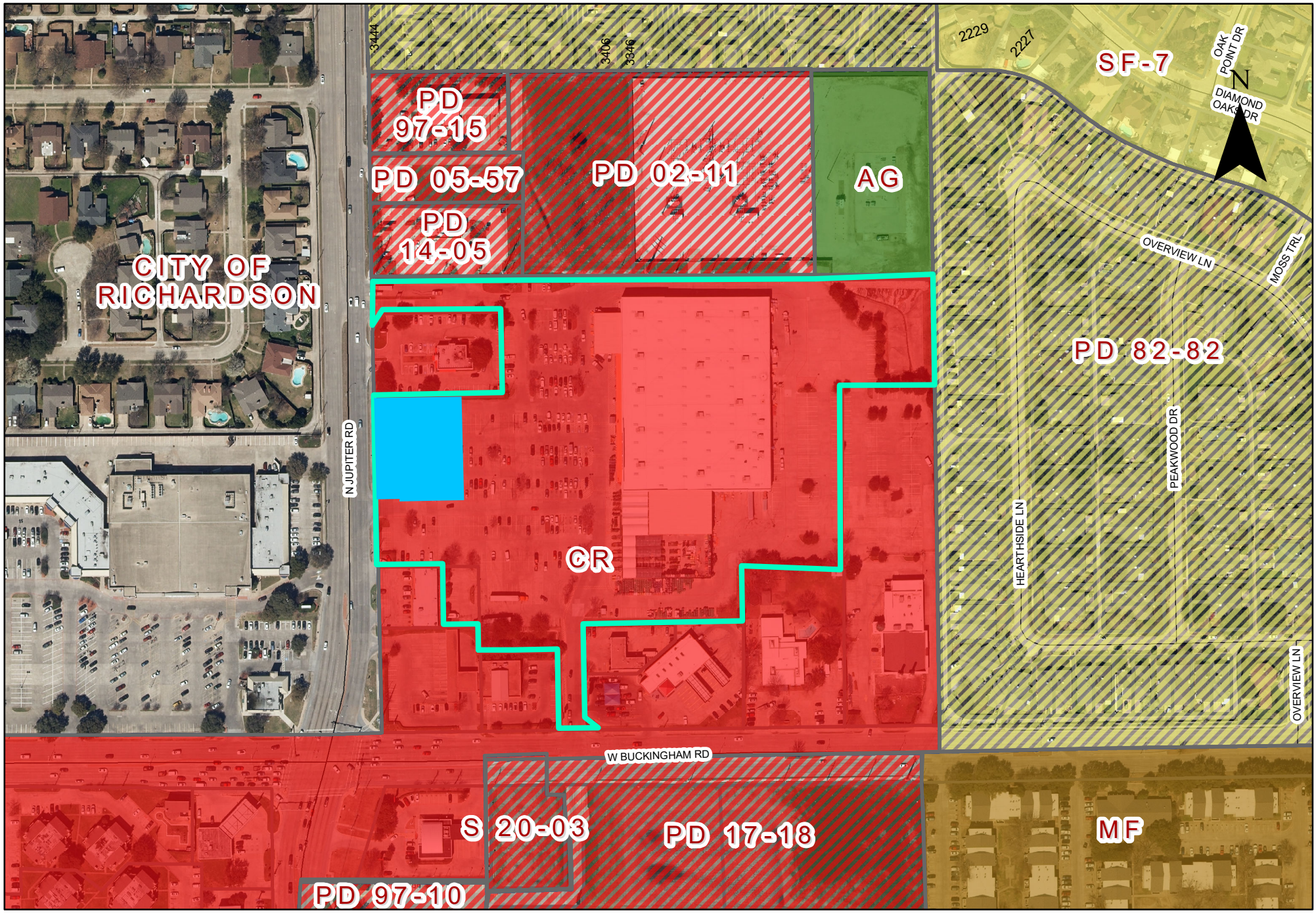



0 150 300 Feet
1 inch = 240 feet

# Zoning Map Z 21-21

INDICATES SUBJECT SITE

INDICATES AREA OF REQUEST

**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 21-21**

**2128 North Jupiter Road**

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.

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 Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.

V. **Specific Use Provision:**

A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for twenty-five (25) years.

B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.

C. Screening and Landscaping: Screening and Landscaping shall conform to Exhibit D.

D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

E. Signage: All signage shall comply with the Garland Development Code signage requirements.

**EXHIBIT B**

# REPORT & MINUTES

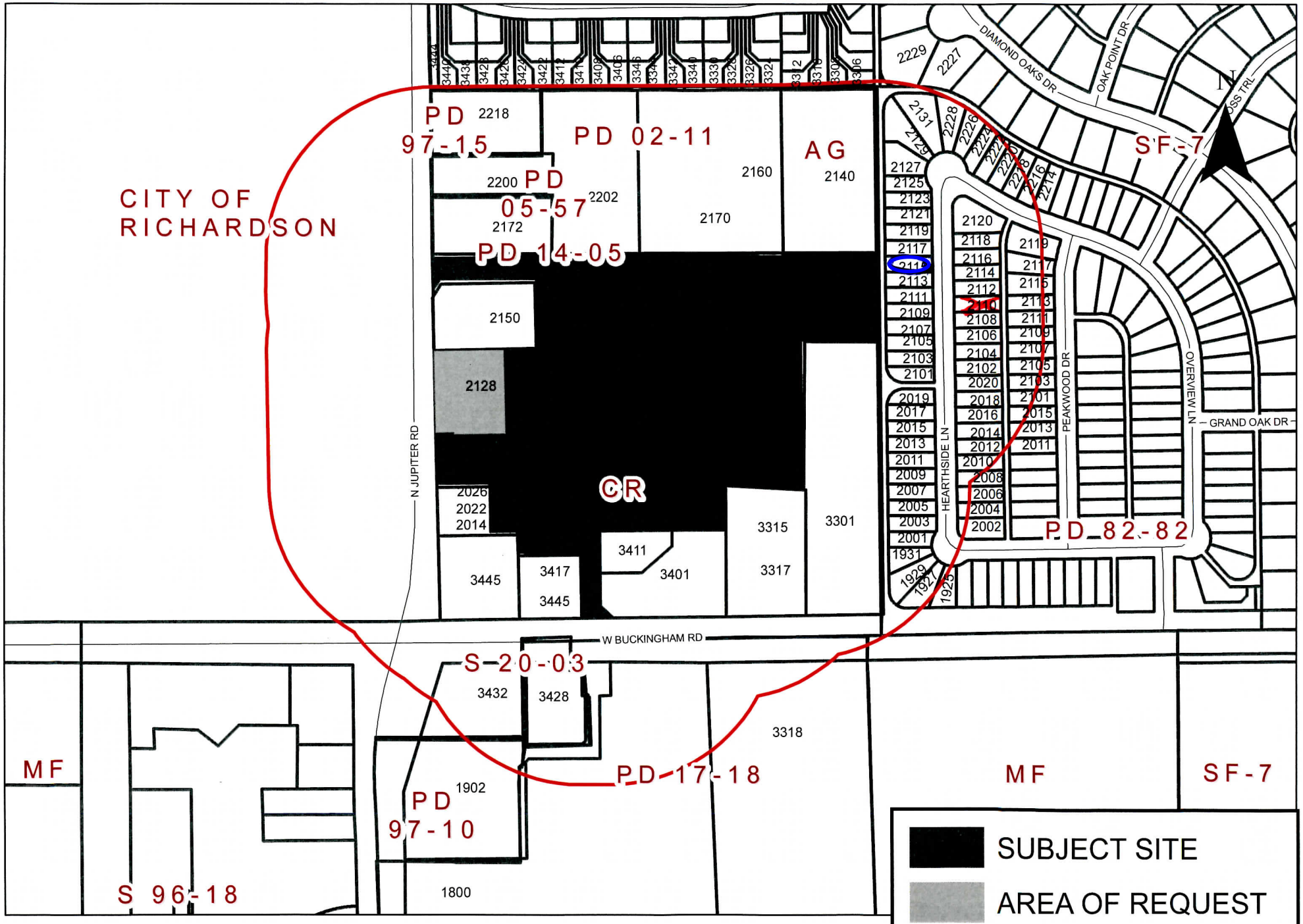
**P.C. Meeting, July 26, 2021**

Consideration of the application **Avalon Development / Kimley-Horn**, requesting approval of a Specific Use Provision to allow a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 2128 North Jupiter Road. (District 7) (File Z 21-21 Specific Use Provision)

Representing the applicant Garrett Johnson, 6901 La Manga Drive, Dallas, Texas was available for questions.

There was discussion between the applicant and the Plan Commission regarding the total number of patrons the establishment will be able to serve inside and outdoors at a given time, drive-through constraints, and disposition of the food trucks currently using the subject property.

**Motion** was made by Commissioner Rose to close the public hearing and approve the request. Seconded by Commissioner Ott. **Motion carried**: **9** Ayes, **0** Nays.




0 180 360 Feet
1 inch = 300 feet

# Zoning Map Z 21-21

## 2128 NORTH JUPITER ROAD

SUBJECT SITE

AREA OF REQUEST

NOTIFICATION AREA

# Comment Form
# Case Z 21-21

**Z 21-21 Avalon Development / Kimley-Horn. The applicant proposes to construct a 2,015 square-foot restaurant/coffee shop with a drive-through. This site is located at 2128 North Jupiter Road. (District 7)**

**Z 21-21 Avalon Development / Kimley-Horn. El solicitante propone construir un restaurante / cafetería de 2,015 pies cuadrados con acceso para autos. Este sitio está ubicado en 2128 North Jupiter Road. (Distrito 7)**

**Z 21-21 Avalon Development / Kimley-Horn. Người nộp đơn đề xuất xây dựng một nhà hàng / quán cà phê rộng 2,015 foot vuông có đường lái xe qua. Địa chỉ này nằm ở số 2128 North Jupiter Road. (Quận 7)**

---

**Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới**

[X] For / A Favor / Đúng

[ ] Against / En Contra / Không

**Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.**

BARBARA L. HARVISON, PROPERTY OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

*(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)*

2115 HEARTHSIDE LN.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Barbara L. Harvison

Signature / Firma / Ch ữ ký

7/17/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

JUL 20 '21 AM 10:59

# Comment Form
# Case Z 21-21

**Z 21-21 Avalon Development / Kimley-Horn. The applicant proposes to construct a 2,015 square-foot restaurant/coffee shop with a drive-through. This site is located at 2128 North Jupiter Road. (District 7)**

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**Z 21-21 Avalon Development / Kimley-Horn. Người nộp đơn đề xuất xây dựng một nhà hàng / quán cà phê rộng 2,015 foot vuông có đường lái xe qua. Địa chỉ này nằm ở số 2128 North Jupiter Road. (Quận 7)**

---

**Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới**

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

**Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.**

SCOTT + CAROLINE SEIFERT (PROPERTY OWNER)

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

*(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)*

2110 HEARTHSIDE LANE

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Scott H. Seifert — 7/19/21

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

JUL 22 '21 PM 3:02

# Comment Form Continued –
# Case Z 21-21

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

WE DO NOT NEED ANOTHER FAST FOOD RESTAURANT IN THE AREA.

# Z 21-21

*The applicant proposes to construct a Restaurant with a Drive-Through (coffee shop).*

*[Specific Use Provision and a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.*

City Council Meeting
August 17, 2021

GARLAND
TEXAS MADE HERE

# CASE INFORMATION

**Location:** 2128 North Jupiter Road

**Applicant:** Avalon Development and Kimley-Horn

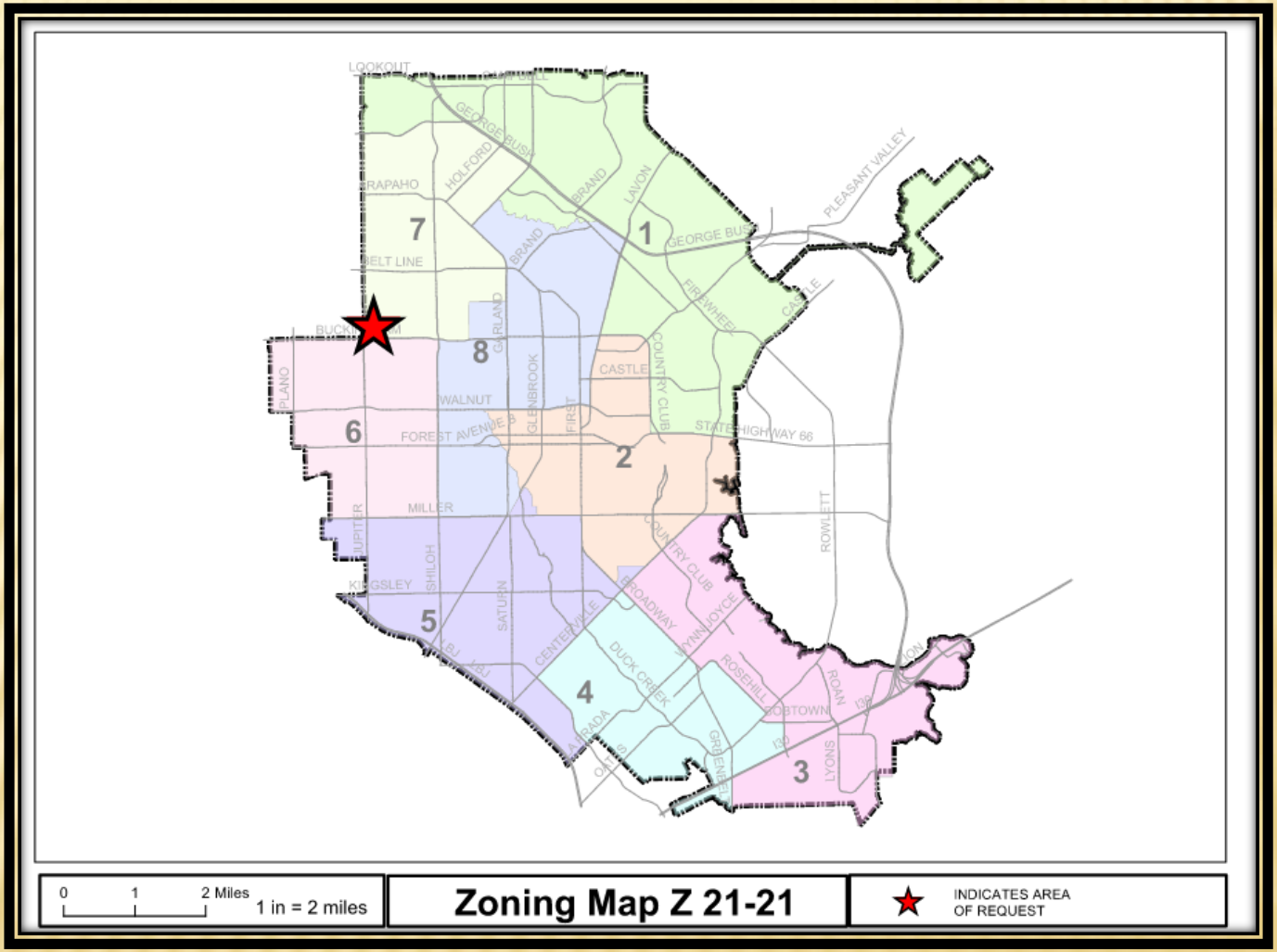
**Owner:** Home Depot USA, Inc.

**Acreage:** 0.74 acres

**Zoning:** Community Retail (CR) District

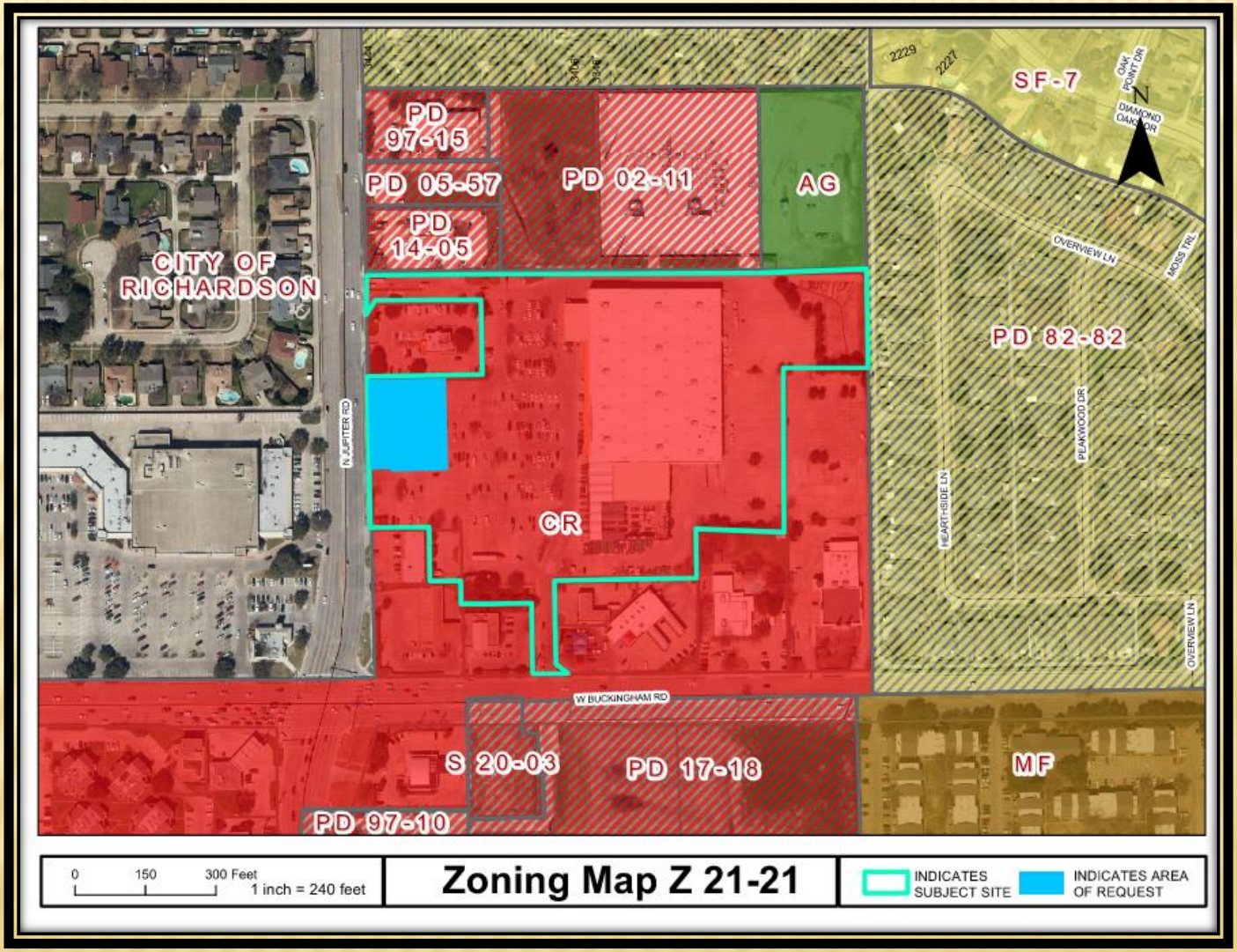
Z 21-21

# CITYWIDE LOCATION MAP



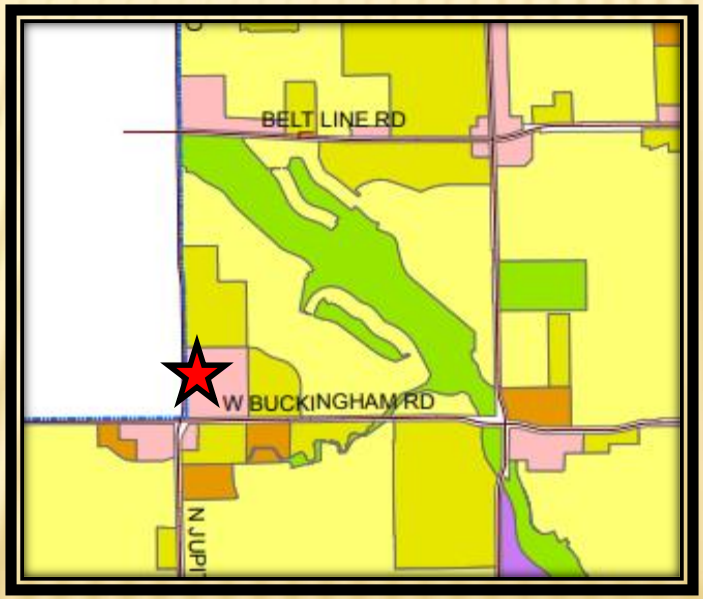

Z 21-21

# LOCATION MAP




Z 21-21

# COMPREHENSIVE PLAN




Z 21-21

# COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers.  Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

This use is supportive to the surrounding area and compatible with the Comprehensive Plan.

# PHOTOS

View of the subject property

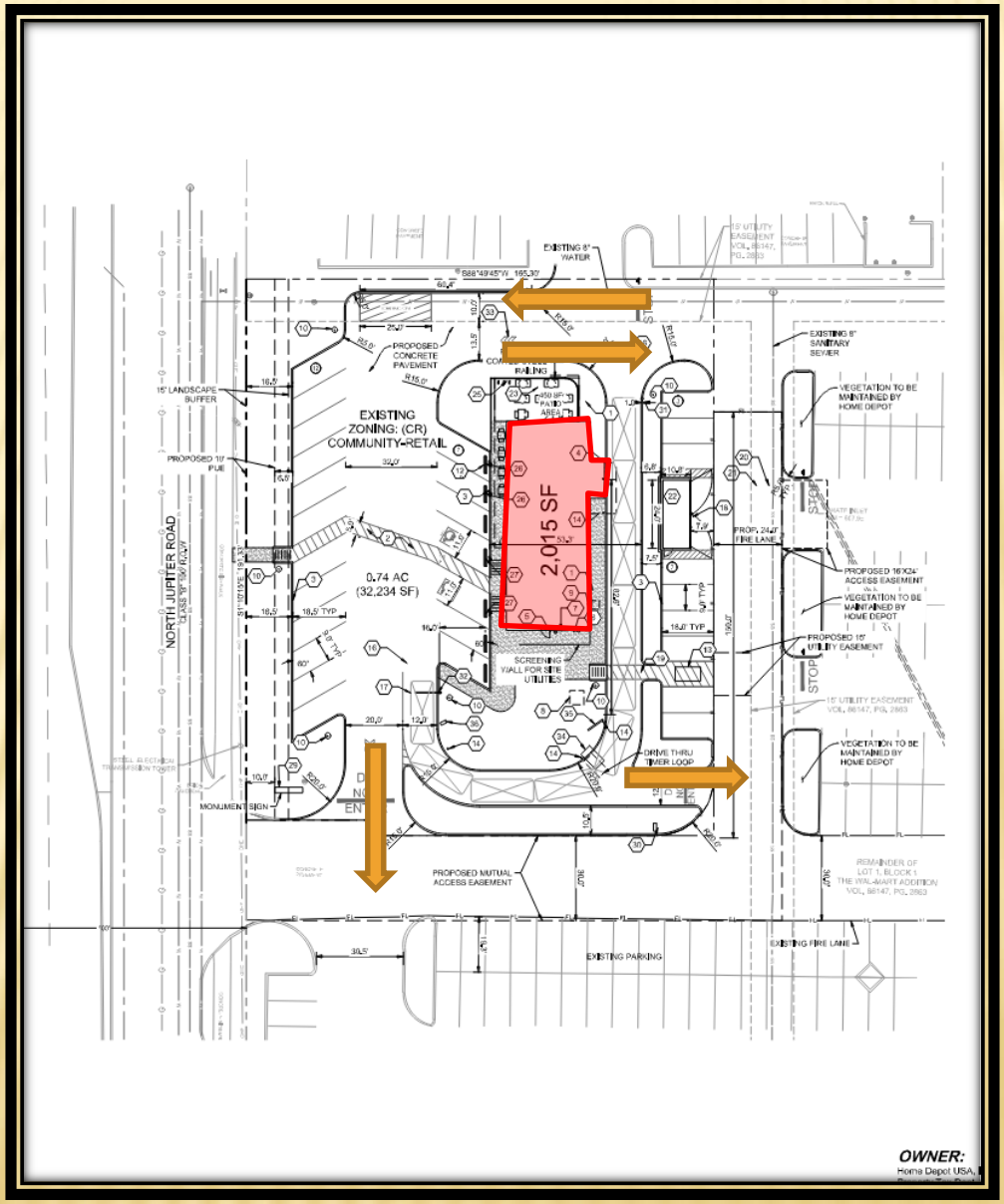
Looking north of the subject property

Looking east of the subject property

Looking west of the subject property

GARLAND
TEXAS MADE HERE

# SITE PLAN




Z 21-21

GARLAND
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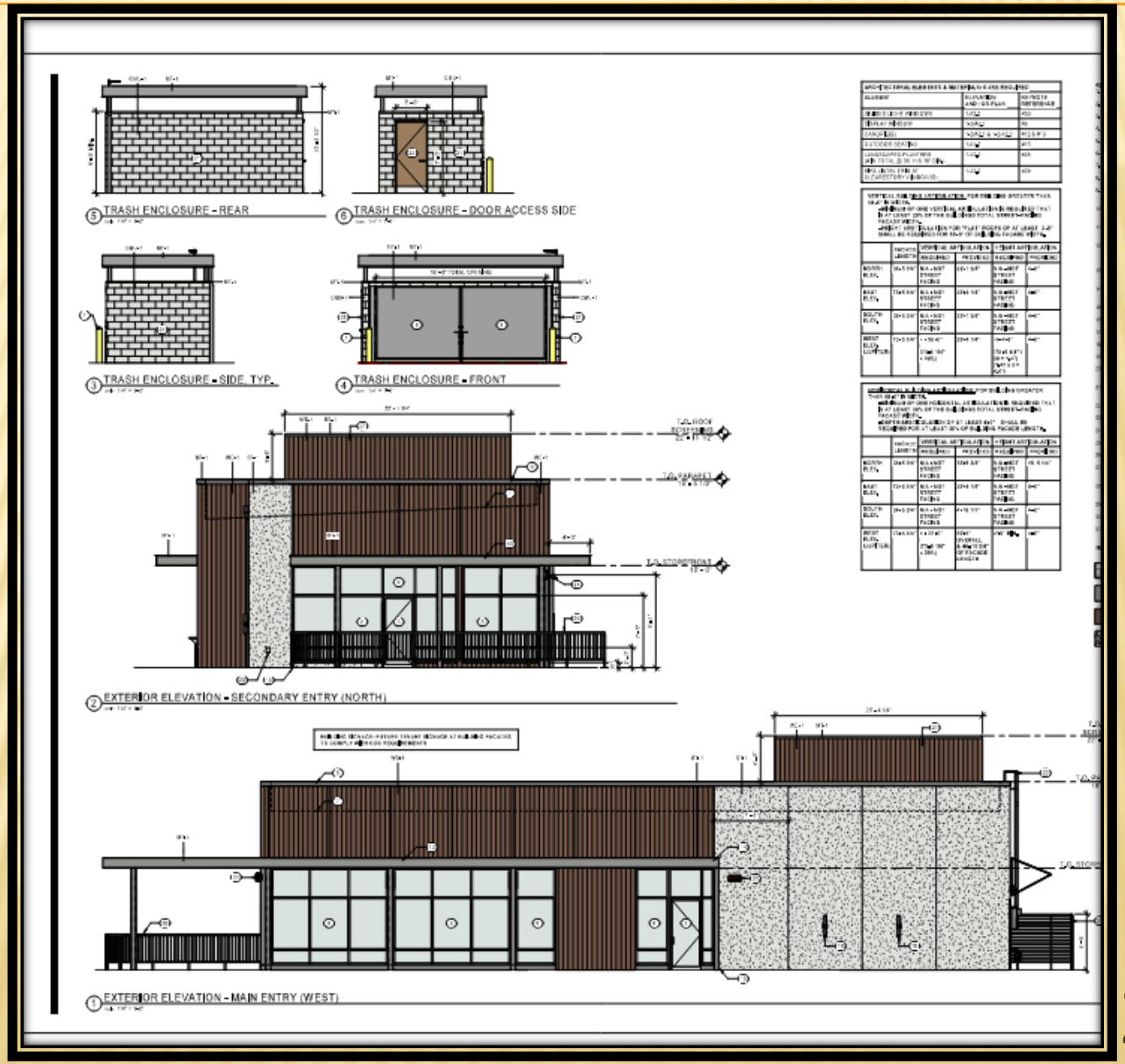
# LANDSCAPE PLAN

