



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
August 15, 2017
7:00 p.m.**

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

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

CITY COUNCIL GOALS 2020

(Adopted by Resolution No. 9402 on December 20, 2005)

- Sustainable quality development and redevelopment
- Financially stable government with tax base that supports community needs
- Defends rightful powers of municipalities
- Fully informed and engaged citizenry
- Consistent delivery of reliable City services
- Safe, family-friendly neighborhoods
- Embrace diversity

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 1, 2017 Regular Meeting.
2. Consider approval of the following bids:
 - a. Pumper Fire Trucks Bid No. 0975-17

Siddons-Martin Emergency Group, LLC \$1,314,384.00

This request is to replace two Pumper Fire Trucks used by the Fire Department in their daily operations.

b. Light Duty Trucks **Bid No. 0976-17**

Grande Truck Center	\$410,808.00
Rush Truck Center	<u>163,449.01</u>
TOTAL	\$574,257.01

This request is to replace six Light Duty Trucks used by various departments in their daily operations.

c. Brush Trailers **Bid No. 0844-17**

Texoma Mfg., LLC	\$119,554.00
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This request is to purchase two replacement Brush Trailers to be utilized by the Environmental Waste Services Department in their daily operations.

d. Transfer Trailers for Landfill **Bid No. 0858-17**

Travis Body and Trailer, Inc.	\$136,458.00
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This request is to replace two Transfer Trailers to be utilized by Environmental Waste Services (EWS) - Disposal (Landfill) in their daily operations.

e. Aerial Bucket Truck **Bid No. 0981-17**

Freightliner of Austin	\$223,678.00
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This request is to replace one Aerial Bucket Truck to be used by GP&L in their daily operations.

f. Sanitary Sewer Mainline and Service Lateral Rehabilitation **Bid No. 0985-17**

Insituform Technologies, LLC	\$1,000,000.00
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This request is to provide trenchless rehabilitation for approximately 15,690 feet of sanitary sewer lines throughout the city.

- g. Forest Lane Water Line Improvements, Jupiter Road to State Street** **Bid No. 0734-17**

A&M Construction and Utilities, Inc. \$1,950,902.90

This request is to provide for water line improvements for Forest Lane, Jupiter Road to State Street.

- h. Parkmont Drive Area Drainage, Water, Sanitary Sewer, and Paving Improvements** **Bid No. 0793-17**

Camino Construction, LP \$6,034,440.50

This request is to provide for drainage, water, sanitary sewer, and paving improvements for the Parkmont Drive area.

- i. Jupiter Road to Apollo Substation 138 kV Transmission Line Reconstruction Tubular Steel Structures & Materials** **Bid No. 0881-17**

Techline, Inc.	\$120,804.65
Optional Contingency	<u>12,000.00</u>
TOTAL	\$132,804.65

This request is to purchase four tubular steel monopoles and associated hardware to be used in the reconstruction of the GP&L Jupiter Road to Apollo Substation 138 kV Transmission Line. This is a portion of a 69 kV to 138 kV conversion CIP project which is needed to accommodate load growth in North Garland. Due to the complexity of the project, an Optional Contingency is included for any unforeseen materials that may be required.

- j. Greenhouse Repairs** **Bid No. 0995-17**

Custard Construction Services \$130,865.08

This request is to provide repairs to the Roach Greenhouse.

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 17-32, Masterplan (District 7)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amended Concept Plan and 2) a Detail Plan for a Charter School on an 18.17-acre tract of land zoned Planned Development (PD) District 13-28 and located at 4413 North Shiloh Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. **Consider an ordinance amending Section 33.28, paragraphs C of Article III, "Speed Regulations," of Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; and providing a Penalty Clause, a Savings Clause, and a Severability Clause, and providing an effective date.**

Council is requested to amend the city ordinance to lengthen the existing school speed zone on Buckingham Road to begin 150 feet east of Sam Houston Drive (instead of west of Sam Houston); also, establish a new school speed zone on Sam Houston Drive from 800 feet north of Buckingham to 400 feet south of Buckingham.

5. **Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a deed without warranty; and providing an effective date.**

Council is requested to accept the offer with an executed deed without warranty. This property was struck-off to the City of Garland in 2007 and pursuant to Section 34.05 of the Texas Property Tax Code may be resold to a private entity with the approval of the governing body.

6. **Approve Professional Services Agreement with Kimley-Horn and Associates to Prepare Engineering Studies and Designs for Downtown Streets and Sidewalks**

Council is requested to authorize staff to enter into a Professional Services Agreement with Kimley-Horn and Associates to provide a comprehensive infrastructure analysis of the rights-of-way surrounding the Downtown Square.

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.

7. Hold a public hearing regarding the 2017-18 Proposed Budget

Section 5, Article VII, of the City Charter requires that a Public Hearing be held on the Proposed Budget for the coming fiscal year. At the Public Hearing, all interested persons shall be given an opportunity to be heard for or against any item contained in the Proposed Budget. The Proposed Budget for 2017-18 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 2, 2017. A second Public Hearing on the Proposed Budget is scheduled for Thursday, August 24, 2017.