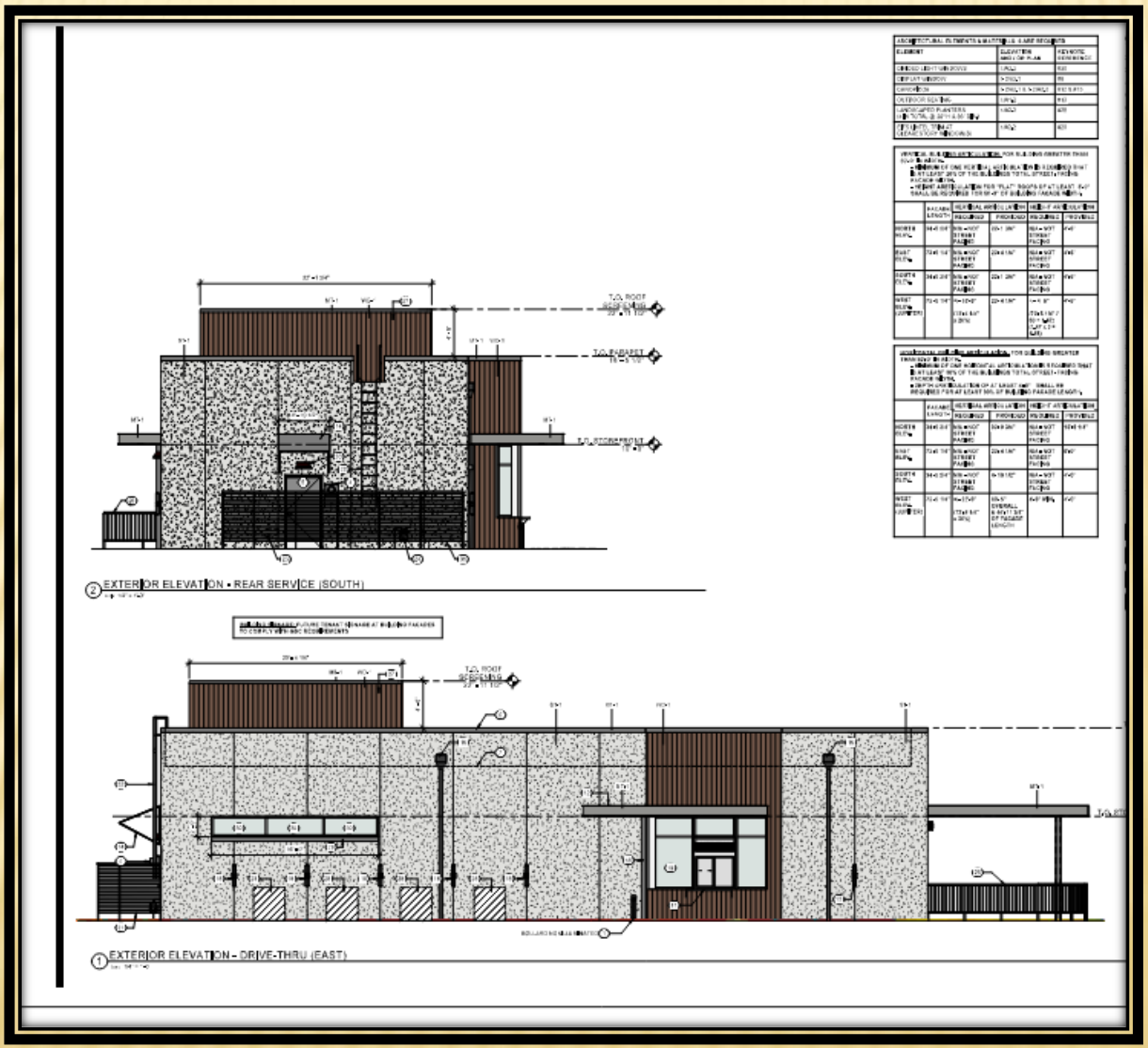
Z 21-21

# BUILDING ELEVATIONS




Z 21-21

# BUILDING ELEVATIONS




Z 21-21

# SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for twenty-five (25) years, which aligns with the SUP Time Period Guide.

No deviations have been requested by the applicant.

# STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

# PLAN COMMISSION RECOMMENDATION

On July 26, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan for a Restaurant, Drive-Through Use.

Z 21-21

GARLAND
PLANNING REPORT

**City Council Regular Session Agenda** **9. b.**

**Meeting Date:** 08/17/2021

**Item Title:** Z 21-21 Avalon Development and Kimley-Horn - Plan (District 7)

**Submitted By:** Nabiha Ahmed, Development Planner

---

## REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

## LOCATION

2128 North Jupiter Road

## OWNER

Home Depot USA, Inc.

## PLAN COMMISSION RECOMMENDATION

On July 26, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Restaurant, Drive-Through Use.

## STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

## BACKGROUND

The subject property is part of an overall shopping center. The applicant proposes to remove existing parking spaces to construct a 2,015 square-foot restaurant/coffee shop with a drive-through.

## SITE DATA

The subject property consists of approximately 0.74 acres. The site has approximately 191.33 linear feet of frontage along North Jupiter Road. The site can be accessed from North Jupiter Road through mutual access easements.

## USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Community Retail (CR) District. 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 Community Retail (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 Community Retail (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 Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

## CONSIDERATIONS

1. Site Plan

   The subject property is a proposed pad site that consists of existing parking spaces primarily for The Home Depot. The applicant proposes to remove the parking spaces and construct a 2,015 square-foot building for a Restaurant with a Drive-Through (coffee shop) on the subject property. The subject property will be subdivided from the existing shopping center.

   A Restaurant, Drive-Through use in the Community Retail (CR) District requires approval of a Specific Use Provision.

2. Parking

   Per the GDC calculation, a total of twenty-one (21) spaces are required. The proposal complies with the parking requirements. Additionally, parking remains in compliance for the entire shopping center after the removal of parking spaces to construct the restaurant with the drive-through.

3. Screening and Landscaping

   The landscaping and screening layout on the proposed landscape plan (Exhibit D) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC).

4. Building Design

   The design of the proposed building (Exhibit E) complies with the applicable building design standards from the Garland Development Code (GDC).

5. Signage

   No deviations have been requested for signage.

6. Specific Use Provision

   The applicant requests the Specific Use Provision to be in effect for twenty-five (25) years, which aligns with the SUP Time Period Guide.

**COMPREHENSIVE PLAN**

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

This use is supportive to the surrounding area and compatible with the Comprehensive Plan.

**COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north, east and south are all zoned Community Retail (CR) District; they are developed with a home improvement center, two restaurants with drive-throughs, and retail stores. The properties to the west, across North Jupiter Road, are in the City of Richardson.

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**Attachments**

Z 21-21 Avalon Development and Kimley-Horn (Plan) Attachments

Z 21-21 Avalon Development and Kimley-Horn Responses

Z 21-21 Avalon Development and Kimley-Horn Staff Presentation

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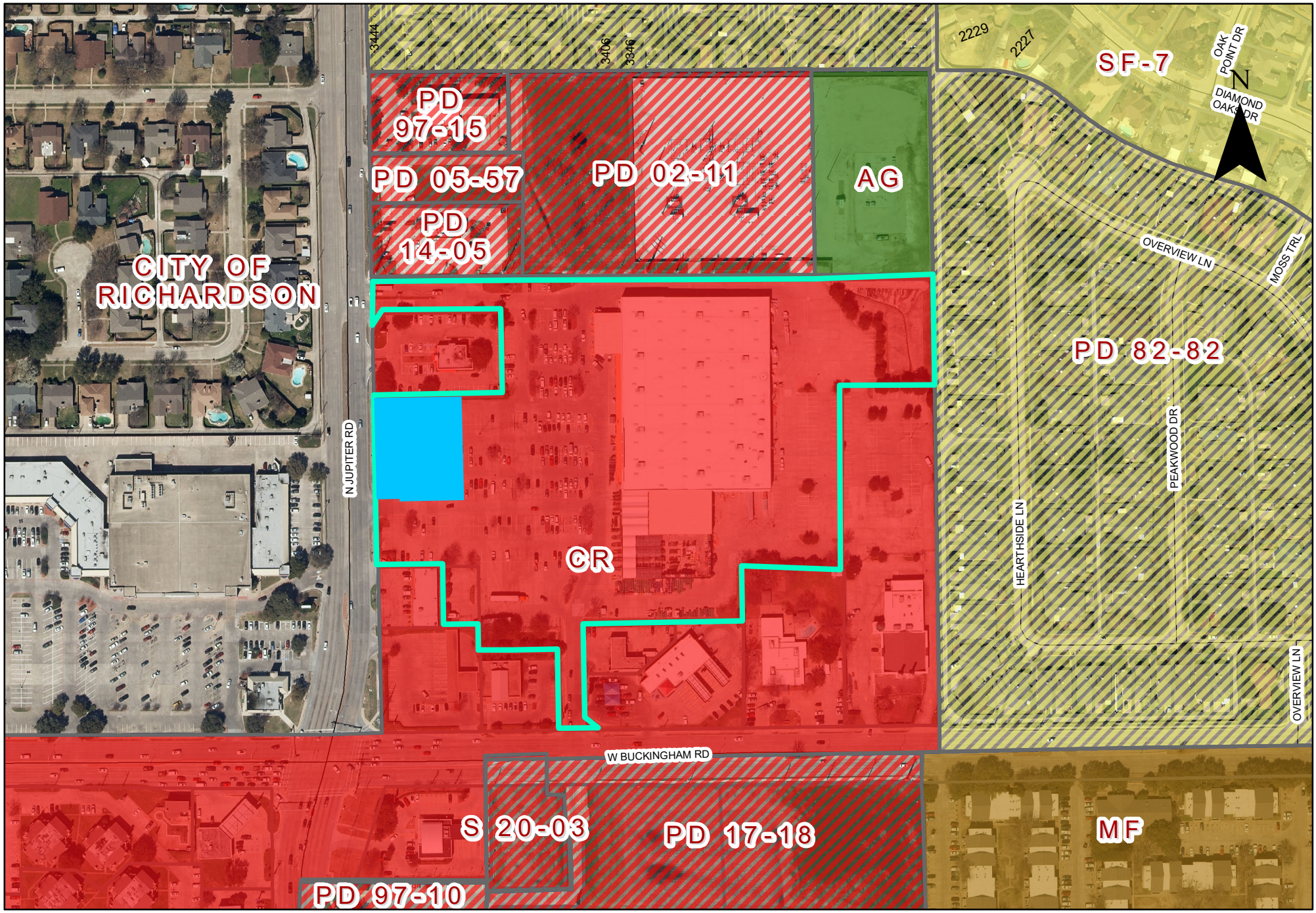


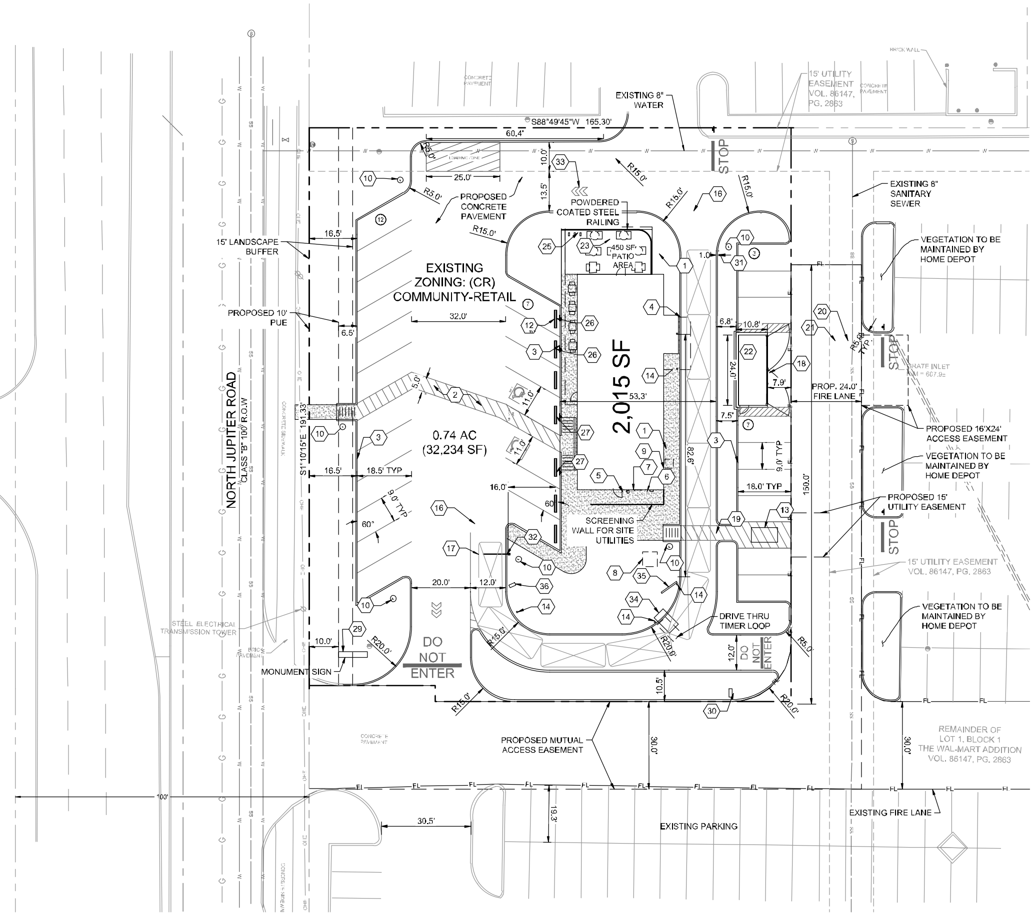

0 150 300 Feet
1 inch = 240 feet

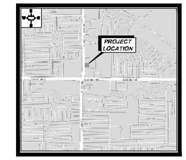
# Zoning Map Z 21-21

INDICATES SUBJECT SITE

INDICATES AREA OF REQUEST

EXHIBIT C




VICINITY MAP
N.T.S.

N W E S

GRAPHIC SCALE 20'

## LEGEND

- FL — PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK AREA
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES

## SITE DATA TABLE

| | |
|---|---|
| GROSS FLOOR AREA | 2,015 SF |
| PARKING REQUIRED | 21 SPACES |
| REQUIRED PARKING RATIO | 1/100 |
| PARKING PROVIDED | 28 SPACES |
| LAND AREA | 0.74 ACRES |
| HANDICAP REQUIRED | 2 SPACES |
| HANDICAP PROVIDED | 2 SPACES |
| COVERAGE | 6.25% |

*PARKING PROVIDED TOTAL INCLUDES HC PARKING

## HOME DEPOT PARKING

| | EX. PARKING | PROPOSED PARKING |
|---|---|---|
| FRONT FIELD: | 514 | 406 |
| SIDE: | 34 | 34 |
| REAR FIELD: | 116 | 116 |
| TOTAL | 666 | 556 |

PARKING REQUIRED BY CITY (1/250): 524

## KEYED NOTES

1. LANDSCAPE AREA (OPTIONAL)
2. ACCESSIBLE PATH OF TRAVEL
3. 6" CONCRETE CURB, TYPICAL
4. CANOPY (ABOVE)
5. GAS METER LOCATION
6. ELECTRICAL CABINET AND METER LOCATION
7. ROOF ACCESS LADDER LOCATION
8. LOCATION FOR SITE TRANSFORMER
9. LOCATION FOR IRRIGATION CONTROL VAULT
10. SITE LIGHT POLE
11. NOT USED
12. WHEEL STOPS
13. GREASE TRAP LOCATION

**PARKING AND DRIVE-THRU**

14. BOLLARDS - NON-ILLUMINATED: PROVIDE NON-ILLUMINATED. PROTECTIVE BOLLARDS IN FRONT OF THE PRE-MENU BOARD, ORDER POINT, AND PICK-UP WINDOW BUMP OUT.
15. NOT USED
16. DRIVE THRU LANE: ENSURE EASY INGRESS AND EGRESS FROM MAIN CUSTOMER TRAFFIC. DO NOT BLOCK PARKING. MINIMUM (1) CAR LENGTH PRIOR TO ENTERING TRAFFIC AFTER PAY/PICK-UP WINDOW. AVOID LOCATING UNSIGHTLY ITEMS, SUCH AS GREASE TRAPS OR TRASH ENCLOSURES, IN OR NEAR THE DRIVE THRU LANE.
17. QUEUE LENGTH: RECOMMEND (11) CAR QUEUE FOR DRIVE THRU LANE (SUBJECT TO JURISDICTIONAL REQUIREMENTS.)
   A. CAR STACK: PREFERRED (7) CARS FROM ORDER POINT TO PICK-UP WINDOW. ALLOWS PARTNERS TIME NEEDED TO PREPARE CUSTOMER ORDER AND MAINTAIN SPEED OF SERVICE.
   B. ORDER TAIL: PREFERRED (4) CARS. MIN. (3) CARS, FROM LEASE LINE TO ORDER POINT. ALLOWS POTENTIAL VIEWING OF PRE-MENU BOARD AND MINIMIZES TRAFFIC BACK-UP INTO STREET, DRIVEWAY, OR PARKING AREA.

**TRASH ENCLOSURE**

18. LOCATION: TRASH AND RECYCLING AREA TO BE LOCATED NO MORE THAN 500 FEET FROM THE SERVICE DOOR. ENCLOSURE SHALL NOT BE UNDER OBSTRUCTIONS WHICH LIMIT ACCESS.
19. PATHWAY: PATHWAY FROM THE PREMISES TO THE ENCLOSURE SHALL BE WELL LIT. ACCESS PATHWAY FROM REAR SERVICE DOOR TO TRASH ENCLOSURE SHALL BE RAMPED (MAX. 1:20) TO ALLOW ROLLING ACCESS.
20. HAULER ACCESS: TRASH ENCLOSURE POSITIONED SO THAT HAULER CAN ACCESS CONTAINERS BY EITHER FRONT LOAD OR REAR LOAD REMOVAL. TYPICALLY LEAVE 40-45 FEET UNOBSTRUCTED AREA FOR 90-DEGREE TURN. CHECK REQUIREMENTS WITH LOCAL TRASH REMOVAL SERVICES.
21. SITE PAVING: PROVIDE 6" THICK SEALED CONCRETE PAVING AT TRASH ENCLOSURE. TO EXTEND 12'-0" FROM FRONT EDGE OF ENCLOSURE TOWARDS HAULER ACCESS POINT.
22. HOSE BIB: INCLUDE DRAIN AND HOSE BIB IF ENCLOSURE LOCATED MORE THAN 50 FEET FROM REAR SERVICE DOOR.

**PATIO, SEATING AND SITE AMENITIES**

23. PATIO AND SEATING: PROVIDE OUTDOOR SEATING AREA. WITH EASY ACCESS FROM TO CAFÉ SPACE. PROVIDE ACCESSIBLE SEATING (MIN. 5%) OR PER LOCAL REQUIREMENTS.
24. RAILING AND SCREENING: PROVIDE RAILING, VEGETATED BUFFER, AND/OR SCREENING ELEMENT BETWEEN PATIO AND DRIVE THRU LANE. INCLUDE ADDITIONAL SCREENING AS NEEDED TO REDUCE NOISE AND LIGHT TRANSFER TO ADJACENT SITES.
25. BIKE RACKS: INSTALL BIKE RACK(S) NEAR MAIN ENTRANCE TO ACCOMMODATE ALTERNATIVE TRANSIT TO THE SITE. LOCATE BIKE RACK AS TO LIMIT PEDESTRIAN DISRUPTION AND MAINTAIN ACCESSIBLE PROVISIONS OF THE SITE.
26. MOP PARKING SIGN: PROVIDE (1) MOP ONLY PARKING SIGN, AS REQUIRED BY OPS. LANDLORD TO PROVIDE POLE.
27. ACCESSIBLE PARKING SIGNAGE: PROVIDE SIGNAGE AS REQUIRED BY JURISDICTION.

**SITE AND DRIVE-THRU (DT) SIGNAGE**

28. NOT USED
29. MONUMENT SIGN
30. DT DIRECTIONAL ARROW SIGN: LOCATE AT POINTS WITHIN THE SITE TO PROVIDE DIRECTIONAL WAYFINDING TOWARDS DT LANE. LOCATE SIGNAGE TO MAXIMIZE VISIBILITY FROM PARKING LOT ENTRY AND MAIN CIRCULATION PATHS. (DIMENSION LOCATION FROM CURB)
31. DT DIRECTIONAL EXIT/THANK YOU SIGN: LOCATE AT EXIT OF DT LANE, ON PASSENGER SIDE, WITH "EXIT ONLY" SIDE FACING PARKING LOT. (DIMENSION LOCATION FROM CURB)
32. CLEARANCE BAR: LOCATE AT ENTRANCE TO DT LANE. SET CLEARANCE HEIGHT BASED ON MINIMUM OBSTRUCTION HEIGHT ALONG PATH OF VEHICLE TRAVEL, INCLUDING BUILDING AWNINGS AND/OR ORDER POINT CANOPY. (DIMENSION 12" FROM CURB)
33. WAYFINDING PAVEMENT GRAPHICS: HIGH VISIBILITY DIRECTIONAL GRAPHICS, HEAT-APPLIED OR PAINTED ON PAVEMENT. (DIMENSION LOCATION)
   A. DOUBLE ARROWS: SPACE EVENLY WITHIN VEHICULAR CIRCULATION. DO NOT BLOCK PEDESTRIAN PATHS.
   B. ENTRY/EXIT ARROWS: CENTER WITHIN TYPICAL DT LANE. ALIGN EDGE OF GRAPHIC WITH CURB AND ENTRY/EXIT.
34. DIGITAL ORDER SCREEN WITH CANOPY: LOCATE ORDER POINT CENTERED ON THE 7TH CAR IN THE QUEUE. SITUATE ORDER POINT SO THAT THE MICROPHONE AND SPEAKER FACE AWAY FROM TRAFFIC, AND CARS CAN PULL UP CLOSE, AVOIDING TIGHT TURNS.
   A. ALTERNATE: SPEAKER POST IS AVAILABLE IF NEEDED DUE TO SPACE CONSTRAINTS, LANDLORD REQUIREMENTS, SITE RESTRICTIONS, OR BUDGET.

**DIGITAL ORDER SCREEN (DOS) AND MENU**

35. MENU BOARD: THE 5-PANEL MENU BOARD IS THE PREFERRED STANDARD. LOCATE ADJACENT TO THE DOS. DO NOT LOCATE ON TURNING RADIUS. DO NOT OBSTRUCT VIEW OF MENU BOARD WITH DOS/CANOPY. CONSIDER SCREENING BEHIND MENU BOARD IF ADJACENT TO EXTERIOR SEATING, SIDEWALK, OR PEDESTRIAN WAY.
   A. ALTERNATE: 3-PANEL BOARD IS AVAILABLE IF SITE RESTRICTIONS LIMIT USE OF 5-PANEL.
36. DT PRE-MENU: THE PREVIEW BOARD IS AVAILABLE IN WALL-MOUNTED AND FREE-STANDING OPTIONS. LOCATE 1-2 CAR LENGTHS BEFORE ORDER POINT TO MAXIMIZE INFLUENCE ON CUSTOMER PURCHASING BEHAVIOR.
   A. ALTERNATE: IF NO SPACE IS AVAILABLE IN THE DT LANE, THIS ITEM CAN BE REMOVED.


***OWNER:***
Home Depot USA, Inc.
Property Tax Dept. #0556 PO Box 105842
Atlanta, Georgia 30348
Tel. No. (813) 530-2773
Contact: Suzanne Russo

***APPLICANT:***
Avalon Development
7333 E Doubletree Ranch Rd, Suite 140
Scottsdale, AZ 85258
Tel. No. (480) 376-8750
Contact: Scott Wolski

***ENGINEER:***
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.


CASE NO. 200728-2

| KHA PROJECT | DATE | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---|---|---|---|---|---|
| 064554105 | JUNE 2021 | AS SHOWN | MTD | DMM | MTD |

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
Kimley-Horn
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

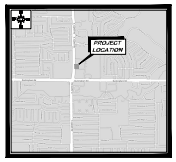
PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
MICHAEL T. DOGGETT

PROPOSED PAD SITE
2128 N JUPITER ROAD, GARLAND, TEXAS

SUP SITE PLAN

SHEET NUMBER
1 OF 2

EXHIBIT D




VICINITY MAP
N.T.S.

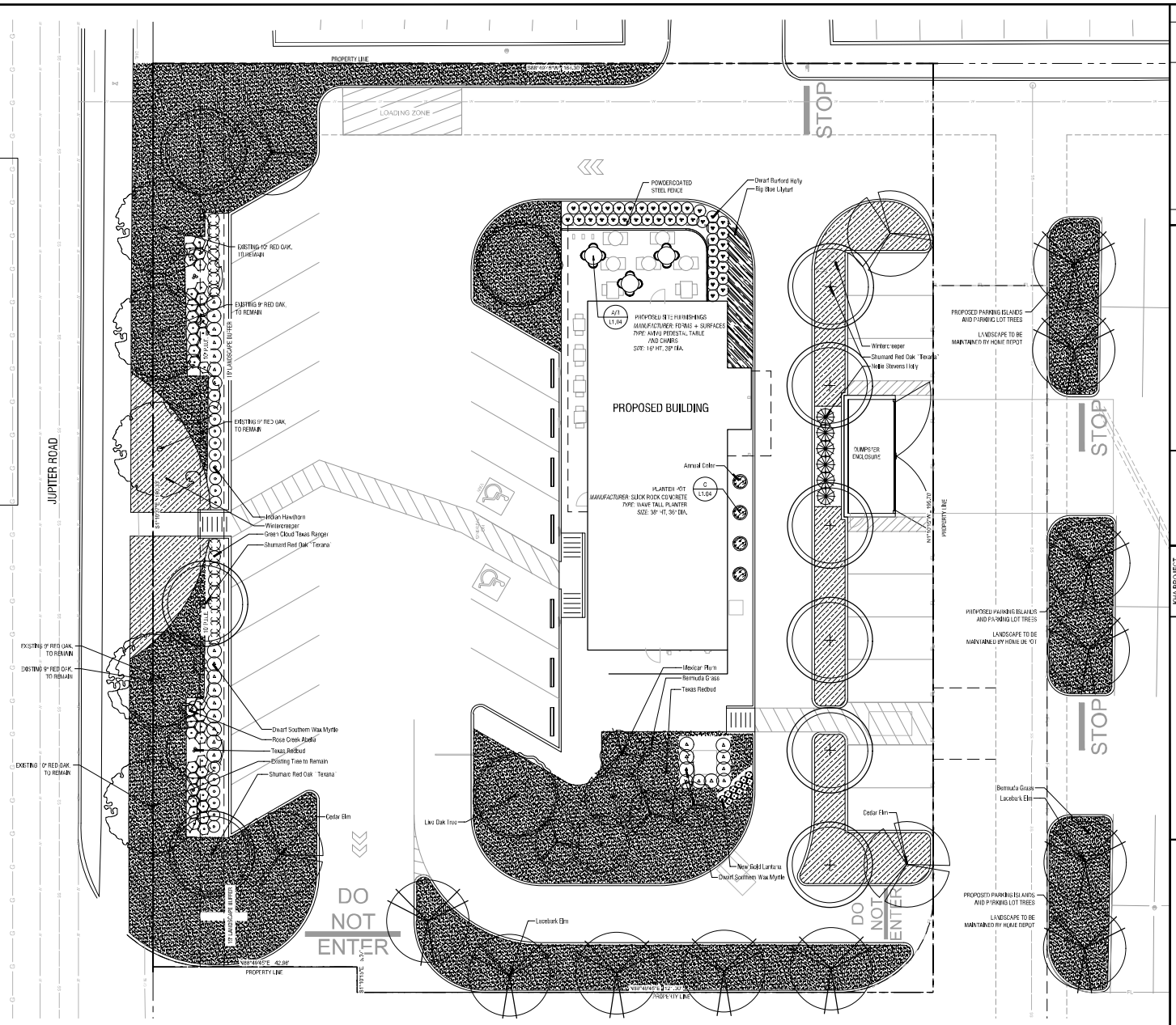
PLANT SCHEDULE

| SYM. | COMMON / BOTANICAL NAME | CONT. | CAL. | SPACING | REMARKS |
|---|---|---|---|---|---|
| | EXISTING TREE TO REMAIN | EXISTING | | | EXISTING TREE TO REMAIN |
| | CEDAR ELM / ULMUS CRASSIFOLIA | B&B MIN. | 6" CAL. | | MIN. 14' HGHT., 5' SPRD., MIN. 8' CLR. TRNK, FULL & MATCHING FORM, DENSE CANOPY, NURSERY GROWN, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | LACEBARK ELM / ULMUS PARVIFOLIA | B&B | 6" CAL. | | MIN. 14' HGHT., 5' SPRD., MIN. 8' CLR. TRNK, FULL & MATCHING FORM, DENSE CANOPY, NURSERY GROWN, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | LIVE OAK TREE / QUERCUS VIRGINIANA | B&B MIN. | 6" CAL. | | MIN. 14' HGHT., 5' SPRD., MIN. 8' CLR. TRNK, FULL & MATCHING FORM, DENSE CANOPY, NURSERY GROWN, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | CHINESE PISTACHE / PISTACIA CHINENSIS | B&B MIN. | 6" CAL. | | MIN. 14' HGHT., 5' SPRD., MIN. 8' CLR. TRNK, FULL & MATCHING FORM, DENSE CANOPY, NURSERY GROWN, UNIFORM VIGOR, DISEASE & INSECT FREE |
| SHRUBS | COMMON / BOTANICAL NAME | CONT. | SIZE | SPACING | REMARKS |
| | DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII' NANA | B&B MIN. | 6' HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | BIG BLUE LILYTURF / LIRIOPE MUSCARI 'BIG BLUE' | B&B MIN. | 6" HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | WINTERCREEPER / EUONYMUS FORTUNEI 'COLORATUS' | B&B MIN. | 6" HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |
| GROUND COVERS | COMMON / BOTANICAL NAME | CONT. | SIZE | SPACING | REMARKS |
| | DWARF SOUTHERN WAX MYRTLE / MYRICA CERIFERA 'PUMILA' | B&B | 36" HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | ROSE CREEK ABELIA / ABELIA GRANDIFLORA 'ROSE CREEK' | B&B | 36" HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | MEXICAN PLUM / PRUNUS MUNSONIANA | B&B | 6' HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | INDIAN HAWTHORN / RHAPHIOLEPIS INDICA | B&B | 36" HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | GREEN CLOUD TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' | B&B | 36" HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS | B&B | 6' HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | BERMUDA GRASS / CYNODON DACTYLON | SOD | | | SOD TO ESTABLISHED |
| | BERMUDA GRASS / CYNODON DACTYLON | SEED | | | SEED TO ESTABLISHED |
| | DWARF SOUTHERN WAX MYRTLE / MYRICA CERIFERA 'PUMILA' | B&B | 36" HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |
| | WINTERCREEPER / EUONYMUS FORTUNEI 'COLORATUS' | B&B | 36" HGHT. | 36" O.C. | CONTAINER GROWN, FULL & MATCHING FORM, DENSE FOLIAGE, UNIFORM VIGOR, DISEASE & INSECT FREE |

**Restaurant - Garland**
Code Calculations Chart

| | | |
|---|---|---|
| **Site Data** | **AC** | **SF** |
| Total Site Area | 0.74 | 32,283 |
| Surface Parking Spaces | 30 | |
| **Site Landscape Area** | **Required (% / SF)** | **Provided (% / SF)** |
| 10% of site to be landscaped | 10% | 30% |
| | 3,228 | 9,762 |
| Street Frontage | | |
| **Street Frontage** | **Required** | **Provided** |
| *Jupiter Road (191 LF)** | | |
| 1 tree/ 30 LF | 6 | 6 |
| 7 shrubs/ 30 LF | 45 | 45 |
| **Parking Lot** | **Required** | **Provided** |
| 1 shade tree/ 10 parking spaces | 3 | 6 |
| *NOTE: tree must be within 65' of every parking space* | | |
| 5% of parking lot area to be landscaped (*5,867 SF*) | 5% | 58% |
| | 293 | 3,402 |
| Continuous Parking Lot Screen | Yes | Yes |

**Existing Trees to Remain*




NORTH
0 10' 20
Scale: 1" = 10'-0"

Code Planting Plan
Scale: 1" = 10'-0"

A

**OWNER:**
Home Depot, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

**APPLICANT:**
Avalon Development
7333 E Doubletree Ranch Rd, Suite 140
Scottsdale, AZ 85258
Tel. No. (480) 376-8750
Contact: Scott Wolski

**LANDSCAPE ARCHITECT:**
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

CASE NO. 200728-2

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-452-2497 FAX: 972-562-2689
WWW.KIMLEY-HORN.COM TX F-928

REGISTERED LANDSCAPE ARCHITECT
COURTNEY SMITH
3323
STATE OF TEXAS

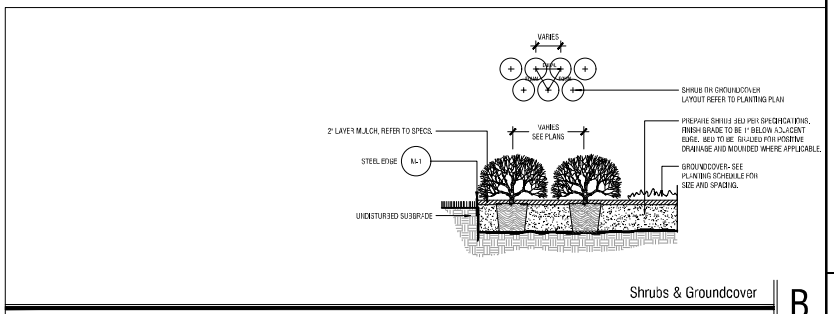
KHA PROJECT 064354105
DATE JULY 2021
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY CLS
CHECKED BY AJB

PROPOSED PAD SITE
2128 N JUPITER ROAD, GARLAND, TEXAS

CODE PLANTING PLAN

SHEET NUMBER
L1.02

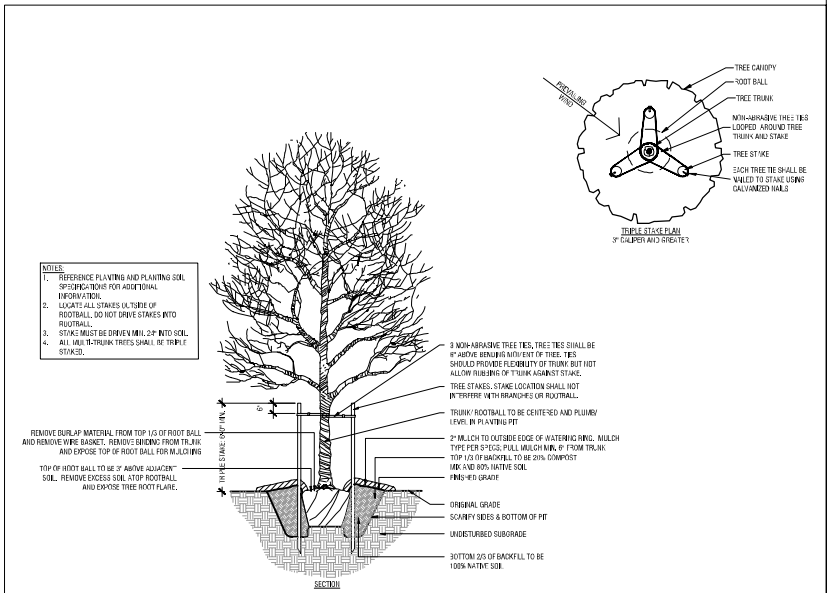
EXHIBIT D




Shrubs & Groundcover

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

B

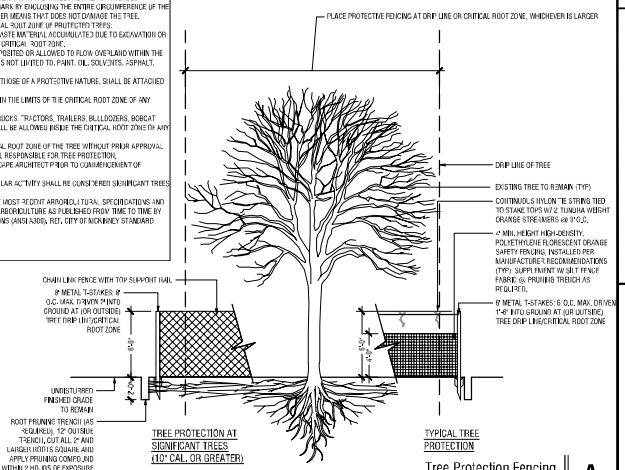



Canopy Tree - 5" or Smaller

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

C

NOTES:
1. THE CRITICAL ROOT ZONE IS DEFINED AS THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A HORIZONTAL CIRCLE DRAWN AT GRADE WITH THE CENTER BEING THE CENTER OF THE TRUNK OF THE TREE AND A RADIUS EQUAL TO THE DISTANCE FROM THE TRUNK TO THE OUTERMOST PORTION OF THE DRIP LINE.
2. THE DRIP LINE IS DEFINED AS WHICHEVER OF THE FOLLOWING IS THE LARGEST:
   2.a. THE IRREGULAR SHAPE FORMED AROUND A TREE BY A SERIES OF VERTICAL LINES THAT RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF THE TREE AND EXTEND TO THE GROUND -OR-
   2.b. A CIRCULAR AREA WITH A RADIUS OF ONE-HALF (1/2) THE HEIGHT OF THE TREE EXTENDING OUTWARD FROM THE CENTER POINT OF THE TREE.
3. PERFORM ROOT PRUNING ON ALL EXISTING TREES WHERE CONSTRUCTION ACTIVITY WILL FALL WITHIN THE DRIP LINE CRITICAL ROOT ZONE OF TREES.
4. ONE (1) MONTH PRIOR TO EXCAVATION AND CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY UNDERGROUND A TRENCH 18"-24" DEEP BY 6" WIDE ALONG THE OUTSIDE PERIMETER OF THE TREE DRIP LINE/CRITICAL ROOT ZONE. MINIMUM PLACE TRENCH ON THE OUTSIDE OF TREE PROTECTION FENCE.
5. MARK PROTECTION IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION. THE CONTRACTOR SHALL PROTECT THE TREE BARK BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2" x 4" (2x4) LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
6. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES:
   6.a. NO MATERIAL INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIAL ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
   6.b. NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
   6.c. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PRESERVED TREE
   6.d. NO VEHICULAR AND/OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE
   6.e. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS, SHALL BE ALLOWED INSIDE THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
   6.f. NO GRADE CHANGE WILL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER AND CITY OFFICIAL RESPONSIBLE FOR TREE PROTECTION.
7. SIGNIFICANT TREES TO BE MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
8. ALL TREES WITHIN (10) FEET OF ANY CONSTRUCTION OR VEHICULAR ACTIVITY SHALL BE CONSIDERED SIGNIFICANT TREES AND PROTECTED AS SUCH.
9. ALL PRUNING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MOST RECENT ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS PUBLISHED FROM TIME TO TIME BY THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS (ANSI A300), REF. CITY OF MCKINNEY STANDARD TREE PROTECTION DETAILS.




Tree Protection Fencing

Scale: 3/16" = 1'-0"

A

**OWNER:**
Home Depot, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

**APPLICANT:**
Avalon Development
7333 E Doubletree Ranch Rd, Suite 140
Scottsdale, AZ 85258
Tel. No. (480) 376-8750
Contact: Scott Wolski

**LANDSCAPE ARCHITECT:**
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

CASE NO. 200728-2

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-452-2497 FAX: 972-562-9369
WWW.KIMLEY-HORN.COM TX F-928

REGISTERED LANDSCAPE ARCHITECT
COURTNEY SMITH
9323
STATE OF TEXAS

KHA PROJECT 064384105
DATE JULY 2021
SCALE AS SHOWN
DESIGNED BY CLS
DRAWN BY CLS
CHECKED BY AJB

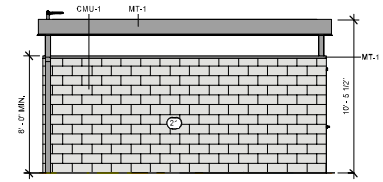
PROPOSED PAD SITE
2128 N JUPITER ROAD, GARLAND, TEXAS

PLANTING DETAILS

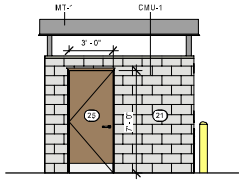
SHEET NUMBER
L1.03

This document together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this doc. without written authorization by Kimley-Horn and Associates, Inc. is prohibited.

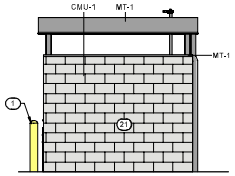
EXHIBIT E



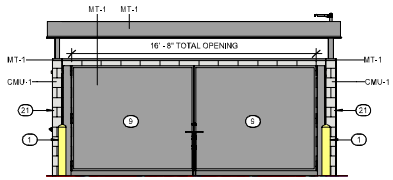

5 TRASH ENCLOSURE - REAR
Scale: 1/4" = 1'-0"



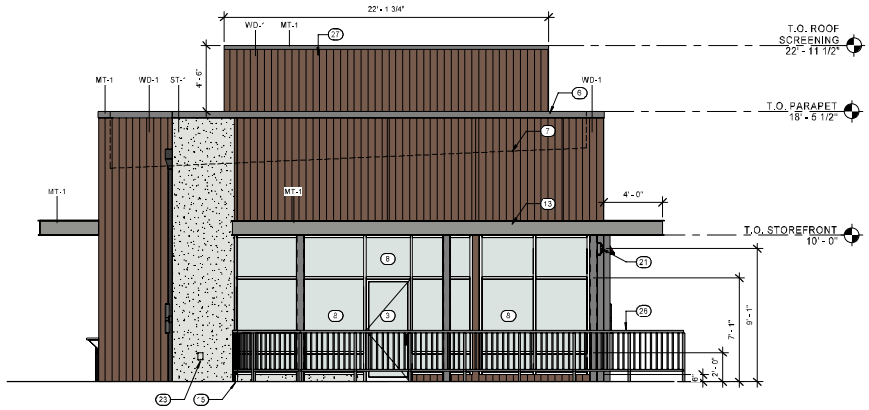

6 TRASH ENCLOSURE - DOOR ACCESS SIDE
Scale: 1/4" = 1'-0"




3 TRASH ENCLOSURE - SIDE, TYP.
Scale: 1/4" = 1'-0"




4 TRASH ENCLOSURE - FRONT
Scale: 1/4" = 1'-0"




2 EXTERIOR ELEVATION - SECONDARY ENTRY (NORTH)
Scale: 1/4" = 1'-0"

| ARCHITECTURAL ELEMENTS & MATERIALS: 6 ARE REQUIRED | | |
|---|---|---|
| ELEMENT | ELEVATION AND / OR PLAN | KEYNOTE REFERENCE |
| DIVIDED LIGHT WINDOWS | 1/A2.2 | #30 |
| DISPLAY WINDOW | 1-2/A2.1 | #8 |
| CANOPIE(S) | 1-2/A2.1 & 1-2/A2.2 | #12 & #13 |
| OUTDOOR SEATING | 1/A1.2 | #13 |
| LANDSCAPED PLANTERS (4 IN TOTAL @ 38" H & 36" DIA.) | 1/A2.2 | #26 |
| EIFS LINTEL TRIM AT CLERESTORY WINDOW(S) | 1/A2.2 | #29 |

**VERTICAL BUILDING ARTICULATION:** FOR BUILDING GREATER THAN 50'-0" IN WIDTH.
- MINIMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDINGS TOTAL STREET-FACING FACADE WIDTH.
- HEIGHT ARETICULATION FOR "FLAT" ROOFS OF AT LEAST 3'-0" SHALL BE REQUIRED FOR 50'-0" OF BUILDING FACADE WIDTH.

| | FACADE LENGTH | VERTICAL ARTICULATION | | HEIGHT ARTICULATION | |
|---|---|---|---|---|---|
| | | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| NORTH ELEV. | 34'-5 3/4" | N/A - NOT STREET FACING | 22'-1 3/4" | N/A - NOT STREET FACING | 4'-6" |
| EAST ELEV. | 73'-5 1/4" | N/A - NOT STREET FACING | 20'-4 1/4" | N/A - NOT STREET FACING | 4'-6" |
| SOUTH ELEV. | 34'-5 3/4" | N/A - NOT STREET FACING | 22'-1 3/4" | N/A - NOT STREET FACING | 4'-6" |
| WEST ELEV. (JUPITER) | 73'-5 1/4" | +/- 15'-6" (73'-5 1/4" x 20%) | 20'-4 1/4" | +/- 4'-6" (73'-5 1/4" / 50 = 1.47) (1.47 x 3 = 4.41) | 4'-6" |

**HORIZONTAL BUILDING ARTICULATION:** FOR BUILDING GREATER THAN 80'-0" IN WIDTH.
- MINIMUM OF ONE HOIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDINGS TOTAL STREET-FACING FACADE WIDTH.
- DEPTH ARETICULATION OF AT LEAST 4'-0" SHALL BE REQUIRED FOR AT LEAST 30% OF BUILDING FACADE LENGTH.

| | FACADE LENGTH | VERTICAL ARTICULATION | | HEIGHT ARTICULATION | |
|---|---|---|---|---|---|
| | | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| NORTH ELEV. | 34'-5 3/4" | N/A - NOT STREET FACING | 30'-8 3/4" | N/A - NOT STREET FACING | 15'-5 1/4" |
| EAST ELEV. | 73'-5 1/4" | N/A - NOT STREET FACING | 20'-4 1/4" | N/A - NOT STREET FACING | 0'-0" |
| SOUTH ELEV. | 34'-5 3/4" | N/A - NOT STREET FACING | 4'-10 1/2" | N/A - NOT STREET FACING | 4'-0" |
| WEST ELEV. (JUPITER) | 73'-5 1/4" | +/- 22'-6" (73'-5 1/4" x 30%) | 60'-5" OVERALL & 44'-11 3/4" OF FACADE LENGTH | 4'-0" MIN. | 4'-0" |

**KEYNOTES**
1. NON-ILLUMINATED PROTECTIVE BOLLARD.
2. PRIMARY ENTRANCE DOOR(S).
3. SECONDARY (PATIO) ENTRANCE DOOR.
4. ELECTRICAL METER.
5. SERVICE DOOR.
6. PRE-FINISHED METAL COPING. TYPICAL.
7. OUTLINE OF ROOF BEYOND.
8. STOREFRONT GLAZING / DISPLAY WINDOW(S).
9. SOLID METAL SWINGING GATES. NOT TO BE GALVINIZED OR CORRUGATED METAL.
10. DT WINDOW: READY ACCESS DT SERVICE WINDOW. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
11. DT WINDOW SHELF: INSTALL SERVICE WINDOW SHELF AT 36" AFF INSIDE AND 42" AFF OUTSIDE, AS MEASURED ABOVE THE DT SURFACE.
12. DT CANOPY: CANOPY AT DT WINDOW SHALL BE MIN. 9'-6" AFF CLEAR ABOVE THE DT LANE. PREFERRED 10'-0" AFF TO ALIGN WITH VISUAL HEIGHT OF STOREFRONT CANOPY.
13. EXTERIOR CANOPY BOTTOM HEIGHT OF 13'-0" AFF TO ALIGN WITH TOP OF STOREFRONT HEADER.
14. ENTRY / EXIT CANOPY: WEATHER PROTECTIVE CANOPY SHALL BE LOCATED ABOVE ALL ENTRY AND EGRESS DOORS AT MIN. OF 9'-0" AFF.
15. CANOPY DOWNSPOUT.
16. ROOF SCUPPER AND OVERFLOW.
17. NOT USED.
18. WALL SCONCE.
19. NOT USED.
20. EXTERIOR LIGHTING: LOCATE LIGHT AT EXTERIOR ENTRANCES, MOUNT AT 10'-0" AFF OR AS CANOPY HEIGHT PERMITS.
21. TRASH ENCLOSURE TO BE CMU STRUCTURE AND THEN TO BE PAINTED, TO MATCH PRINCIPLE BUILDING.
22. ROOF ACCESS LADDER.
23. LOCKABLEHOSE BIB.
24. GAS METER.
25. 3'-0" x 7'-0" PEDESTRIAN ACCESS DOOR AT TRASH ENCLOSURE.
26. PATIO RAILING AT PERIMETER OF OUTDOOR PATIO.
27. HVAC SCREENING SYSTEM, TO MATCH BUILDING WD-' MATERIAL WITH METAL CAPPING.
28. LANDSCAPED PLANTERS (HATCHED / DASHED IN AT PROPSOED LOCATIONS), RE: LANDSCAPE PLAN
29. EIFS LINTEL TRIM, COLOR TBD (TO MATCH CANOPY).
30. PROVIDE PRIVACY FILM AT DIVIDED WINDOWS.
31. REAR UTILITY SCREENING.

**MATERIAL TYPES**

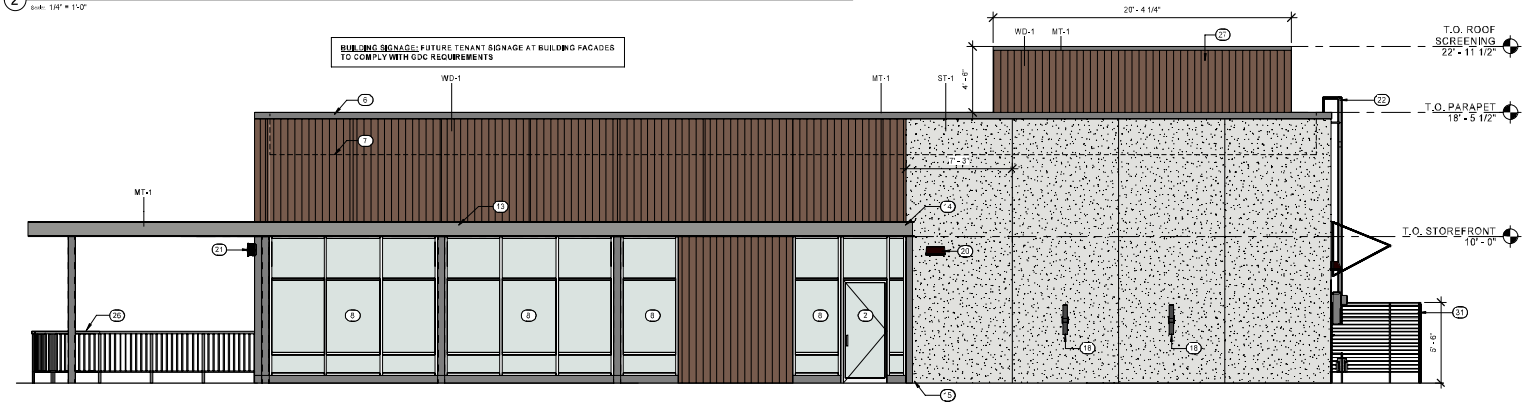
**CMU-1 "TWILIGHT GRAY"**
MASONRY COLOR: STAR-31-1022ST 131893
(SW7036 "ARGOS" COLOR MATCH)

**MT-1 "MATTE / FLAT BLACK"**
METAL COLOR: TO MATCH RAL#7021
MATTE MT0028 FLAT BLACK

**WD-1 "VINTAGEWOOD CEDAR"**
NICHIHA COLOR: VINTAGEWOOD CEDAR

**ST-1 "TWILIGHT GRAY"**
STUCCO COLOR: STAR-01-1022ST 131893
(SW7036 "ARGOS" COLOR MATCH)

**BUILDING SIGNAGE:** FUTURE TENANT SIGNAGE AT BUILDING FACADES TO COMPLY WITH ODC REQUIREMENTS




1 EXTERIOR ELEVATION - MAIN ENTRY (WEST)
Scale: 1/4" = 1'-0"

CASE NUMBER: 200728-2

| No. | Date | Issue |
|---|---|---|
| 1 | 04.23.2021 | SUP SET ISSUE |
| 2 | 06.02.2021 | SUP COMMENT SET ISSUE |

Robert P. Holton, AIA
TX #14938
Not for Regulatory Approval, Permitting, or Construction.

Heights Venture
ARCHITECTURE DESIGN

HOUSTON
1980 North Loop West, Suite 600
Houston, Texas 77018
713.868.1143 V

DALLAS
8741 Legacy Drive, Suite 320
Plano, Texas 75024
972.490.7380 V

PROPOSED PAD SITE

2128 N. JUPITER ROAD
GARLAND, TEXAS 75044

| Project Number | Sheet Size |
|---|---|
| 20234-001 | 24 x 36 |

Date / Time Plotted:
6/1/2021 8:20:27 PM

| Drawn By: | Checked By: |
|---|---|
| Author | Checker |

Plot Phase:
PRELIMINARY

EXTERIOR ELEVATIONS

A2.1

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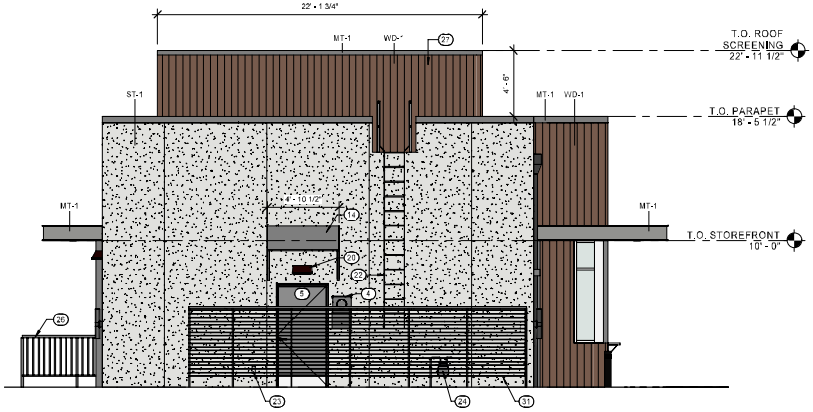
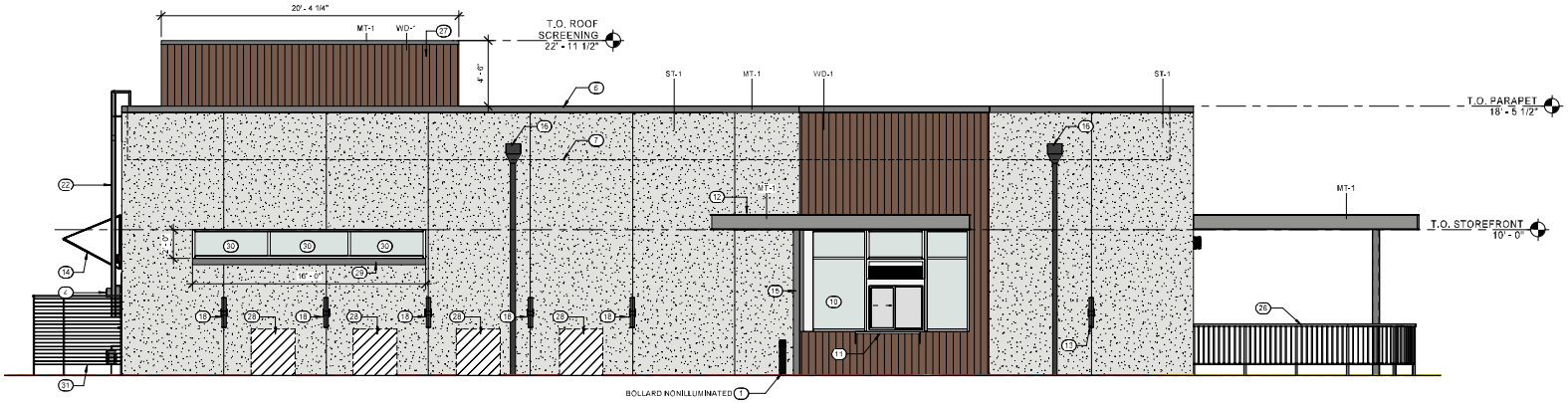
EXHIBIT E




2 EXTERIOR ELEVATION - REAR SERVICE (SOUTH)
Scale: 1/4" = 1'-0"

**BUILDING SIGNAGE:** FUTURE TENANT SIGNAGE AT BUILDING FACADES TO COMPLY WITH GDC REQUIREMENTS




1 EXTERIOR ELEVATION - DRIVE-THRU (EAST)
Scale: 1/4" = 1'-0"

| ARCHITECTURAL ELEMENTS & MATERIALS. S ARE REQUIRED | | |
|---|---|---|
| ELEMENT | ELEVATION AND / OR PLAN | KEYNOTE REFERENCE |
| DIVIDED LIGHT WINDOWS | 1/A2.2 | #30 |
| DISPLAY WINDOW | 1-2/A2.1 | #8 |
| CANOPIE(S) | 1-2/A2.1 & 1-2/A2.2 | #12 & #13 |
| OUTDOOR SEATING | 1/A1.2 | #13 |
| LANDSCAPED PLANTERS (4 IN TOTAL @ 36" H & 36" DIA.) | 1/A2.2 | #28 |
| EIFS LINTEL TRIM AT CLEARESTORY WINDOW(S) | 1/A2.2 | #29 |

**VERTICAL BUILDING ARTICULATION.** FOR BUILDING GREATER THAN 60'-0" IN WIDTH.
- MINIMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDINGS TOTAL STREET-FACING FACADE WIDTH.
- HEIGHT ARETICULATION FOR "FLAT" ROOFS OF AT LEAST 3'-0" SHALL BE REQUIRED FOR 50'-0" OF BUILDING FACADE WIDTH.

| | FACADE LENGTH | VERTICAL ARTICULATION | | HEIGHT ARTICULATION | |
|---|---|---|---|---|---|
| | | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| NORTH ELEV. | 34'-5 3/4" | N/A - NOT STREET FACING | 22'-1 3/4" | N/A - NOT STREET FACING | 4'-6" |
| EAST ELEV. | 73'-5 1/4" | N/A - NOT STREET FACING | 20'-4 1/4" | N/A - NOT STREET FACING | 4'-6" |
| SOUTH ELEV. | 34'-5 3/4" | N/A - NOT STREET FACING | 22'-1 3/4" | N/A - NOT STREET FACING | 4'-6" |
| WEST ELEV. (JUPITER) | 73'-5 1/4" | +/- 15'-0" (73'-5 1/4" x 20%) | 20'-4 1/4" | +/- 4'-6" (73'-5 1/4" / 50 = 1.47) (1.47 x 3 = 4.41) | 4'-6" |

**HORIZONTAL BUILDING ARTICULATION.** FOR BUILDING GREATER THAN 60'-0" IN WIDTH.
- MINIMUM OF ONE HOIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDINGS TOTAL STREET-FACING FACADE WIDTH.
- DEPTH ARETICULATION OF AT LEAST 4'-0" SHALL BE REQUIRED FOR AT LEAST 30% OF BUILDING FACADE LENGTH.

| | FACADE LENGTH | VERTICAL ARTICULATION | | HEIGHT ARTICULATION | |
|---|---|---|---|---|---|
| | | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| NORTH ELEV. | 34'-5 3/4" | N/A - NOT STREET FACING | 30'-9 3/4" | N/A - NOT STREET FACING | 15'-5 1/4" |
| EAST ELEV. | 73'-5 1/4" | N/A - NOT STREET FACING | 20'-4 1/4" | N/A - NOT STREET FACING | 9'-0" |
| SOUTH ELEV. | 34'-5 3/4" | N/A - NOT STREET FACING | 4'-10 1/2" | N/A - NOT STREET FACING | 4'-6" |
| WEST ELEV. (JUPITER) | 73'-5 1/4" | +/- 22'-0" (73'-5 1/4" x 30%) | 60'-6" OVERALL & 44'-11 3/4" OF FACADE LENGTH | 4'-0" MIN. | 4'-6" |

**KEYNOTES**
1. NON-ILLUMINATED PROTECTIVE BOLLARD.
2. PRIMARY ENTRANCE DOOR(S).
3. SECONDARY (PATIO) ENTRANCE DOOR.
4. ELECTRICAL METER.
5. SERVICE DOOR.
6. PRE-FINISHED METAL COPING, TYPICAL.
7. OUTLINE OF ROOF BEYOND.
8. STOREFRONT GLAZING / DISPLAY WINDOW(S).
9. SOLID METAL SWINGING GATES. NOT TO BE GALVINIZED OR CORRUGATED METAL.
10. DT WINDOW: READY ACCESS DT SERVICE WINDOW. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
11. DT WINDOW SHELF. INSTALL SERVICE WINDOW SHELF AT 36"AFF INSIDE AND 42" AFF OUTSIDE. AS MEASURED ABOVE THE DT SURFACE.
12. DT CANOPY: CANOPY AT DT WINDOW SHALL BE MIN. 9'-6"AFF CLEAR ABOVE THE DT LANE. PREFERRED 10-0"AFF TO ALIGN WITH VISUAL HEIGHT OF STOREFRONT CANOPY.
13. EXTERIOR CANOPY BOTTOM HEIGHT OF 10'-0" AFF TO ALIGN WITH TOP OF STOREFRONT HEADER.
14. ENTRY / EXIT CANOPY. WEATHER PROTECTIVE CANOPY SHALL BE LOCATED ABOVE ALL ENTRY AND EGRESS DOORS AT MIN. OF 9'-0" AFF.
15. CANOPY DOWNSPOUT.
16. ROOF SCUPPER AND OVERFLOW.
17. NOT USED.
18. WALL SCONCE.
19. NOT USED.
20. EXTERIOR LIGHTING: LOCATE LIGHT AT EXTERIOR ENTRANCES. MOUNT AT "0'-0" AFF OR AS CANOPY HEIGHT PERMITS.
21. TRASH ENCLOSURE TO BE CMU STRUCTURE AND THEN TO BE PAINTED. TO MATCH PRINCIPLE BUILDING.
22. ROOF ACCESS LADDER.
23. LOCKABLEHOSE BIB.
24. GAS METER.
25. 3'-0" x 7'-0" PEDESTRIAN ACCESS DOOR AT TRASH ENCLOSURE.
26. PATIO RAILING AT PERIMETER OF OUTDOOR PATIO.
27. HVAC SCREENING SYSTEM, TO MATCH BUILDING WD-1 MATERIAL WITH METAL CAPPING.
28. LANDSCAPED PLANTERS (HATCHED / DASHED IN AT PROPSOED LOCATIONS). RE: LANDSCAPE PLAN
29. EIFS LINTEL TRIM, COLOR TBD (TO MATCH CANOPY)
30. PROVIDE PRIVACY FILM AT DIVIDED WINDOWS.
31. REAR UTILITY SCREENING.

**MATERIAL TYPES**

CMU-1 "TWILIGHT GRAY"
MASONRY COLOR: STAR-0'-1022ST 131893
(SW7065 "ARGOS" COLOR MATCH)

MT-1 "MATTE / FLAT BLACK"
METAL COLOR: TO MATCH RAL#7021
MATTE MT0028 FLAT BLACK

WD-1 "VINTAGEWOOD CEDAR"
NICHIHA COLOR: VINTAGEWOOD CEDAR

ST-1 "TWILIGHT GRAY"
STUCCO COLOR: STAR-01-1022ST 131893
(SW7065 "ARGOS" COLOR MATCH)

CASE NUMBER: 200728-2

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| 2 | 06.02.2021 | SUP COMMENT SET ISSUE |

Robert P. Holton, AIA
TX #14938
Not for Regulatory Approval, Permitting, or Construction.


Heights Venture
ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 600
Houston, Texas 77008
713 868 1143 V
DALLAS
8741 Legacy Drive, Suite 320
Plano, Texas 75024
972 490 7380 V


PROPOSED PAD SITE

2128 N. JUPITER ROAD
GARLAND, TEXAS 75044

| Project Number: 20234-001 | Sheet Size: 24 x 36 |
|---|---|
| Date / Time Plotted: 6/1/2021 8:20:31 PM | |
| Drawn By: LC | Checked By: LL |
| Plot Phase: PRELIMINARY | |

EXTERIOR ELEVATIONS

A2.2

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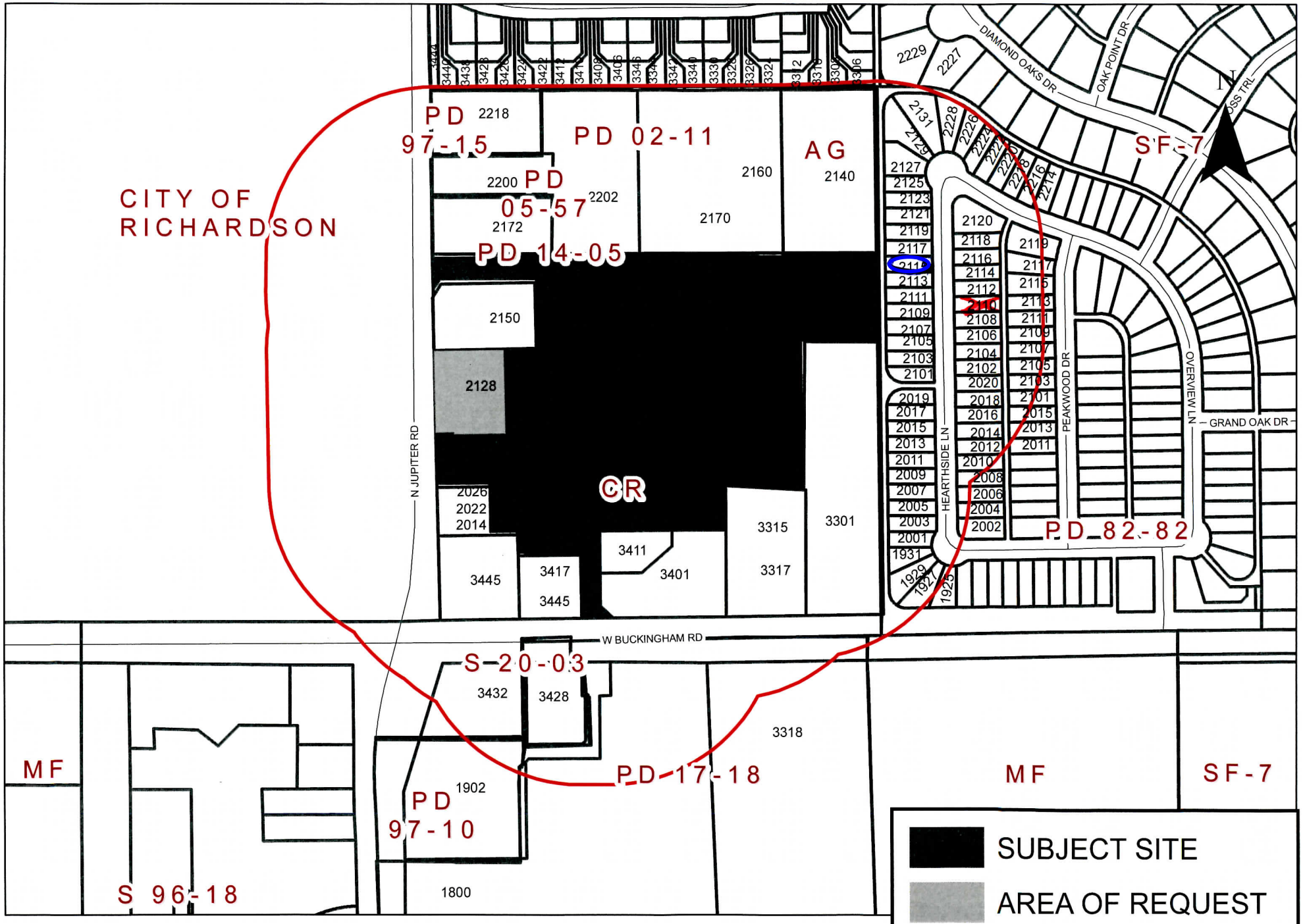
# REPORT & MINUTES

**P.C. Meeting, July 26, 2021**

Consideration of the application **Avalon Development / Kimley-Horn**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 2128 North Jupiter Road. (District 7) (File Z 21-21 Plan)

**Motion** was made by Commissioner Rose to close the public hearing and approve the request. Seconded by Commissioner Ott. **Motion carried**: **9** Ayes, **0** Nays.




0 180 360 Feet
1 inch = 300 feet

# Zoning Map Z 21-21

## 2128 NORTH JUPITER ROAD

SUBJECT SITE

AREA OF REQUEST

NOTIFICATION AREA

# Comment Form
# Case Z 21-21

**Z 21-21 Avalon Development / Kimley-Horn. The applicant proposes to construct a 2,015 square-foot restaurant/coffee shop with a drive-through. This site is located at 2128 North Jupiter Road. (District 7)**

**Z 21-21 Avalon Development / Kimley-Horn. El solicitante propone construir un restaurante / cafetería de 2,015 pies cuadrados con acceso para autos. Este sitio está ubicado en 2128 North Jupiter Road. (Distrito 7)**

**Z 21-21 Avalon Development / Kimley-Horn. Người nộp đơn đề xuất xây dựng một nhà hàng / quán cà phê rộng 2,015 foot vuông có đường lái xe qua. Địa chỉ này nằm ở số 2128 North Jupiter Road. (Quận 7)**

---

**Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới**

[X] For / A Favor / Đúng

[ ] Against / En Contra / Không

**Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.**

BARBARA L. HARVISON, PROPERTY OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

*(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)*

2115 HEARTHSIDE LN.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Barbara L. Harvison

Signature / Firma / Ch ữ ký

7/17/21

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

JUL 20 '21 AM 10:59

# Comment Form
# Case Z 21-21

**Z 21-21 Avalon Development / Kimley-Horn. The applicant proposes to construct a 2,015 square-foot restaurant/coffee shop with a drive-through. This site is located at 2128 North Jupiter Road. (District 7)**

**Z 21-21 Avalon Development / Kimley-Horn. El solicitante propone construir un restaurante / cafetería de 2,015 pies cuadrados con acceso para autos. Este sitio está ubicado en 2128 North Jupiter Road. (Distrito 7)**

**Z 21-21 Avalon Development / Kimley-Horn. Người nộp đơn đề xuất xây dựng một nhà hàng / quán cà phê rộng 2,015 foot vuông có đường lái xe qua. Địa chỉ này nằm ở số 2128 North Jupiter Road. (Quận 7)**

---

**Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới**

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

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SCOTT + CAROLINE SEIFERT (PROPERTY OWNER)

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

*(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)*

2110 HEARTHSIDE LANE

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Scott H. Seifert — 7/19/21

Signature / Firma / Ch ữ ký — Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

JUL 22 '21 PM 3:02

# Comment Form Continued –
# Case Z 21-21

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

WE DO NOT NEED ANOTHER FAST FOOD RESTAURANT IN THE AREA.

# Z 21-21

*The applicant proposes to construct a Restaurant with a Drive-Through (coffee shop).*

*[Specific Use Provision and a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.*

City Council Meeting
August 17, 2021

GARLAND
TEXAS MADE HERE

# CASE INFORMATION

**Location:** 2128 North Jupiter Road

**Applicant:** Avalon Development and Kimley-Horn

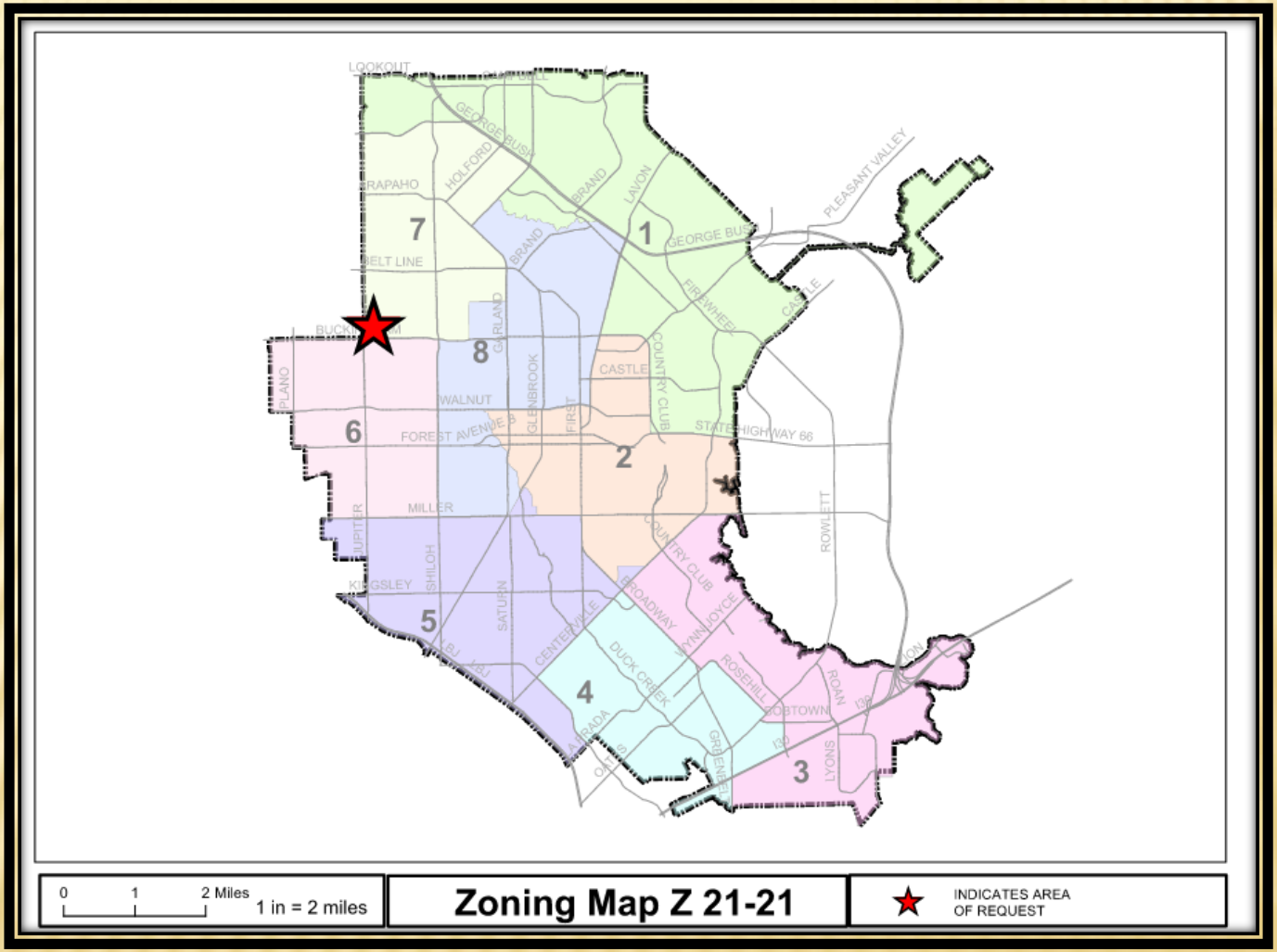
**Owner:** Home Depot USA, Inc.

**Acreage:** 0.74 acres

**Zoning:** Community Retail (CR) District

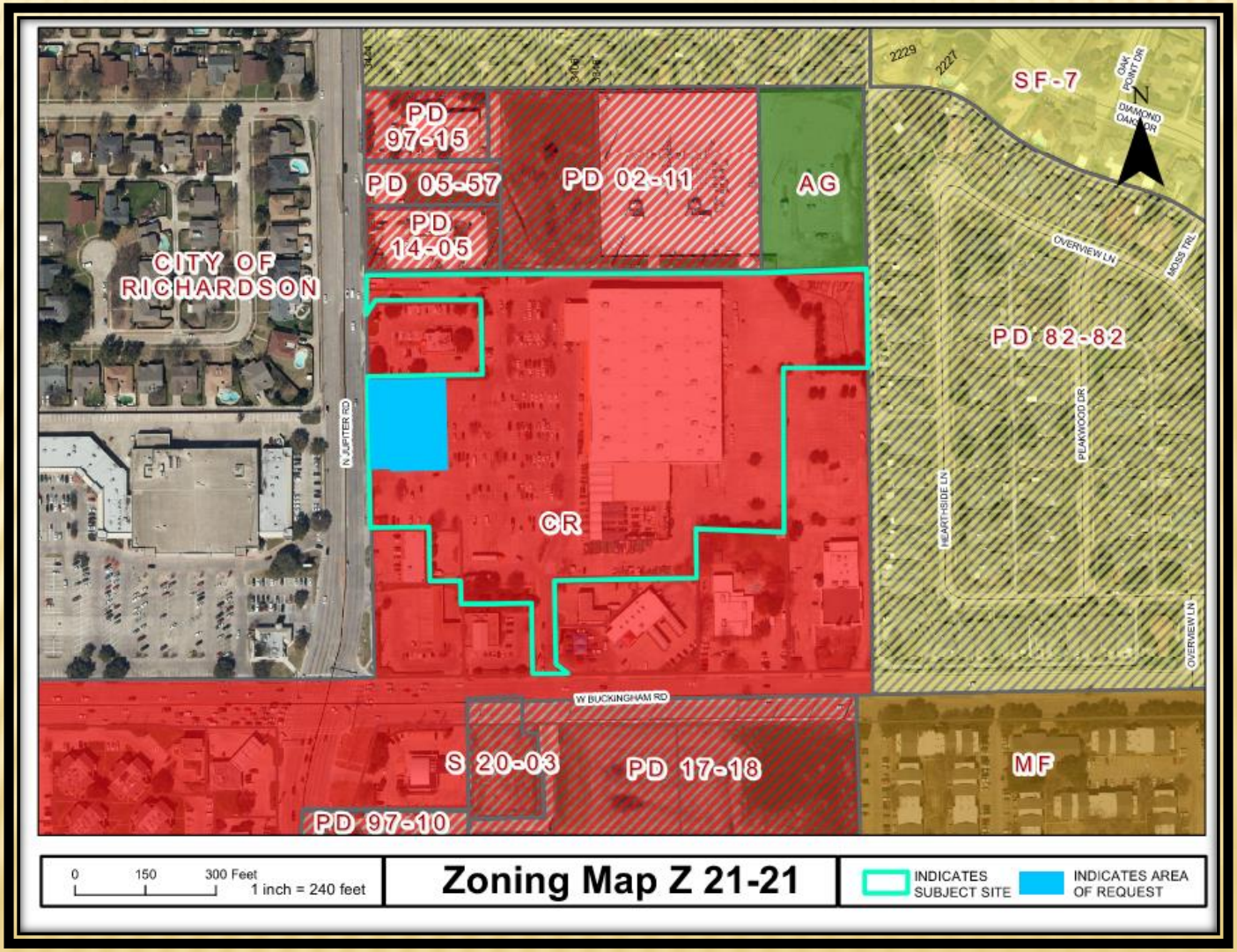
Z 21-21

# CITYWIDE LOCATION MAP



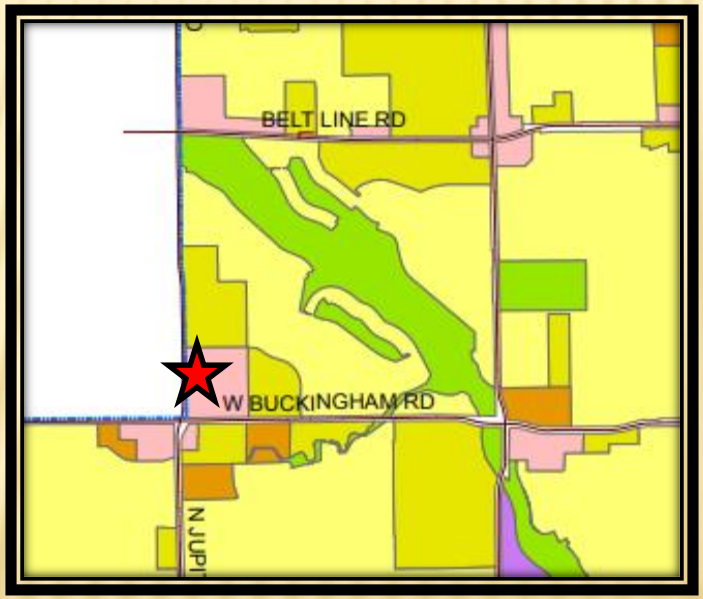

Z 21-21

# LOCATION MAP




Z 21-21

# COMPREHENSIVE PLAN




Z 21-21

# COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers.  Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

This use is supportive to the surrounding area and compatible with the Comprehensive Plan.

# PHOTOS

View of the subject property

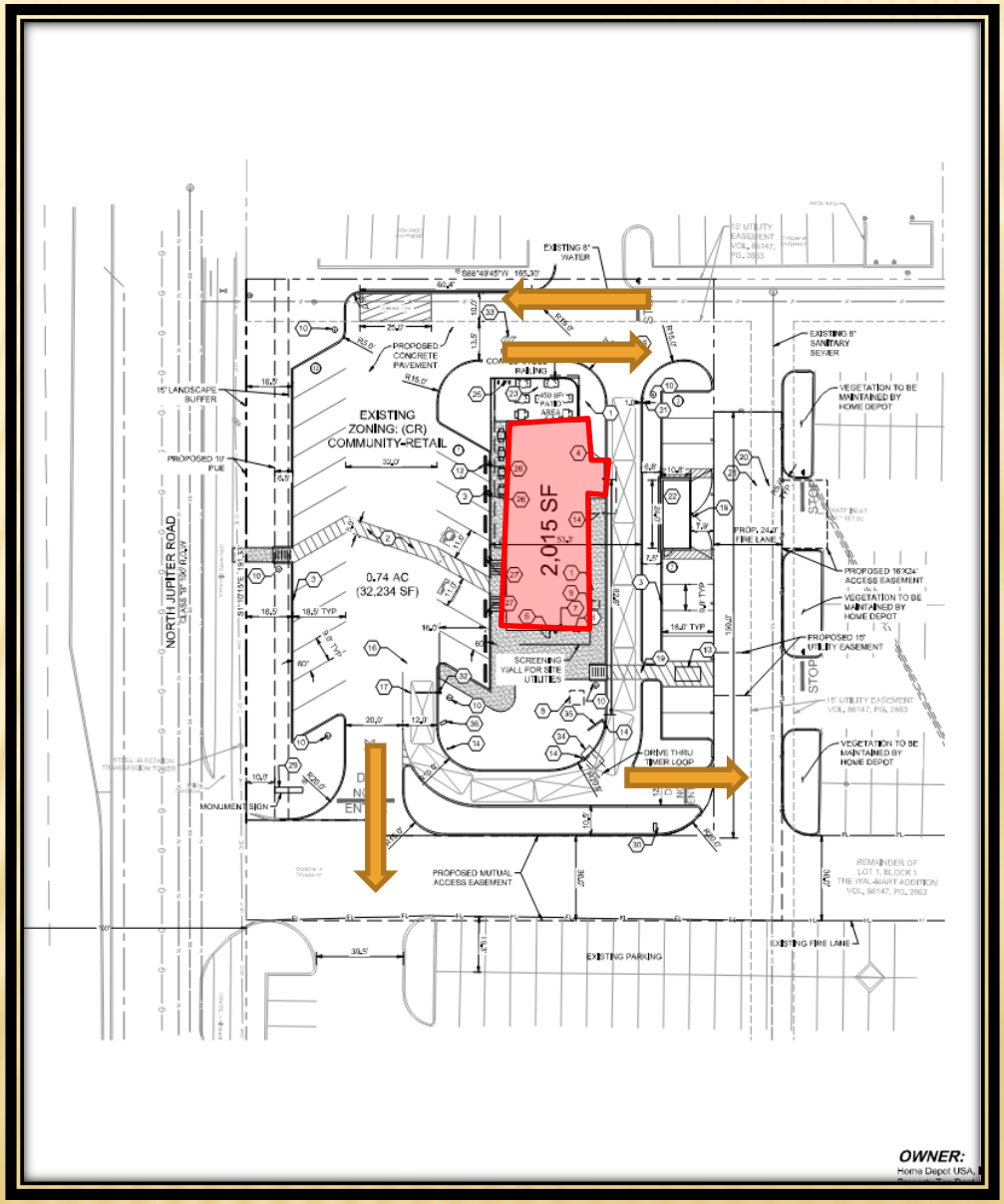
Looking north of the subject property

Looking east of the subject property

Looking west of the subject property

GARLAND
TEXAS MADE HERE

# SITE PLAN




Z 21-21

GARLAND
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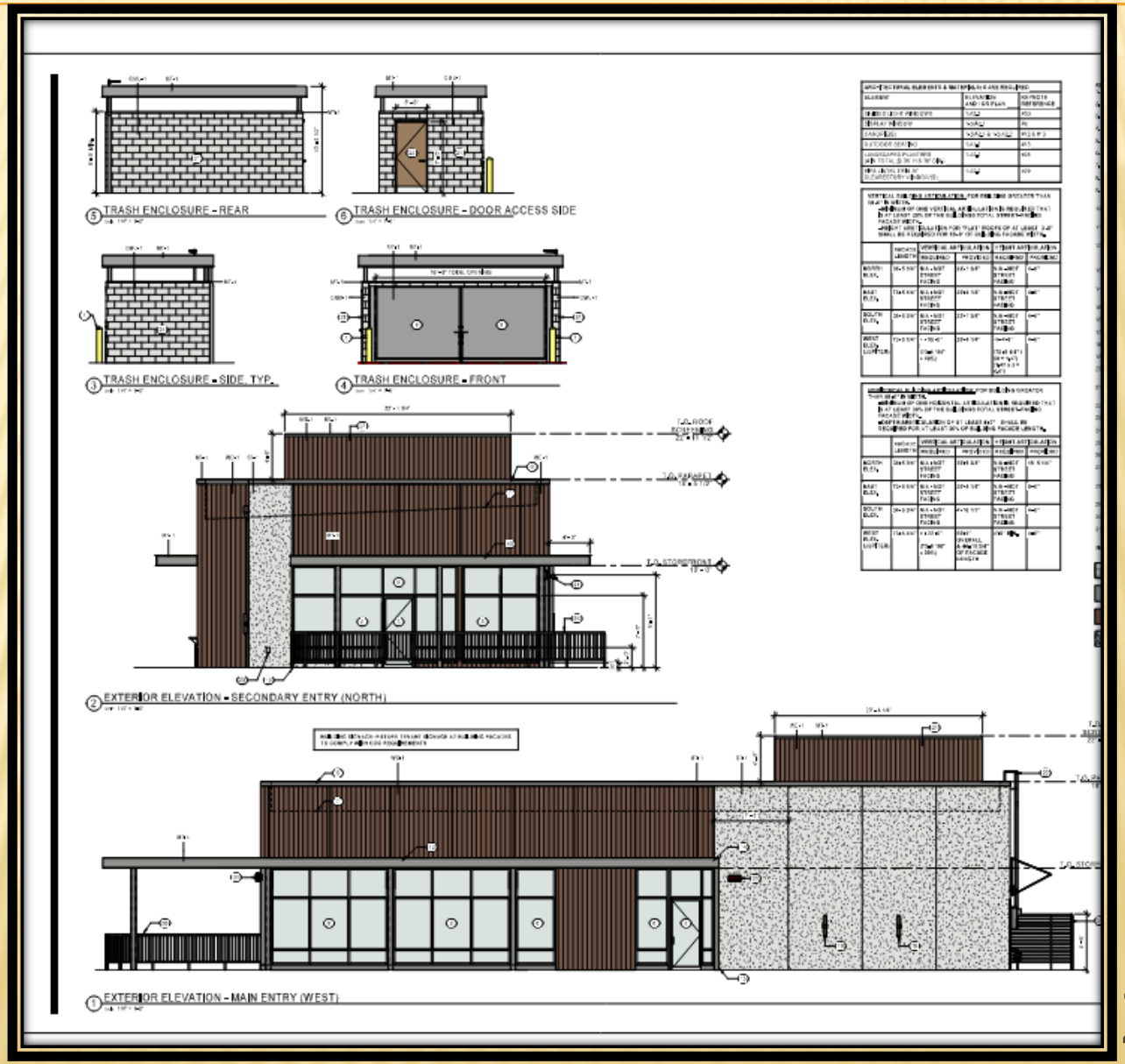
# LANDSCAPE PLAN

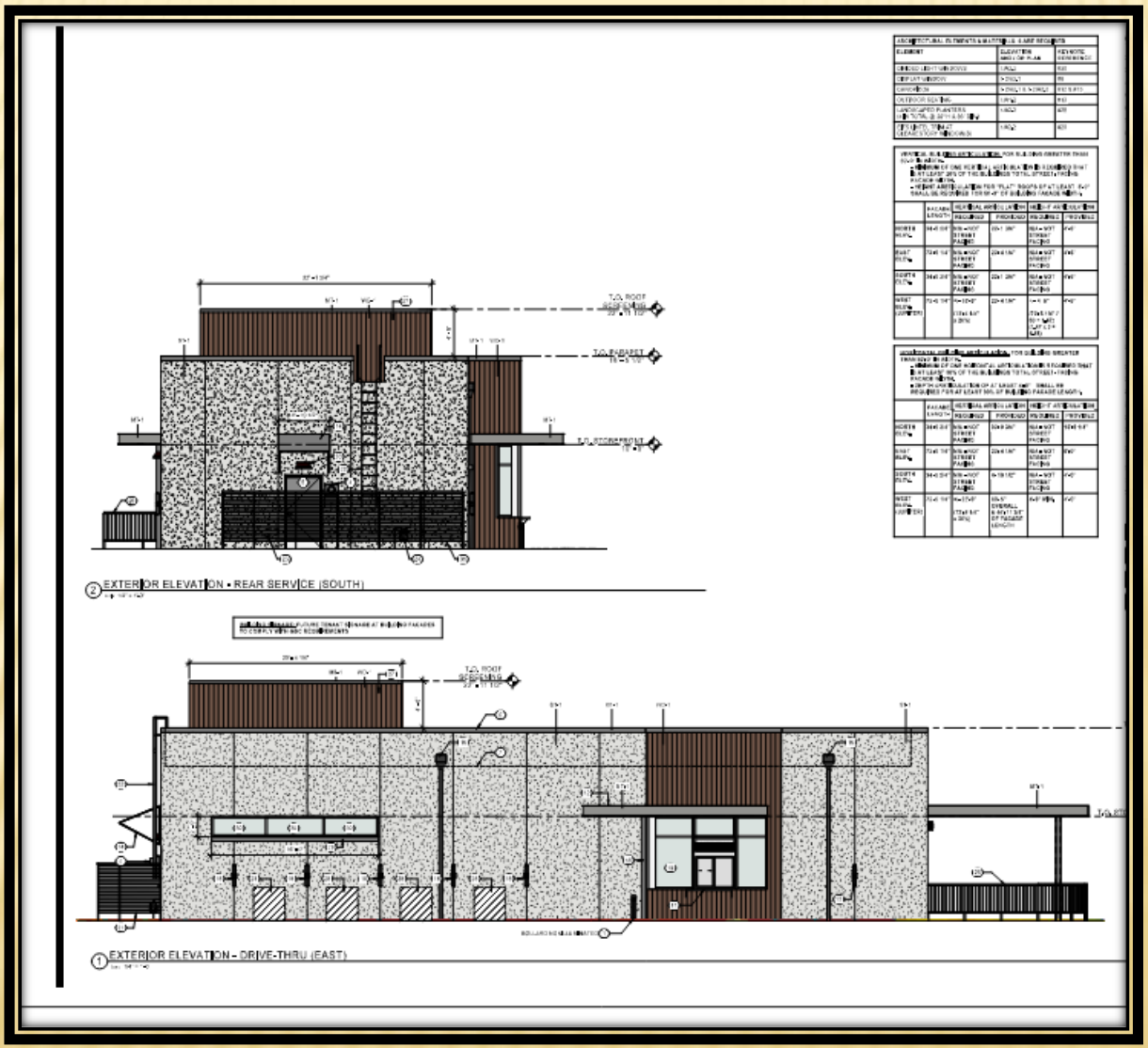
Z 21-21

# BUILDING ELEVATIONS




Z 21-21

# BUILDING ELEVATIONS




Z 21-21

# SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision to be in effect for twenty-five (25) years, which aligns with the SUP Time Period Guide.

No deviations have been requested by the applicant.

# STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District

Approval of a Plan for a Restaurant, Drive-Through Use.

# PLAN COMMISSION RECOMMENDATION

On July 26, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Plan for a Restaurant, Drive-Through Use.

Z 21-21

GARLAND
PLANNING REPORT

**City Council Regular Session Agenda** **9. c.**

**Meeting Date:** 08/17/2021

**Item Title:** Z 21-22 Randall T. Wilson - Specific Use Provision (District 2)

**Submitted By:** Kimberly Hopkins, Development Planner

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## REQUEST

Approval of a Specific Use Provision extension for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial (IN) District.

Approval of a Plan for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial (IN) District.

## LOCATION

1340 Hebron Drive

## OWNER

Randall T. Wilson

## PLAN COMMISSION RECOMMENDATION

On July 26, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision extension for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial District (IN) District for a period of twenty-five (25) years per staff recommendation, including the SUP Condition requiring salvage materials to be located towards the rear of the property.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial District (IN) District.

## STAFF RECOMMENDATION

Approval of a Specific Use Provision extension for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial District (IN) District for a period of twenty-five (25) years, in accordance with the SUP Time Period Policy Guide.

Approval of a Plan for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial District (IN) District.

Equipment and some material storage piles can be seen from the right-of-way. In addition, portions of the site are below the street level, making equipment and other materials more visible from certain areas along Hebron Drive. Additional fencing or landscaping height could be considered along these locations. However, the large piles of materials appear to be located towards the rear of the property, in keeping with the previous SUP Condition, which remains in the draft SUP Conditions.

## BACKGROUND

In 2006, City Council approved a Specific Use Provision [S 06-15] to allow a Recycling Center ["Recycling Salvage Yard (unlimited outside storage)" as classified by the GDC] for a time period of fifteen (15) years. The applicant is requesting approval to allow the continued operation of the use on the subject property.

## SITE DATA

The subject property is developed with an approximately 3,200 square-foot building. The site contains approximately 2.718 acres with approximately 382 lineal feet of frontage along Hebron Drive.

## USE OF PROPERTY UNDER CURRENT ZONING

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

Recycling Salvage Yard (Unlimited Outside Storage) uses are allowed in the Industrial (IN) District by Specific Use Provision (SUP) only. The GDC differentiates between "Recycling Collection Centers", which are indoor facilities, and "Recycling Salvage Yards (unlimited outside storage)" which include outdoor storage of materials. In 2006, a Specific Use Provision [S 06-15] was approved for the Recycling Salvage Yard for a period of fifteen (15) years.

## CONSIDERATIONS

<u>Specific Use Provision</u>

1. The applicant proposes to continue the Recycling Salvage Yard use within an existing 3,200 square-foot building. The facility would operate Monday through Friday, from 8:00 a.m. to 5:00 p.m. and Saturday, from 8:00 a.m. to 12:00 pm.

2. <u>Recycling Salvage Yard Special Standards per GDC</u>:
    a. The recycling salvage yard must be attended during all hours of business or collection.
    b. Processing of materials may include weighing, sorting, flattening, crushing, shredding, bundling, and palletizing materials for shipment by hand or by machine, and may also include smelting, melting, refining, or other conversion back to a "raw material" state.

c. All processing operations (such as, crushing, bundling, or palletizing) must occur within a building or within an outside storage yard.
d. Outside storage of materials are permitted, where located behind the main building, where and where screened from all public streets and from neighboring properties with a fully opaque, minimum eight-foot tall masonry screening wall, as applicable (unless another form of screening is approved with the initial development application). *The building is setback into the property. The existing approved screening is well-maintained with an existing eight (8) foot metal fence with landscaping along the property line.*
e. Recycling salvage yards must have an on-site vehicle circulation plan. The plan must be designed and operated so that all truck and other vehicle traffic associated with the recycling salvage yard is accommodated on-site and does not interfere with the traffic lanes on the adjacent street. *All vehicle circulation is on-site with no traffic interference of Hebron Drive.*

3. Outside Storage is a use associated with the Recycling Salvage Yard and is permitted in the Industrial (IN) District, in accordance with the following Special Standard:
   a. Outside storage is not to be located between the front of the building and the street, nor on top of any structure, nor stacked higher than the building or device that screens the stored materials. The applicant indicates the business would comply with the outside storage requirements.

      The applicant contends that the piles of materials are kept at the back half of the property and equipment is kept towards the front. There is a previous SUP condition stating that outdoor storage shall be placed on the back portion of the property away from the public view; this condition remains in the draft SUP Conditions.

4. The site plan (Exhibit C) shows existing pavement and six (6) parking spaces on the overall site, meeting GDC parking requirements.

5. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening currently exist on the site.

6. Signage is existing and no changes to signs are proposed with this application.

7. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty-five (25) years, which aligns with the SUP Time Period Guide.

**COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Business Center for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

This use is compatible with the surrounding area and the Comprehensive Plan.

**COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The subject site is surrounded by properties that are primarily zoned Industrial (IN) District. Further south is zoned Planned Development (PD) 86-90 District and is developed with single-family detached homes. However, the nearest of the single-family homes is approximately eight hundred thirty feet (830) away from the recycling center and there are existing trees, a creek, and vacant land, creating a buffer between the uses. The property to the west and north are zoned Industrial (IN) District and are developed with self-storage and gas company uses. The property to the east is zoned Industrial (IN) District and is currently undeveloped. Further to the east is a City of Garland Recycling Center and Transfer Station and administrative offices for the Environmental Waste Services Department.

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**Attachments**

Z 21-22 Randall T. Wilson (Specific Use Provision) Attachments

Z 21-22 Randall T. Wilson Responses

Z 21-22 Staff Presentation

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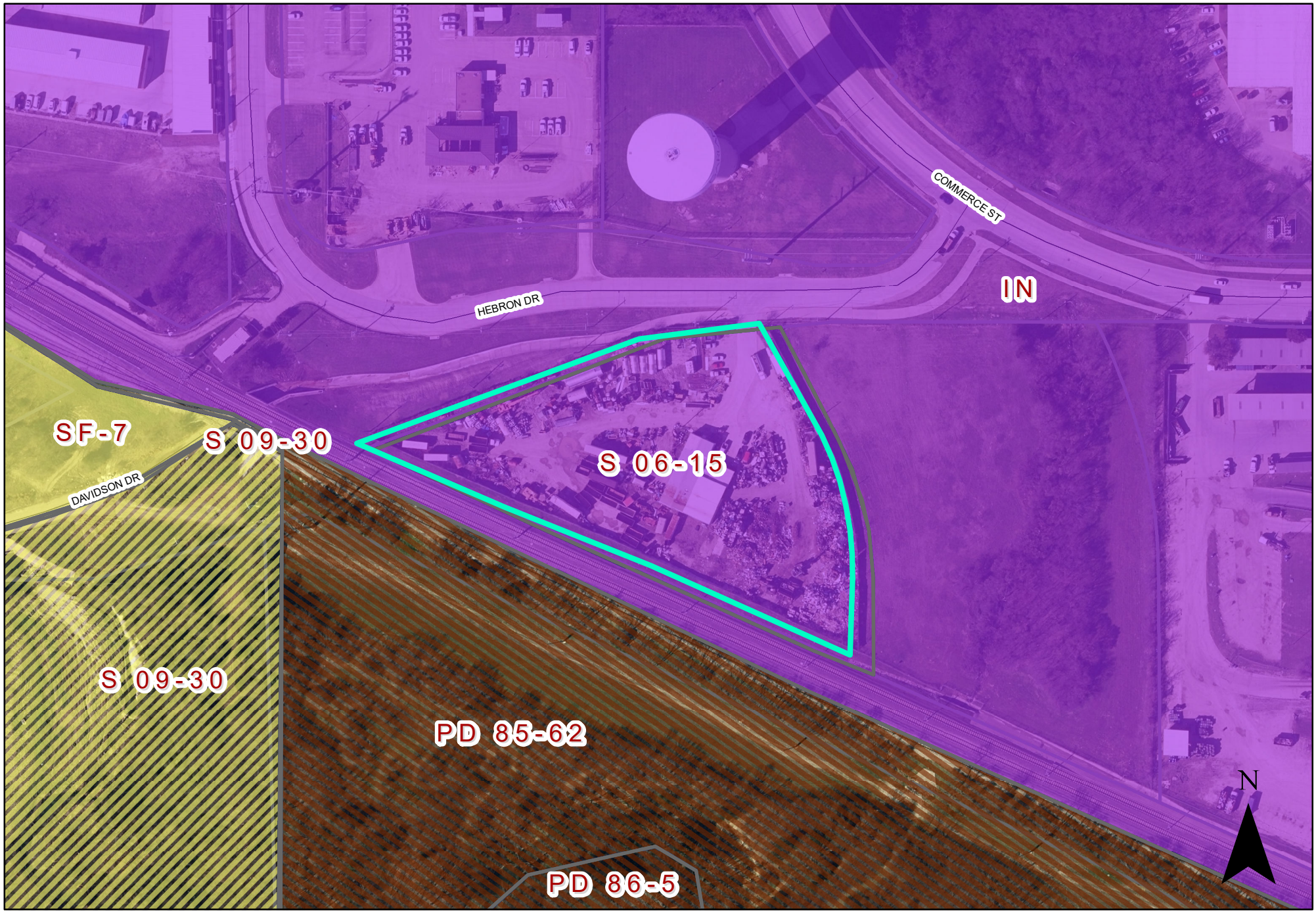



0 90 180 Feet
1 inch = 153 feet

# Zoning Map Z 21-22

INDICATES AREA OF REQUEST

**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 21-22**

**1340 Hebron Drive**

I. **Statement of Purpose:** The purpose of this Specific Use Provision to allow a Recycling Salvage Yard (Unlimited Outside Storage) Use.

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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.

V. **Specific Use Provision:**

A. SUP Time Period: The Specific Use Provision for Recycling Salvage Yard (Unlimited outside Storage) shall be in effect for twenty-five (25) years.

B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.

C. Landscaping: Landscaping shall comply with Exhibit C.

D. Fencing: Perimeter screening shall be provided along the entire length of the north and west property lines with a 26 gauge, Polar White, PBU panel corrugated fence eight (8) feet in height that is setback approximately four (4) feet from the property line.

E. Outdoor Storage: Outdoor storage shall be placed on the back portion of the property away from the public view and screened by the perimeter fence and

landscaping.

F. Signage: All signage shall comply with Garland Development Code.

**EXHIBIT B**

# REPORT & MINUTES

**P.C. Meeting, July 26, 2021**

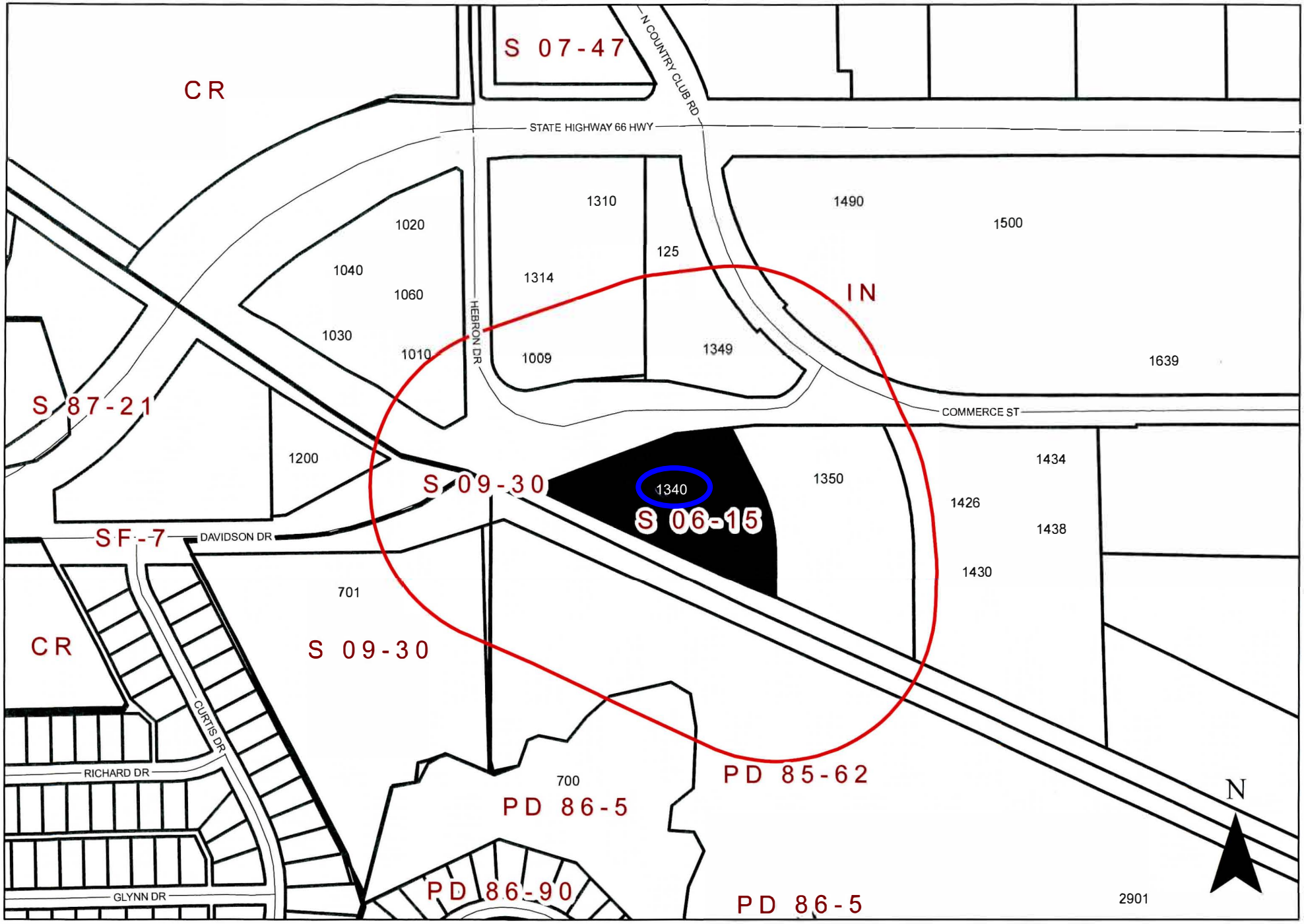
Consideration of the application of **Randall T. Wilson**, requesting approval of a Specific Use Provision extension to allow a Recycling Salvage Yard (unlimited outside storage) on a property zoned Industrial (IN) District with a Specific Use Provision 06-15 for a Recycling Salvage Yard (unlimited outside storage). This property is located at 1340 Hebron Drive. (District 2) (File Z 21-22 - Specific Use Provision)

The applicant Randy Wilson, 705 Wilford Way, Rockwall, Texas was available for questions.

There was discussion between the Plan Commission and staff regarding compliance with the Garland Development Code (GDC) and Specific Use Provision (SUP).

There was discussion between Mr. Wilson and the Plan Commission.

**Motion** was made by Commissioner Jenkins to close the public hearing and approve the request per staff recommendation, including the SUP Condition requiring salvage materials to remain towards the rear of the property. Seconded by Commissioner Ott. **Motion carried**: **9** Ayes, **0** Nays.




0 200 400 Feet
1 inch = 313 feet

# Zoning Map Z 21-22

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

## 1340 Hebron Drive

# Comment Form
# Case Z 21-22

**Randall T. Wilson proposes to renew a Specific Use Provision (SUP) for an existing Recycling Salvage Yard for a time period of 25 years. This site is located at 1340 Hebron Drive. (District 2)**

**Randall T. Wilson propone renovar una Disposición de uso específico (SUP) por un período de tiempo de 25 años, para un patio de salvamento de reciclaje. Este sitio está ubicado en 1340 Hebron Drive. (Distrito 2)**

**Randall T. Wilson đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) trong khoảng thời gian 25 năm, đối với Bãi cứu sinh tái chế. Địa điểm này được đặt tại 1340 Hebron Drive. (Quận 2)**

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**Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới**

- [x] For / A Favor / Đúng
- [ ] Against / En Contra / Không

**Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.**

Randall T. Wilson Property & Business Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

*(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)*

1340 Hebron Drive

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX ~~75040~~

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

7/19/2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Received 7-20-21

# Z 21-22

***The applicant proposes to continue the operation of a Recycling Salvage Yard.***

[Approval of a Specific Use Provision for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial (IN) District.

Approval of a Plan for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial (IN) District.]

City Council Meeting
August 17, 2021

GARLAND

TEXAS MADE HERE

# CASE INFORMATION

**Location:** 1340 Hebron Drive

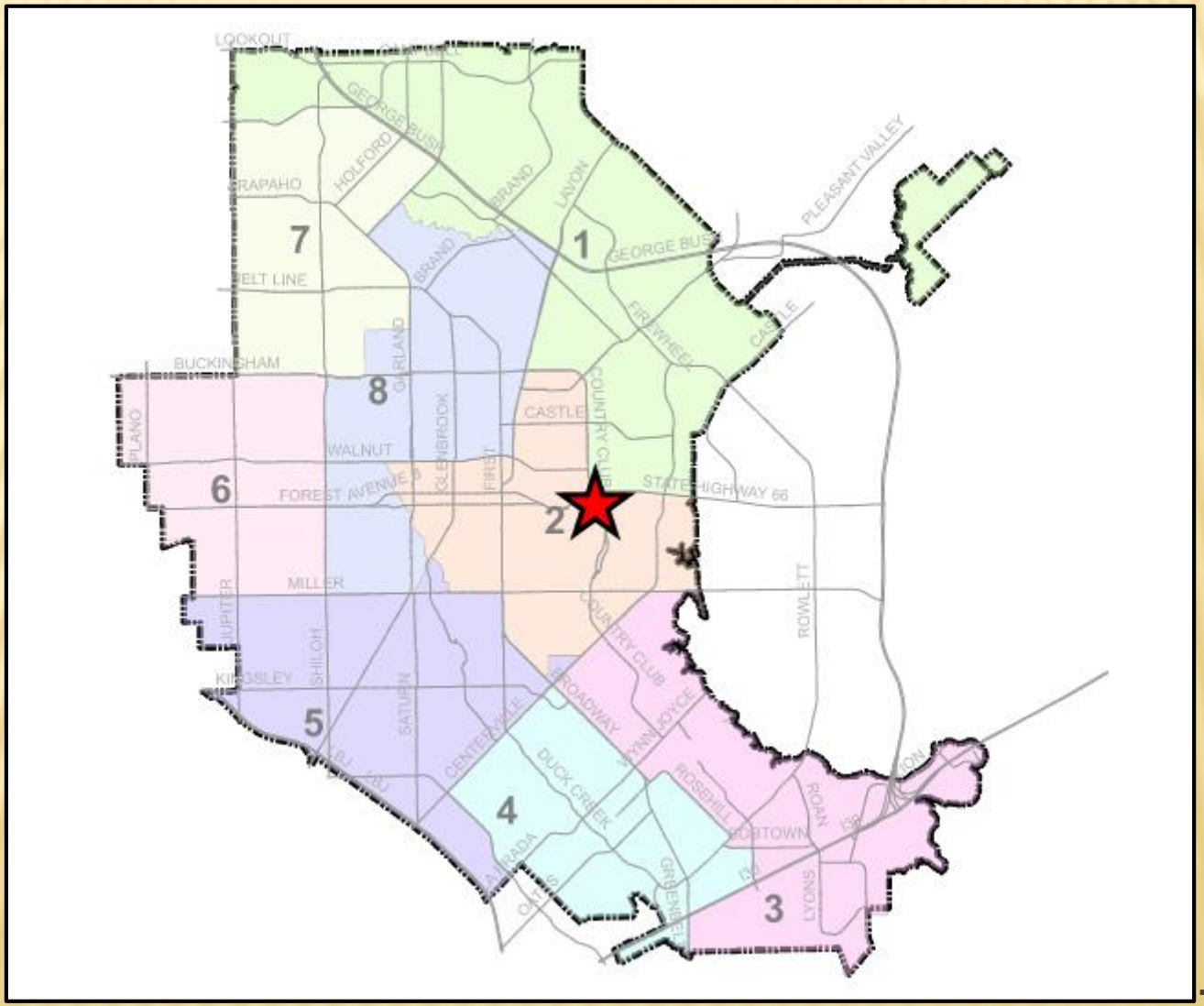
**Applicant:** Randall T. Wilson

**Owner:** Randall T. Wilson

**Acreage**: 2.718 acres

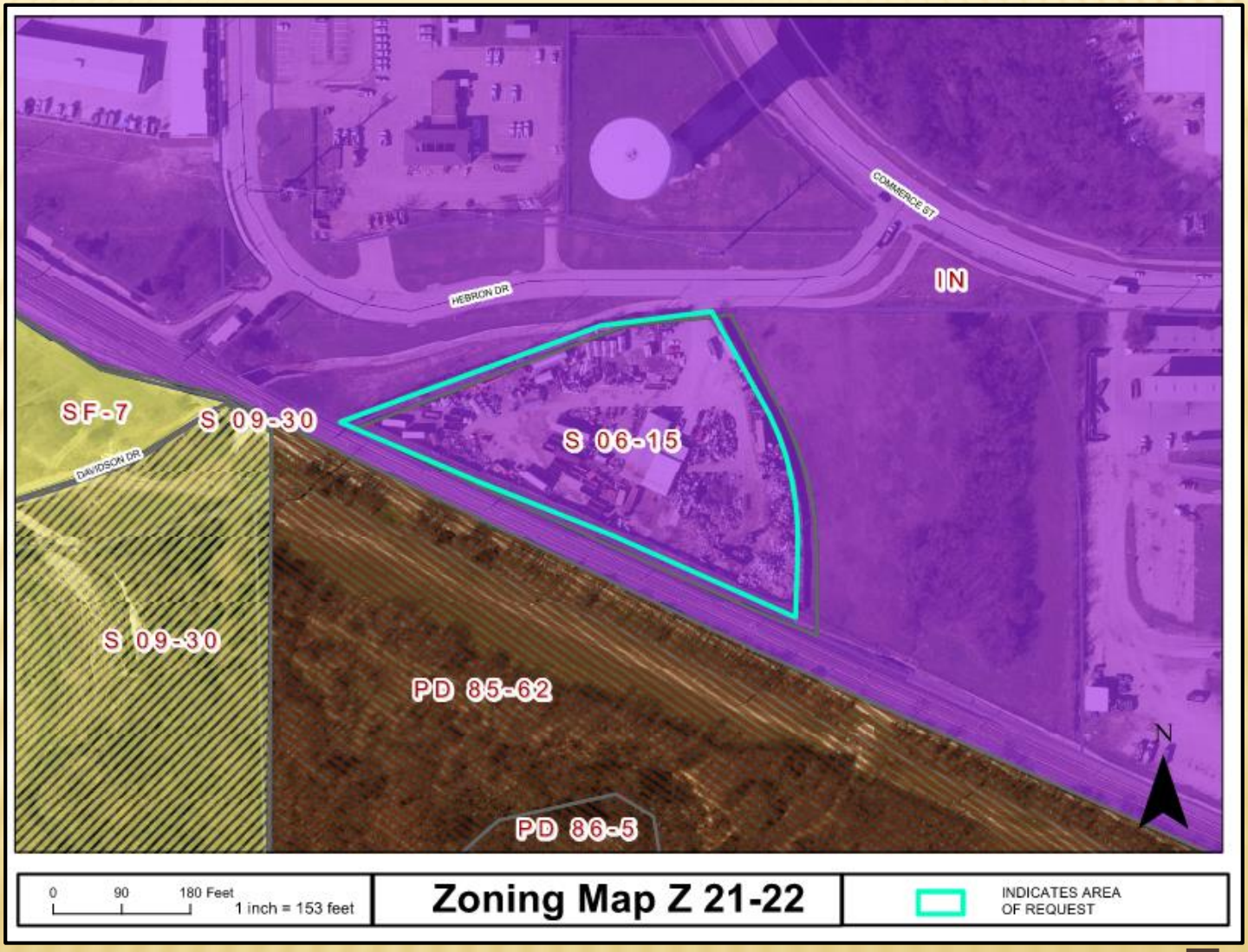
**Zoning:** Industrial (IN) District

# CITYWIDE LOCATION MAP




Z 21-22

# LOCATION MAP




Z 21-22

# COMPREHENSIVE PLAN

Z 21-22

# COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

# PHOTOS

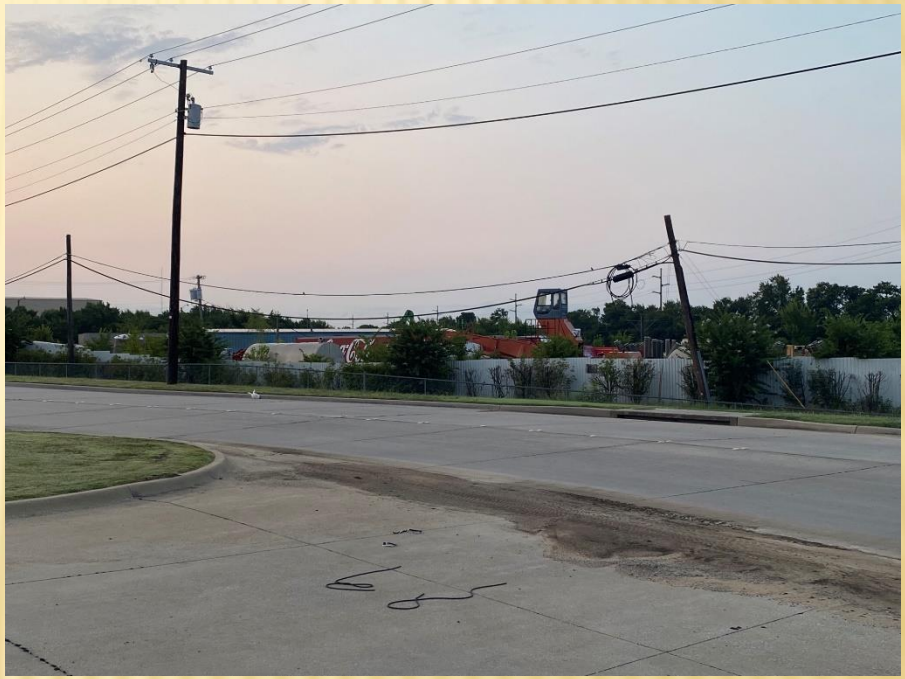
Z 21-22

GARLAND
TEXAS MADE HERE

# PHOTOS

Z 21-22

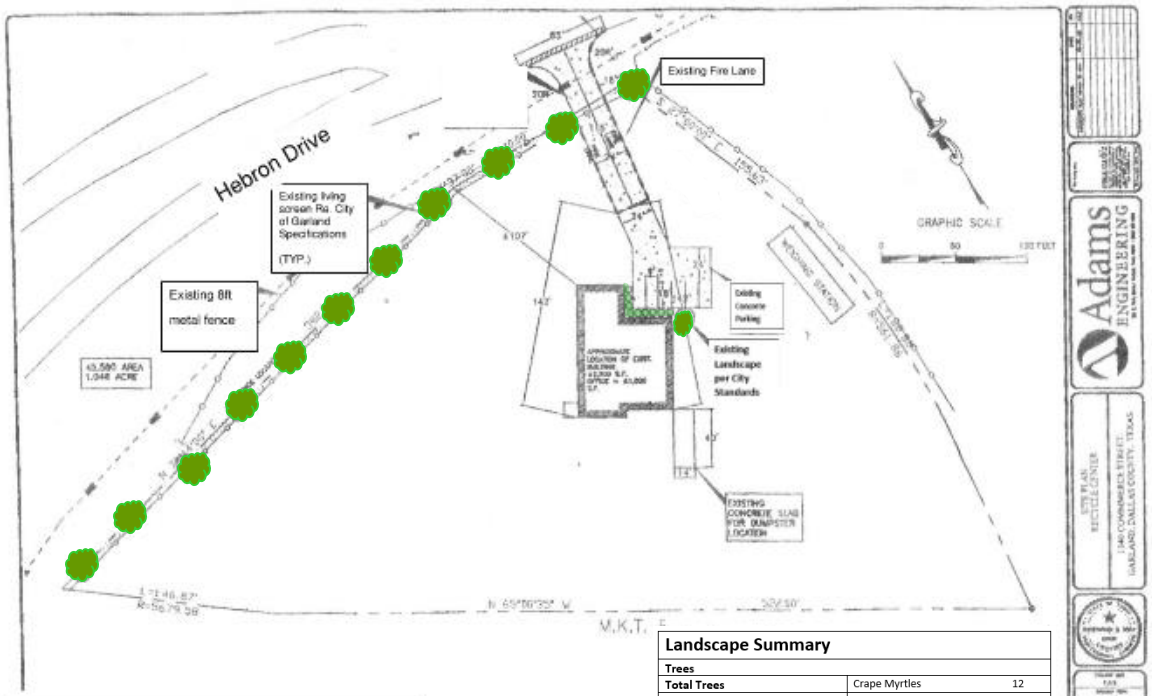
# CURRENT SITE PHOTOS



Z 21-22

# SITE PLAN

EXHIBIT C




| Landscape Summary | | |
|---|---|---|
| Trees | | |
| Total Trees | Crape Myrtles | 12 |
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THESE PLANS SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

| SITE DATA TABLE | |
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| Case Number | 210513-3 |
| Zoning District | Industrial District (IN) |
| Building Height | 15 feet to the highest point |
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| Office SF | 1,000 SF |
| Total Building SF | 3,200 SF |
| Fence Height | 8 feet |
| Parking Spaces | 6 |

Z 21-22

# CONSIDERATION

The applicant requests a Specific Use Provision (SUP) extension to be in effect for a period of (25) years, which aligns with the SUP Time Period Guide.

# STAFF RECOMMENDATION

Staff recommends a Specific Use Provision extension for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial District (IN) District for a period of twenty-five (25) years, in accordance with the SUP Time Period Policy Guide.

Approval of a Plan for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial District (IN) District.

Equipment and some material storage piles can be seen from the right-of-way. In addition, portions of the site are below the street level, making equipment and other materials more visible from certain areas along Hebron Drive. Additional fencing or landscaping height could be considered along these locations. However, the large piles of materials appear to be located towards the rear of the property, in keeping with the previous SUP Condition, which remains in the draft SUP Conditions.

# PLAN COMMISSION RECOMMENDATION

On July 26, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision extension for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial District (IN) District for a period of twenty-five (25) years per staff recommendation, including the SUP Condition requiring salvage materials to be located towards the rear of the property.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial District (IN) District.

Z 21-16

GARLAND
TEXAS MADE HERE

# SPECIFIC USE PROVISION PERIOD GUIDE

## SPECIFIC USE PROVISION (SUP) TIME PERIOD GUIDE

The purpose of this document is to provide applicants, staff, and Plan Commission guidance in regard to assigning a time period for Specific Use Provision (SUP) applications.

Between 2016 and 2020, the Garland City Council has approved the following uses and their subsequent average time periods via Specific Use Provision (SUP). Based on these averages, recommended time period ranges are included below.

| Specific Uses as Defined by the Garland Development Code | Average Approved Time Period (SUPs from 2016 to 2020) | City Council Recommended Time Period Range |
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| Tattoo Shop | 5.3 years | 5-10 years |

Z 21-22

# ADDITIONAL SITE PHOTOS

Z 21-22

GARLAND
PLANNING REPORT

**City Council Regular Session Agenda** **9. d.**

**Meeting Date:** 08/17/2021

**Item Title:** Z 21-22 Randall T. Wilson - Plan (District 2)

**Submitted By:** Kimberly Hopkins, Development Planner

---

## REQUEST

Approval of a Specific Use Provision extension for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial (IN) District.

Approval of a Plan for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial (IN) District.

## LOCATION

1340 Hebron Drive

## OWNER

Randall T. Wilson

## PLAN COMMISSION RECOMMENDATION

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The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial District (IN) District.

## STAFF RECOMMENDATION

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## BACKGROUND

In 2006, City Council approved a Specific Use Provision [S 06-15] to allow a Recycling Center ["Recycling Salvage Yard (unlimited outside storage)" as classified by the GDC] for a time period of fifteen (15) years. The applicant is requesting approval to allow the continued operation of the use on the subject property.

## SITE DATA

The subject property is developed with an approximately 3,200 square-foot building. The site contains approximately 2.718 acres with approximately 382 lineal feet of frontage along Hebron Drive.

## USE OF PROPERTY UNDER CURRENT ZONING

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

Recycling Salvage Yard (Unlimited Outside Storage) uses are allowed in the Industrial (IN) District by Specific Use Provision (SUP) only. The GDC differentiates between "Recycling Collection Centers", which are indoor facilities, and "Recycling Salvage Yards (unlimited outside storage)" which include outdoor storage of materials. In 2006, a Specific Use Provision [S 06-15] was approved for the Recycling Salvage Yard for a period of fifteen (15) years.

## CONSIDERATIONS

<u>Specific Use Provision</u>

1. The applicant proposes to continue the Recycling Salvage Yard use within an existing 3,200 square-foot building. The facility would operate Monday through Friday, from 8:00 a.m. to 5 p.m. and Saturday, from 8:00 a.m. to 12 pm.

2. <u>Recycling Salvage Yard Special Standards per GDC</u>:
    a. The recycling salvage yard must be attended during all hours of business or collection.
    b. Processing of materials may include weighing, sorting, flattening, crushing, shredding, bundling, and palletizing materials for shipment by hand or by machine, and may also include smelting, melting, refining, or other conversion back to a "raw material" state.

c. All processing operations (such as, crushing, bundling, or palletizing) must occur within a building or within an outside storage yard.
d. Outside storage of materials are permitted, where located behind the main building, where and where screened from all public streets and from neighboring properties with a fully opaque, minimum eight-foot tall masonry screening wall, as applicable (unless another form of screening is approved with the initial development application). *The building is setback into the property. The existing approved screening is well-maintained with an existing eight (8) foot metal fence with landscaping along the property line.*
e. Recycling salvage yards must have an on-site vehicle circulation plan. The plan must be designed and operated so that all truck and other vehicle traffic associated with the recycling salvage yard is accommodated on-site and does not interfere with the traffic lanes on the adjacent street. *All vehicle circulation is on-site with no traffic interference of Hebron Drive.*

3. Outside Storage is a use associated with the Recycling Salvage Yard and is permitted in the Industrial (IN) District, in accordance with the following Special Standard:
   a. Outside storage is not to be located between the front of the building and the street, nor on top of any structure, nor stacked higher than the building or device that screens the stored materials. The applicant indicates the business would comply with the outside storage requirements.

      The applicant contends that the piles of materials are kept at the back half of the property and equipment is kept towards the front. There is a previous SUP condition stating that outdoor storage shall be placed on the back portion of the property away from the public view; this condition remains in the draft SUP Conditions.

4. The site plan (Exhibit C) shows existing pavement and six (6) parking spaces on the overall site, meeting GDC parking requirements.

5. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening currently exist on the site.

6. Signage is existing and no changes to signs are proposed with this application.

7. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty-five (25) years, which aligns with the SUP Time Period Guide.

**COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Business Center for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

This use is compatible with the surrounding area and the Comprehensive Plan.

**COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The subject site is surrounded by properties that are primarily zoned Industrial (IN) District. Further south is zoned Planned Development (PD) 86-90 District and is developed with single-family detached homes. However, the nearest of the single-family homes is approximately eight hundred thirty feet (830) away from the recycling center and there are existing trees, a creek, and vacant land, creating a buffer between the uses. The property to the west and north are zoned Industrial (IN) District and are developed with self-storage and gas company uses. The property to the east is zoned Industrial (IN) District and is currently undeveloped. Further to the east is a City of Garland Recycling Center and Transfer Station and administrative offices for the Environmental Waste Services Department.

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**Attachments**

Z 21-22 Randall T. Wilson (Plan) Attachments

Z 21-22 Randall T. Wilson Responses

Z 21-22 Staff Presentation

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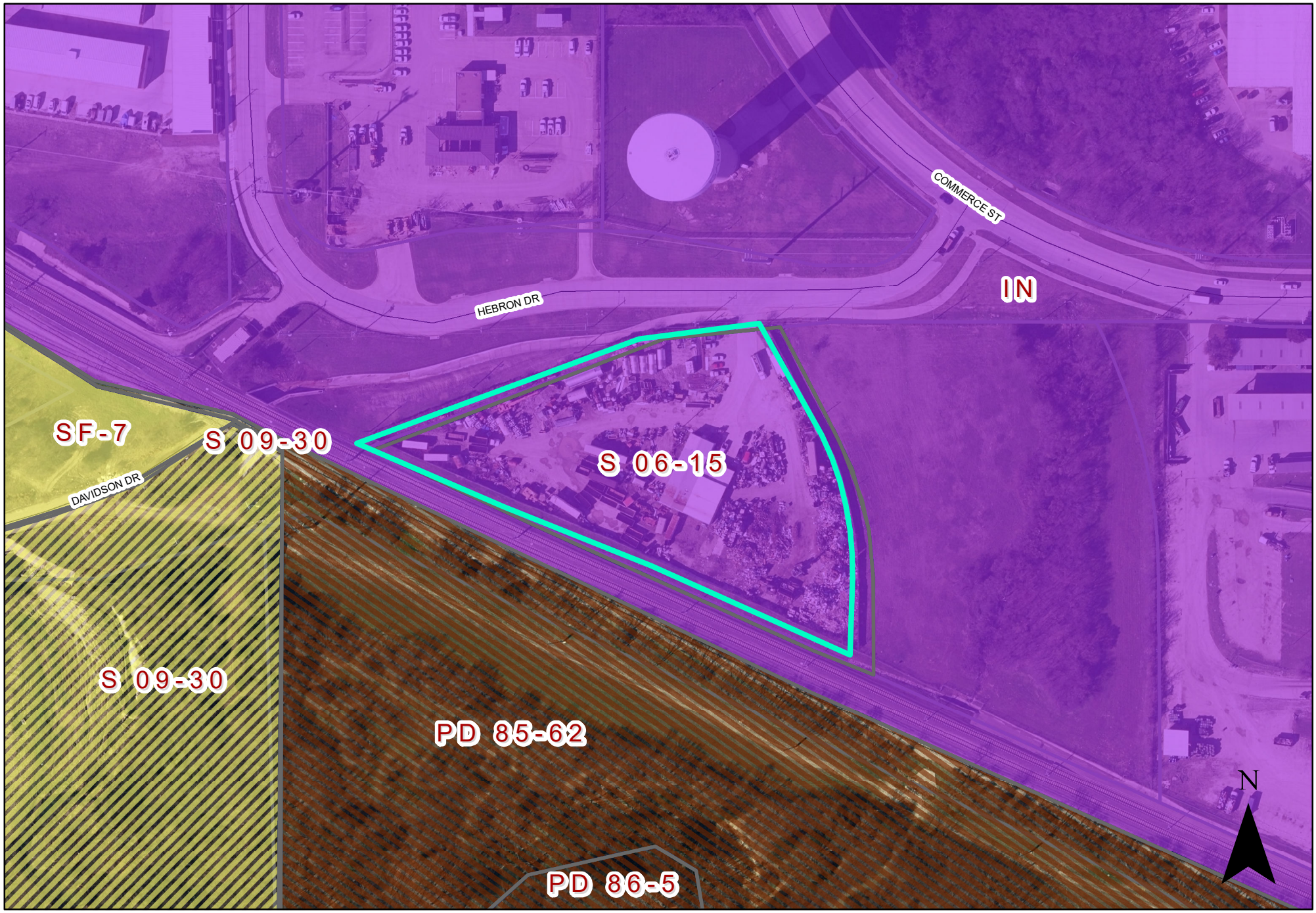
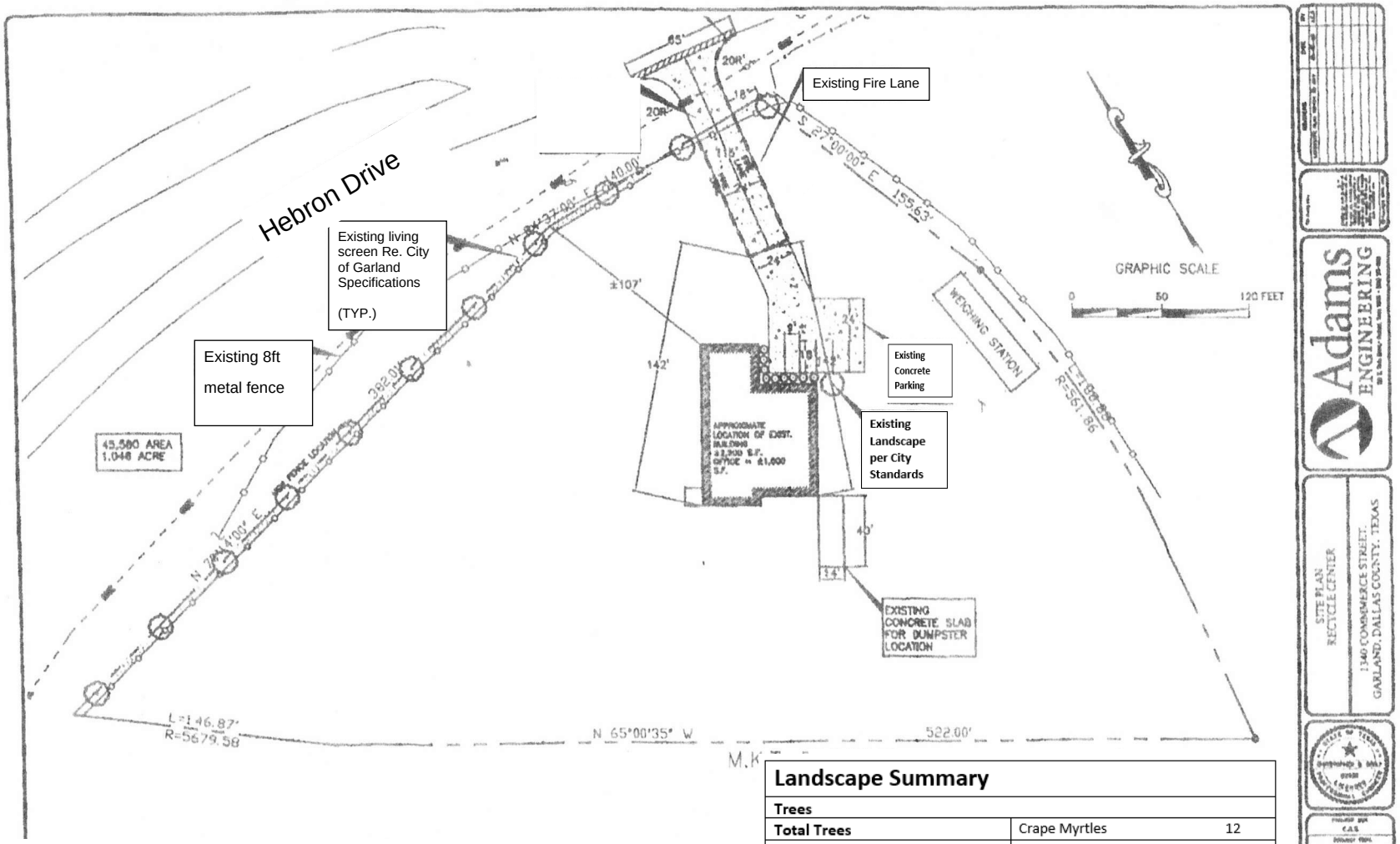



0 90 180 Feet
1 inch = 153 feet

# Zoning Map Z 21-22

INDICATES AREA OF REQUEST

EXHIBIT C




## Landscape Summary

| | | |
|---|---|---|
| **Trees** | | |
| **Total Trees** | Crape Myrtles | 12 |
| **Total Shrubs** | Red Tip Photina | 60 |

## SITE DATA TABLE

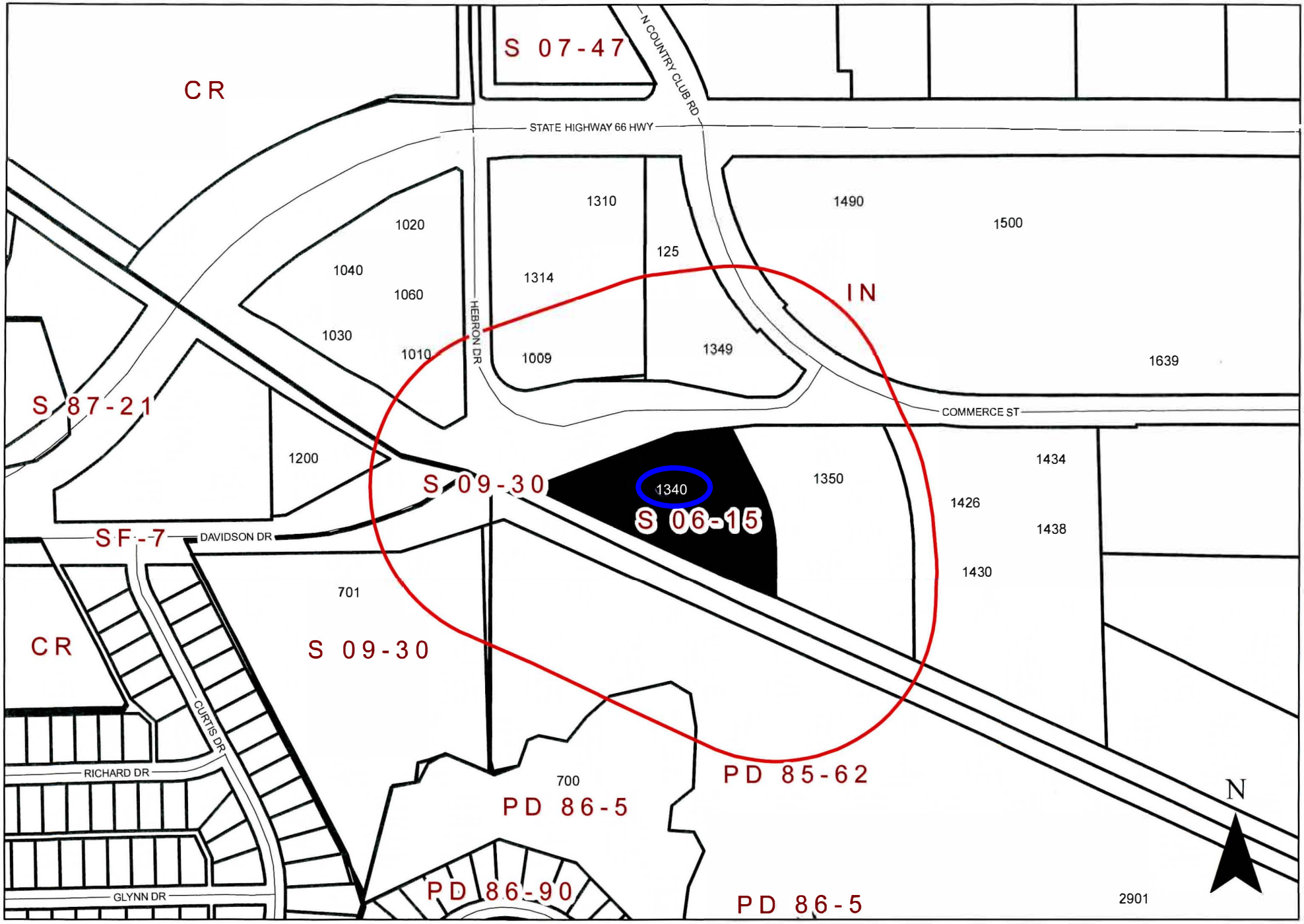
| | |
|---|---|
| **Case Number** | 210513-3 |
| **Zoning District** | Industrial District (IN) |
| **Building Height** | 15 feet to the highest point |
| **Recycling Center SF** | 2,200 SF |
| **Office SF** | 1,000 SF |
| **Total Building SF** | 3,200 SF |
| **Fence Height** | 8 feet |
| **Parking Spaces** | 6 |

# REPORT & MINUTES

**P.C. Meeting, July 26, 2021**

Consideration of the application of **Randall T. Wilson**, requesting approval of a Plan for a Recycling Salvage Yard (unlimited outside storage) on a property zoned Industrial (IN) District with a Specific Use Provision 06-15 for a Recycling Salvage Yard (unlimited outside storage). This property is located at 1340 Hebron Drive. (District 2) (File Z 21-22 - Plan)

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




0 200 400 Feet
1 inch = 313 feet

# Zoning Map Z 21-22

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

## 1340 Hebron Drive

# Comment Form
# Case Z 21-22

**Randall T. Wilson proposes to renew a Specific Use Provision (SUP) for an existing Recycling Salvage Yard for a time period of 25 years. This site is located at 1340 Hebron Drive. (District 2)**

**Randall T. Wilson propone renovar una Disposición de uso específico (SUP) por un período de tiempo de 25 años, para un patio de salvamento de reciclaje. Este sitio está ubicado en 1340 Hebron Drive. (Distrito 2)**

**Randall T. Wilson đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) trong khoảng thời gian 25 năm, đối với Bãi cứu sinh tái chế. Địa điểm này được đặt tại 1340 Hebron Drive. (Quận 2)**

---

**Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới**

- [x] For / A Favor / Đúng
- [ ] Against / En Contra / Không

**Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.**

Randall T. Wilson Property & Business Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

*(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)*

1340 Hebron Drive

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX ~~75040~~

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

7/19/2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Received 7-20-21

# Z 21-22

***The applicant proposes to continue the operation of a Recycling Salvage Yard.***

[Approval of a Specific Use Provision for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial (IN) District.

Approval of a Plan for a Recycling Salvage Yard, (Unlimited Outside Storage) on a property zoned Industrial (IN) District.]

City Council Meeting
August 17, 2021

GARLAND

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# CASE INFORMATION

**Location:** 1340 Hebron Drive

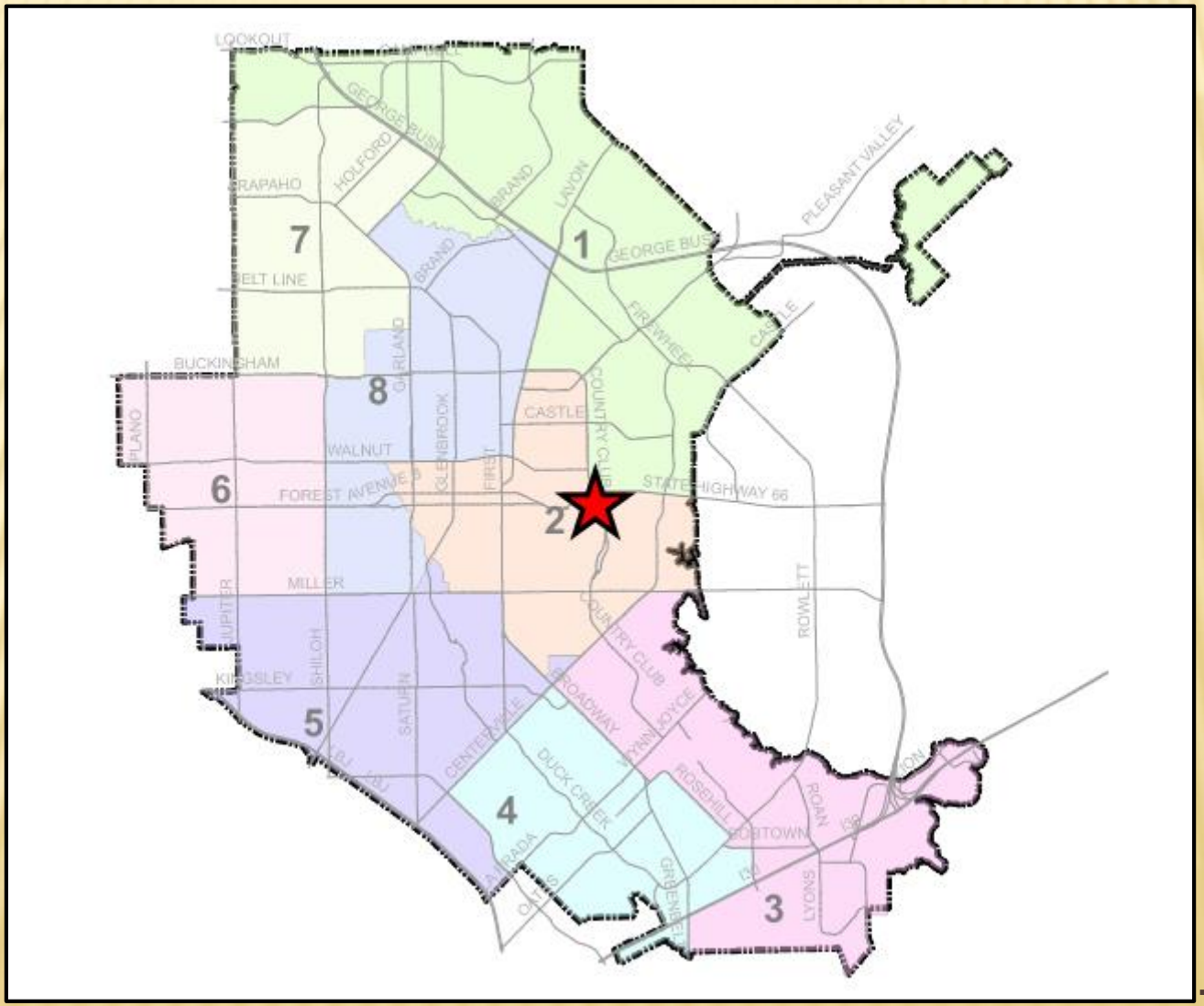
**Applicant:** Randall T. Wilson

**Owner:** Randall T. Wilson

**Acreage**: 2.718 acres

**Zoning:** Industrial (IN) District

# CITYWIDE LOCATION MAP




Z 21-22

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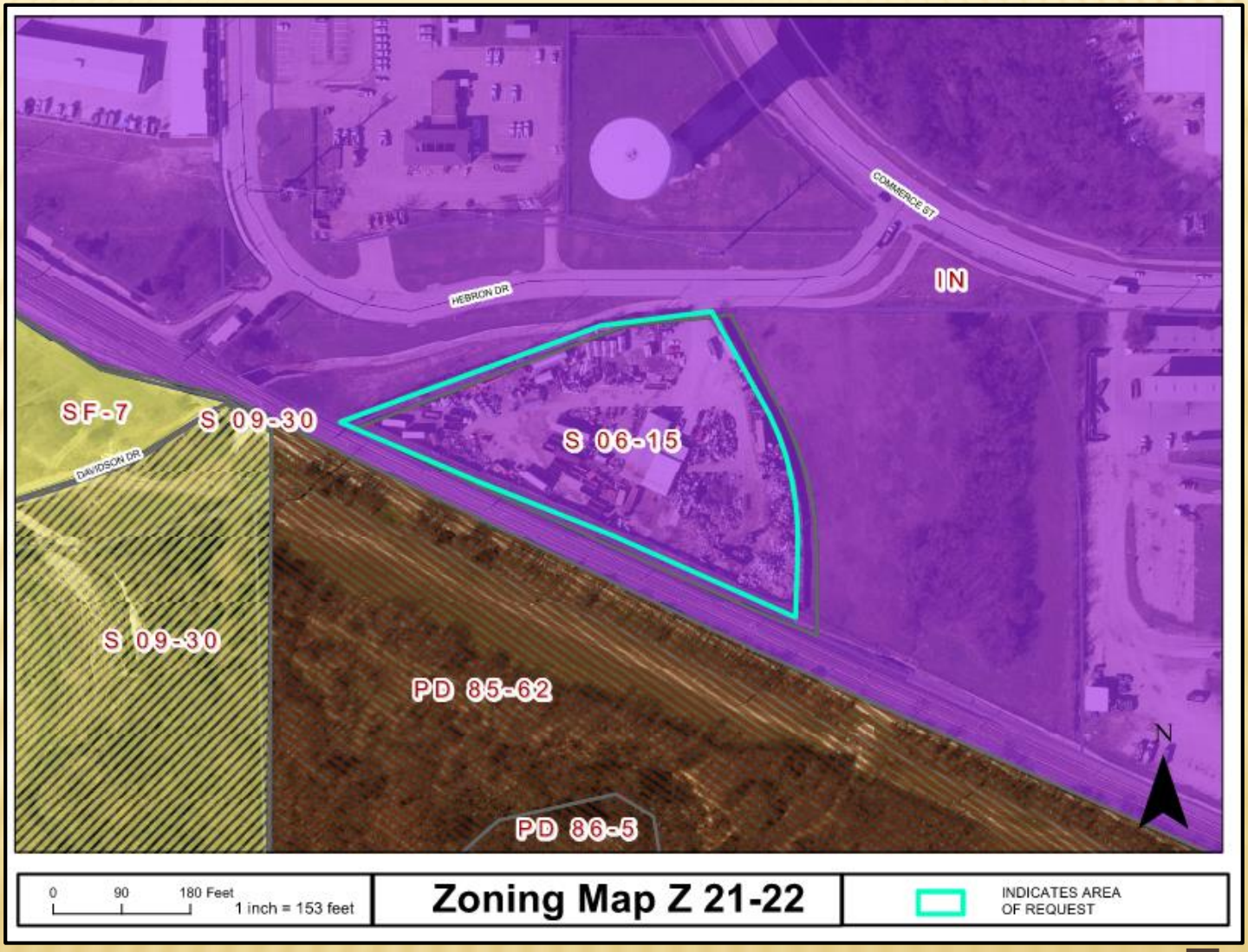


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GARLAND
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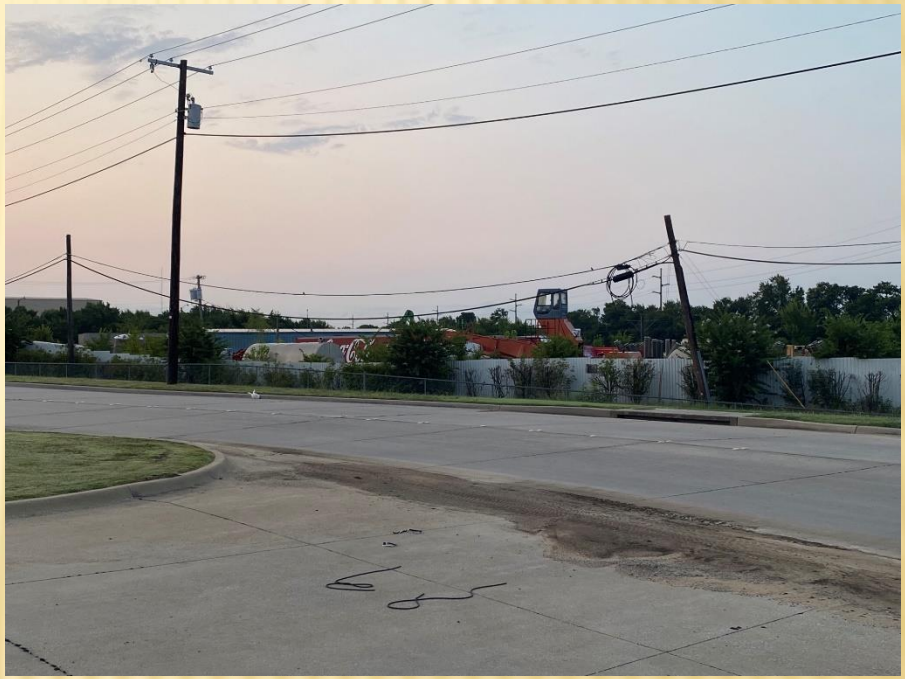

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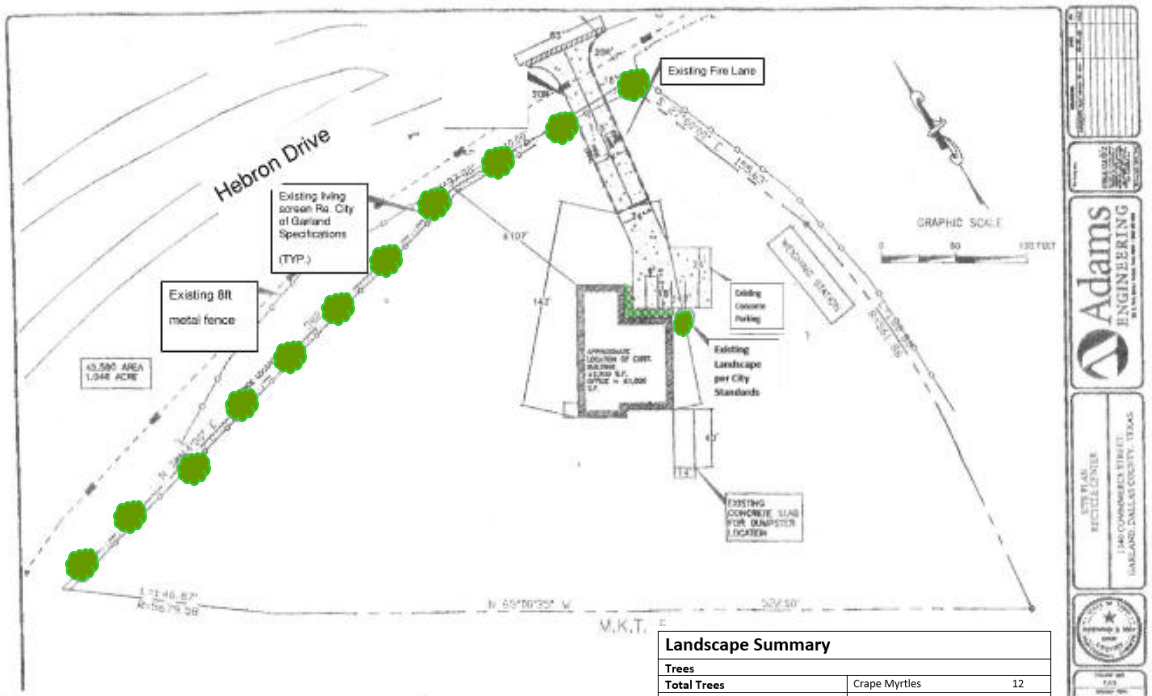


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Z 21-16

GARLAND
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Z 21-22

# ADDITIONAL SITE PHOTOS

Z 21-22

GARLAND

**City Council Regular Session Agenda**
**Meeting Date:** 08/17/2021
**Item Title:** Board and Commission Appointment
**Submitted By:** Courtney Vanover, Department Coordinator I, City Secretary

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**Summary:**
**Council Member Jeff Bass**

- James VanDyke - Board of Adjustment
- Merrill Balanciere - Community Multicultural Commission
- Justice Dickson - Cultural Arts Commission
- James Dobbins - Environmental Community Advisory Board
- Charles Msewe - Library Board
- Ed Seghers - Parks and Recreation Board
- Scott Roberts - Plan Commission
- Eric Scholl - Property Standards Board
- Dominic Arzon - Tax Increment Finance #1 Downtown Board
- William "Bill" Swisher - Tax Increment Finance #2 South Board
- Rich Resser - Tax Increment Finance #3 Board
- Aaron Miller - Unified Building Standards Board

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**Attachments**

James VanDyke - BOA
Merrill Balanciere - CMC
Justice Dickson - Cultural Arts
James Dobbins - Environmental
Charles Msewe - Library
Ed Seghers - Parks
Scott Roberts - Plan
Eric Scholl - Property Standards
Dominic Arzon - TIF Downtown
Bill Swisher - TIF South
Rich Resser -TIF 3
Aaron Miller - Unified Bldg.

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GARLAND

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CITY OF GARLAND RECEIVED JUN 28 2021 CITY SECRETARY

# Application for City of Garland Boards/Commissions/Committees

**Please Type or Print Clearly:** Date: [redacted]

Name: James VanDyke Phon[redacted]

Address: 6810 Galway Drive Phon[redacted]

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

Resident of Garland for 8 years Resident of Texas for 18 years

Dallas County Voter Registration Number [redacted] rland 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, Urban Land Institute, Buckner Foster Care, Lakepointe Firewheel Church

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 Marketing Director for REES Architecture, Marketing Director for Rockwall ISD

I hereby affirm that all statements herein are true and correct. James Van Dyke II

Board or Commission of first, second and third choice:

1st Board of Adjustment
___ Building and Fire Codes Board
___ Citizens Environmental and Neighborhood Advisory Committee
___ Civil Service Commission
___ Community Multicultural Commission
___ Electrical Board
___ Garland Cultural Arts Commission
___ Garland Youth Council **
___ Property Standards Board
___ Library Board
___ Parks and Recreation Board
2nd Plan Commission *
___ Plumbing and Mechanical Codes Board
___ Senior Citizens Advisory Committee

** Plan Commission members must live in district* ***Garland Youth Council has a separate application*

Return completed application to:

**City Secretary's Office**
**200 N. Fifth St.**
**Garland, TX 75040**
**Fax: 972-205-2504**
**Email: RDowl@GarlandTX.gov**

Courtney Vanover 6·30·21

*Revised 05/2021*

CITY OF GARLAND
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JUN 05 2021
CITY SECRETARY

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# Application for City of Garland Boards/Commissions/Committees

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

**Please Type or Print Clearly:** Date: [redacted]

Name: MERRILL J. BALANCIERE Phone [redacted] (Home)

Address: 1110 GLOUCHESTER DRIVE Phone [redacted] (Other

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

Resident of Garland for 30 years Resident of Texas for 58 years

Dallas County Voter Registration Number [redacted] and 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.
SERVED ONE YEAR ON CULTURAL ARTS COMMISSION

If you have previously served on a City Board or Commission, please specify and list dates of service.
Cultural Arts Commission 2020-2021

List civic or community endeavors with which you have been involved.
Leadership Garland-served on alumni comittee, Youth Leadership Garland, Boy and Gilrs Club Board, volunteer at Good Samitans, served on Public Service comiittee for Angie Chen.

What is your educational background?
AAS

What is your occupational experience?
28 years firefighter/paramedic. Military veteran

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

Board or Commission of first, second and third choice:

| | | |
|---|---|---|
| ___ Board of Adjustment | ___ Garland Cultural Arts Commission | 3 Parks and Recreation Board |
| ___ Citizens Environmental and Neighborhood Advisory Committee | ___ Garland Youth Council ** | ___ Plan Commission * |
| 1 Civil Service Commission | ___ Library Board | ___ Senior Citizens Advisory Committee |
| 2 Community Multicultural Commission | ___ Property Standards Board | ___ Unified Building Standards Commission |

** *Garland Youth Council has a separate application*

***FOR OFFICE USE ONLY***

| | | | |
|---|---|---|---|
| Ad Valorem Tax Status | Current ✓ | Past Due ___ | Date Appointed ___ |
| Utility Account Status | Current ✓ | Past Due ___ | Appointed By ___ |
| CSO Suit/Claim Filed | Yes ___ | No ✓ | Date Notified ___ |
| Clerk Signature & Date | Courtney Vanover 7.5.21 | | Disclosure Form Filed ___ |

*Revised 05/2021*

CITY OF GARLAND
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JUN 25 2021
CITY SECRETARY

GARLAND
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# Application for City of Garland Boards/Commissions/Committees

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

**Please Type or Print Clearly:** Dat[redacted]

Name: Justice Dickson Pho[redacted]

Address: 1426 Morrison Circle Pho[redacted]

City, State, Zip: Garland, TX 75040 Em[redacted]

Resident of Garland for 20 years Resident of Texas for 20 years

Dallas County Voter Registration Numbe[redacted]rland 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.

See Attached Document

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

August 2015-June 2018. I served 3 Terms on the Garland Youth Council, we elected and served as Chair of the Social and Promotions Committee, Vice-President and President while serving on the board.

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

While on Garland Youth Council, I dedicated over 100 hours of community service to our area. I have also been an activist for revitalizing our downtown area. I haven't been as active in the community recently due to the pandemic.

What is your educational background?

In High School I studied art and engineering, and in college I've worked on pursuing design and photography.

What is your occupational experience?

I currently work as a Content Creator and Designer at Big Hit Creative Group. We are an award winning, integrated marketing agency.

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

Board or Commission of first, second and third choice:

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

*** Garland Youth Council has a separate application*

*FOR OFFICE USE ONLY*

| | | | |
|---|---|---|---|
| Ad Valorem Tax Status | Current ✓ | Past Due ___ | Date Appointed ___ |
| Utility Account Status | Current ✓ | Past Due ___ | Appointed By ___ |
| CSO Suit/Claim Filed | Yes ___ | No ✓ | Date Notified ___ |
| Clerk Signature & Date | Courtney Vanover 6.25.21 | | Disclosure Form Filed ___ |

*Revised 05/2021*

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

I have been an outstanding artist since High School. I have won numerous art awards from GISD, The State Fair of Texas, and Kent State University. Being an awarded artist I have had my work exhibited, and I am very proud of it. I am an unconventional well-rounded artist. I have created sculptures, mixed-media collages, paintings in both acrylic and oil, and I also work as a freelance photographer, and I have dabbled in wood burning, wood carving, glass fusing, and more. I'm very passionate about art and giving artist a platform to share their work. I spent many months putting together a discord server called Lenes Connect, which is a place for photographers to connect with each other, and a place to find educational resources. Education for artists is a big passion of mine since training for artists is very expensive and oftentimes underprivileged children never get the opportunity to pursue art. I currently work for a marketing agency, where I work as a designer and create art every day.

**My awards in art include:**

2020
- Exhibited at Greenway Art Festival
- Honorable Mention in Kent State's 5th annual Juried Student Exhibition.
- 3rd Place at the State Fair of Texas for Mixed Media Art Piece
- Photography was published on model page Faces & Bodies.
- Graphic Design was published as an Album Cover for Champagne's Single La Amenaza Freestyle
- Photography has been published on social media pages for promotional, and marketing purposes by several bands such as Prophecy (TX), Navajo., In Resistance, and etc.

2019

- Received Honorable Mention in Black and White Photography for Children from the State Fair of Texas
- Photography has been published on social media pages for promotional, and marketing purposes by several bands such as Navajo., In Resistance, HYLYND, Humannequin, Prophecy (TX), and etc.
- Photography has been published on North Garland High School's website for event recognition.
- Received a 4 rating (4 to 1 rating, 4 being the Highest) at VASE, for 2D art
- Received a 4 rating (4 to 1 rating, 4 being the Highest) at VASE, for 3D art

2018
- Received a 4 rating (4 to 1 rating, 4 being the Highest) at VASE, for 2D art
- Received a 4 rating (4 to 1 rating, 4 being the Highest) at VASE, for 3D art
- Received an honorable mention award for Photography at GISD Art Show
- Received a 1st-place award for Photography at GISD Art Show
- Received a 2nd-place award for Sculpture at GISD Art Show
- Received a 3rd-place award for Sculpture at GISD Art Show
- Received a 2nd place ribbon from the State Fair of Texas, for Metal Sculptures
- Received a 2nd place ribbon from the State Fair of Texas, for Recycled Folk Art
- Received a 3rd Place in Altered Photography for People from the State Fair of Texas
- Received Honorable Mention in Colored Photography for People from the State Fair of Texas

**My Portfolios:**

[redacted]

GARLAND

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CITY OF GARLAND RECEIVED JUN 23 2021 CITY SECRETARY

# Application for City of Garland Boards/Commissions/Committees

**Please Type or Print Clearly:**

Date [redacted]

Name: James M. Dobbins

Pho [redacted]

Address: 1014 Palm Desert Drive

Pho [redacted]

City, State, Zip: Garland, TX 75044-5010

Ema [redacted]

Resident of Garland for 7 years Resident of Texas for 40 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 as an Envrionmental Specialist for 32 years.

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

ECAB - since September 2018 (to date)

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

Big Brothers/Big Sisters volunteer, Adopt a Highway volunteer, Employees Retirement System of Texas - Benefits Advisory Committee (two terms)

What is your educational background?

Southwestern University - B.A., 1984

What is your occupational experience?

Texas Department of Transportation - 32 years

Richardson Public Library - two years.

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 | ___ Electrical Board | ___ Parks and Recreation Board |
| ___ Building and Fire Codes Board | ___ Garland Cultural Arts Commission | 2 Plan Commission * |
| 1 Citizens Environmental and Neighborhood Advisory Committee | ___ Garland Youth Council ** | ___ Plumbing and Mechanical Codes Board |
| ___ Civil Service Commission | ___ Property Standards Board | ___ Senior Citizens Advisory Committee |
| ___ Community Multicultural Commission | 3 Library Board | |

** Plan Commission members must live in district* *** Garland Youth Council has a separate application*

Return completed application to:

**City Secretary's Office**
**200 N. Fifth St.**
**Garland, TX 75040**
**Fax: 972-205-2504**
**Email: RDowl@GarlandTX.gov**

Courtney Vanover 6.23.21

*Revised 05/2021*

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CITY SECRETARY

# GARLAND

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## Application for City of Garland Boards/Commissions/Committees

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

**Please Type or Print Clearly:** Date: [redacted]

Name: Charles N. Msewa Phon[redacted]

Address: 5821 Indian Hills Dr Phon[redacted]

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

Resident of Garland for 24 years Resident of Texas for 35 years

✓ Dallas County Voter Registration Numbe[redacted]rland 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.

1. Interest in Changing demographics led me to write a book on Multiculturalism.
2. As a home-owner and several properties it can be great to use my experience to help others.
3. Helping other know policies could be something I could be helpful with.

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

N/A

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

I've mainly volunteered in our church — 1st @ Firewheel located on 5500 Lavon Dr. — Taught Bible Classes and any other issues, eg. Reviewing Church's Constitution.

What is your educational background?

Post-graduate Masters & Some doctoral studies.

What is your occupational experience?

Psychology Asst for Dallas County Juvenile Dept (1 yrs), Behavioral Healthcare, Inc Private Practice through Integrative The Center for Integrative Counseling and Psychology (formerly PCC), Neighborhood Youth & Family Services @ Richardson PD.

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

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

| | | |
|---|---|---|
| ___ Board of Adjustment | ___ Garland Youth Council ** | ___ Parks and Recreation Board |
| 3 Citizens Environmental and Neighborhood Advisory Committee | 2 Property Standards Board | ___ Plan Commission |
| 1 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 Current ✓ Past Due ___

Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓

Clerk Signature & Date [signature] 5-25-21

Date Appointed ___

Appointed By ___

Date Notified ___

*Revised 03/2018*

GARLAND

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CITY OF GARLAND RECEIVED MAY 24 2021 CITY SECRETARY

# Application for City of Garland Boards/Commissions/Committees

**Please Type or Print Clearly:**

Date [redacted]

Name: Ed Seghers

Pho[redacted]

Address: 1001 Winding Brook Dr.

Pho[redacted]

City, State, Zip: Garland, Tx. 75044

Ema[redacted]

Resident of Garland for 41 years Resident of Texas for 74 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.

Member of the Garland parks and Recreation Board for 15 years

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

Current....Parks and Recreation Board

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

Hope Clinic, God's Old Geezers, Church Mission Trips, Code Cares, Chair of various committees at church

What is your educational background?

BS Math and Physics

What is your occupational experience?

Regional Sales Manager for M&M/MARS Inc. for 30 years

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 | ___ Electrical Board | 1 Parks and Recreation Board |
| ___ Building and Fire Codes Board | ___ Garland Cultural Arts Commission | ___ Plan Commission * |
| ___ Citizens Environmental and Neighborhood Advisory Committee | ___ Garland Youth Council ** | ___ Plumbing and Mechanical Codes Board |
| ___ Civil Service Commission | ___ Property Standards Board | ___ Senior Citizens Advisory Committee |
| ___ Community Multicultural Commission | ___ Library Board | |

** Plan Commission members must live in district* *** Garland Youth Council has a separate application*

Return completed application to:

**City Secretary's Office**
**200 N. Fifth St.**
**Garland, TX 75040**
**Fax: 972-205-2504**
**Email: RDowl@GarlandTX.gov**

Courtney Vanover 5-25-21

*Revised 05/2021*

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# Application for City of Garland Boards/Commissions/Committees

**Please Type or Print Clearly:**

Date: [redacted]

Name: Scott Roberts

Phone [redacted] (Home)

Address: 1026 Creekwood

Phone [redacted] (Other

City, State, Zip: Garland, Texas 75044

Email [redacted]

Resident of Garland for 41 years  Resident of Texas for 52 years

Dallas County Voter Registration Number [redacted] arland 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.

35 years of service including-Garland Plan Comission 2008- present; North Area Plan Implementation Committee (15 years); Central Area Plan Implementation committee

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 Garland Housing Department

What is your educational background?

Bachelor of Architecture, Texas Tech 1976

What is your occupational experience?

47 years as an Architect working for architects, a developer including 36 self employed. Have designed all types of buildings from small houses to high rise hotels

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

Board or Commission of first, second and third choice:

| | | |
|---|---|---|
| ___ Board of Adjustment | ___ Electrical Board | ___ Parks and Recreation Board |
| ___ Building and Fire Codes Board | ___ Garland Cultural Arts Commission | ✓ Plan Commission * |
| ___ Citizens Environmental and Neighborhood Advisory Committee | ___ Garland Youth Council ** | ___ Plumbing and Mechanical Codes Board |
| ___ Civil Service Commission | ___ Property Standards Board | ___ Senior Citizens Advisory Committee |
| ___ Community Multicultural Commission | ___ Library Board | |

** Plan Commission members must live in district*  *** Garland Youth Council has a separate application*

Return completed application to:

**City Secretary's Office**
**200 N. Fifth St.**
**Garland, TX 75040**
**Fax: 972-205-2504**
**Email: RDowl@GarlandTX.gov**

Courtney Vanover 6-1-21

*Revised 05/2021*

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MAY 19 2021
CITY SECRETARY

GARLAND
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# Application for City of Garland Boards/Commissions/Committees

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

**Please Type or Print Clearly:**

Da[redacted]

Name: Eric Scholl

Ph[redacted]

Address: 417 Thunderbrook Rd.

Ph[redacted]

City, State, Zip: Garland, TX 75044

Em[redacted]

Resident of Garland for 8 years  Resident of Texas for 9 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 currently serve on the board and have since 2018. Also, I am a Realtor and have deep knowledge and understanding of the importance for the homes in our community to maintain and satisfactory appearance both for keeping the desirability of Garland up and safety of our citizens.

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

Property Standards Board - 9/1/2018 - Current

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

As an agent with Realty Firm Global we regularly volunteer with the GPD.

What is your educational background?

B.A. - Polical Sciene, Minor - U.S. History

What is your occupational experience?

I am currently a full time Realtor. Previously, I have worked within hospitality management for several luxury hotel brands, prior to that I was involved in non-profit organizations in Washingon, D.C.

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

*** Garland Youth Council has a separate application*

*FOR OFFICE USE ONLY*

Ad Valorem Tax Status  Current ✓  Past Due ___  Date Appointed ___

Utility Account Status  Current ✓  Past Due ___  Appointed By ___

CSO Suit/Claim Filed  Yes ___  No ✓  Date Notified ___

Clerk Signature & Date Courtney Vanover 5-19-21  Disclosure Form Filed ___

*Revised 05/2021*

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CITY SECRETARY

GARLAND
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# Application for City of Garland Boards/Commissions/Committees

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

**Please Type or Print Clearly:** Date: [redacted]

Name: Dominic Arzon Phone [redacted]

Address: 114 Fountain Hills Dr Phone [redacted]

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

Resident of Garland for 15 years Resident of Texas for 22 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.

Elected Collin College president of senate overseeing student governance of over 50,000 students. Collin Fee Advisory Committee appointee. Specialist research of local governance, mechanics of governance, economic development.

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

N/A → Three years of experience with government Dataset analysis, government descriptive + inferential statistics.

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

Susan G. Komen Foundation St. Josepn Meals on Wheels
Party Precinct Chairman Justice Court 3-2 Truancy Program

What is your educational background?

Honors Program at Collin College
Honors Program at SMU Studying political science + economics with a concentration in domestic policy, citizen behavioral trends

What is your occupational experience?

Criminal legal clerk
Data mining analyst

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 | 1 Property Standards Board | ___ Plan Commission |
| 3 Community Multicultural Commission | ___ Library Board | ___ Senior Citizens Advisory Committee |
| ___ Garland Cultural Arts Commission | | 2 Unified Building Standards Commission |

***Garland Youth Council has a separate application*

## *FOR OFFICE USE ONLY*

Ad Valorem Tax Status Current ✓ Past Due___
Utility Account Status Current ✓ Past Due___
CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 1-27-21

Date Appointed _____
Appointed By _____
Date Notified _____

*Revised 03/2018*

GARLAND

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# Application for City of Garland Boards/Commissions/Committees

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

**Please Type or Print Clearly:** Date: [redacted]

Name: William (Bill) Swisher Phon[redacted]

Address: 4422 Scenic Cir Phon[redacted]

City, State, Zip: Garland, Tx. 75043 Emai[redacted]

Resident of Garland for 30 years Resident of Texas for 33 years

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

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

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

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

Served on the Garland planning and Zoning commission for 8 1/2 years. Financial Advisor (currently with

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

Planning and zoning. Arts board, Bond Street and Transportation committee, Lake Ray Hubbard shoreline

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

Past President of the Dallas Safari Club, Past Chairman of the Dallas Ecological foundation

What is your educational background?

BS from University of Tenn. in Business, statistics.

What is your occupational experience?

6 1/2 years with Procter and Gamble marketing and budgeting, 33 years in Financial Industry

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

Board or Commission of first, second, and third choice: 1 TIF Board (South)

| | | |
|---|---|---|
| ___ Board of Adjustment | ___ Garland Cultural Arts Commission | ___ Parks and Recreation Board |
| ___ Building and Fire Codes Board | ___ Garland Youth Council ** | ___ Plan Commission * |
| ___ Citizens Environmental and Neighborhood Advisory Committee | ___ Property Standards Board | ___ Plumbing and Mechanical Codes Board |
| ___ Community Multicultural Commission | ___ Library Board | ___ Senior Citizens Advisory Committee |
| ___ Electrical Board | | |

** Plan Commission members must live in district ** Garland Youth Council has a separate application*

## *FOR OFFICE USE ONLY*

Ad Valorem Tax Status Current ✓ Past Due___

Utility Account Status Current ✓ Past Due___

CSO Suit/Claim Filed Yes ___ No ✓

Clerk Signature & Date Layna Sullivan

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

*Revised 03/2017*

GARLAND

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CITY OF GARLAND RECEIVED JUL 14 2021 CITY SECRETARY

# Application for City of Garland Boards/Commissions/Committees

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

**Please Type or Print Clearly:**

Date: [redacted]

Name: Rich Resser

Phone [redacted] (Home)

Address: 1014 Medio Dr

Phone [redacted] (Other)

City, State, Zip: Garland TX 75040

Email [redacted]

✓ Resident of Garland for 21 years Resident of Texas for 21 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.

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

No

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

None

What is your educational background?

Some College

What is your occupational experience?

Mortgage/Real Estate.....residential and commercial

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

Board or Commission of first, second and third choice

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

** *Garland Youth Council has a separate application*

*FOR OFFICE USE ONLY*

Ad Valorem Tax Status Current ✓ Past Due ___ Date Appointed ___

Utility Account Status Current ✓ Past Due ___ Appointed By ___

CSO Suit/Claim Filed Yes ___ No ✓ Date Notified ___

Clerk Signature & Date Courtney Vanover 7-14-21 Disclosure Form Filed ___

Revised 05/2021

GARLAND

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CITY OF GARLAND
RECEIVED
MAY 25 2021
CITY SECRETARY

# Application for City of Garland Boards/Commissions/Committees

**Please Type or Print Clearly:**

Date [redacted]

Name: Aaron D. Miller

Phor [redacted]

Address: 7401 Vineyard Trail

Phor [redacted]

City, State, Zip: Garland, TX 75044

Ema [redacted]

Resident of Garland for 21 years  Resident of Texas for 68 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 homebuilder, licensed inspector for 24 years. ICC R-5 Certifieid.

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

Since 8/19/2008

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

Habitat

What is your educational background?

Associates Degree

What is your occupational experience?

General remodeling contractor, cabinetmaker, inspector.

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

Board or Commission of first, second and third choice:

| | | |
|---|---|---|
| ___ Board of Adjustment | ___ Electrical Board | ___ Parks and Recreation Board |
| ☒ Building and Fire Codes Board | ___ Garland Cultural Arts Commission | ___ Plan Commission * |
| ___ Citizens Environmental and Neighborhood Advisory Committee | ___ Garland Youth Council ** | ___ Plumbing and Mechanical Codes Board |
| ___ Civil Service Commission | ___ Property Standards Board | ___ Senior Citizens Advisory Committee |
| ___ Community Multicultural Commission | ___ Library Board | |

** Plan Commission members must live in district*  *** Garland Youth Council has a separate application*

Return completed application to:

Courtney Vanover
5.25.21

**City Secretary's Office**
**200 N. Fifth St.**
**Garland, TX 75040**
**Fax: 972-205-2504**
**Email: RDowl@GarlandTX.gov**

*Revised 05/2021*