8. Hold a public hearing regarding the Proposed 2017-18 Tax Rate

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the rollback tax rate or the effective rate until the governing body has held two public hearings on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2017-18 Proposed Budget is based on a tax rate of 70.46 cents per \$100 of valuation, which does exceed the effective tax rate of 65.31 cents due to a 7.89% increase in taxable values. A second public hearing is set for Thursday, August 24, 2017, at 7:00 P.M.

9. Consider an Ordinance amending Chapter 51, Article VII, "Use of Right-of-Way by Public Utilities" of the Code of Ordinances of the City of Garland, Texas regarding Network Nodes in Public Rights-of-Way; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date.

Council is requested to consider an ordinance amending Chapter 51, Article VII, "Use of Right-of-Way by Public Utilities" of the Garland Code of Ordinances regarding Network Nodes in Public Rights-of-Way in accordance with SB 1004.

10. Hold public hearings on:

- a. Consider the application of Big Red Dog Engineering, requesting approval of 1) an amendment to Planned Development (PD) District 13-31; 2) an amendment to a Concept Plan; 3) a Detail Plan and 4) a Specific Use Provision for a Car Wash, (Automated/Rollover) Use on a property zoned Planned Development (PD) District 13-31 for Community Retail Uses. This property is located at 3401 South Garland Road. (File No. Z 17-22, District 5)**

Being an approximate 2.39-acre lot tract or parcel of land located in the J. Casey Survey, A-351, City of Garland, Dallas County, Texas, being described as Lot 2, Block 1, of Racetrac Garland Avenue Addition, according to the map recorded in CC# 201500033334 of the real property records, Dallas County, Texas. This property is located at 3401 South Garland Road. Approval of the request will allow for a development with two buildings providing an automated/rollover car wash and retail use on the subject property.

- b. Consider the application of Skorborg Company, requesting approval of 1) a Planned Development amendment, and 2) a Detail Plan for Dwelling, Single-Family Detached on a property zoned Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Dwelling Use. This property is located on the north corner of East Centerville Road and South Country Club Road. (File No. Z 17-23, District 2)**

BEING an 11.721-acre parcel of land situated in the Samuel Lockhart Survey, Abstract No. 823, City of Garland, Dallas County, Texas, and being a portion of an 18.3-acre tract of land from E.J. Whitlow to Kerry R. Yeager dated September 5th, 1935 and recorded in Volume 1915, at Page 578 of the Deed Records of Dallas County, Texas, and being the remainder of that certain 1 4.084-acre tract of land described in the deed from Helen Harkness, Ph. D. to AMLOP Development L.L.C., dated the 31st day of March, 1995 and recorded in Volume 95064, at Page 2213 of the Deed Records of Dallas County, Texas. This property is located on the north corner of East Centerville Road and South Country Club Road. Approval of the request allow the development of a residential subdivision with deviations from the required lot area, lot coverage, and roof overhangs of twelve (12) inches.

- c. Consider the application of Reeyaz Thanawalla, requesting approval of a Change in Zoning from Agriculture (AG) District to Single Family-10 (SF-10) District. This property is located at 5010 Bobtown Road, on the west side of Bobtown Road, approximately 165 feet northwest of the intersection of Bobtown Road and Lakeway Drive Road. (File No. Z 17-30, District 3)**

BEING an approximate 5.42-acre tract or parcel of land situated in the HENRY K. VALENTINE SURVEY, ABSTRACT NO. 1510, City of Garland, Dallas County, Texas, and being a part of a 5.00 acre tract of land as described in a Warranty Deed from Sam B. Dick, Jr. and James H. Goodson to Carl W. Clouse, dated December 14, 1965 and being recorded in Volume 719, Page 581 of the Deed Records of Dallas County, Texas, and also being a part of a tract of land as described in a Warranty

Deed from Lena Lyons to Carl Wilson Clouse and Wanda L. Clouse, dated February 1, 1980 and recorded in Volume 80040, Page 1827 of the Deed Records of Dallas County, Texas, and also in a Deed from T. G. Brown and Jewell M. Brown to Carl Wilson Clouse and Wanda L. Clouse, dated February 1, 1980 and recorded in Volume 80041, Page 3546 of the Deed Records of Dallas County, Texas. This property is located at 5010 Bobtown Road, on the west side of Bobtown Road, approximately 165 feet northwest of the intersection of Bobtown Road and Lakeway Drive Road.

Approval of the request allow a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District for single-family detached dwelling development.

- d. **Consider the application of Balcones Urban, LLC, requesting approval of a Change in Zoning from Agriculture (AG) District to Single Family-7 (SF-7) District for Single-Family Detached Dwelling Use. This property is located at 1855 Holford Road. (File No. Z 17-31, District 7) (This item was postponed from the August 1, 2017 Regular City Council Meeting).**

BEING an approximate 7.054-acre tract of land, situated in the THOMAS MONTGOMERY SURVEY, ABSTRACT NO. 962 City of Garland, Dallas County, Texas and being a portion of the same tract of land as described in deed to Horst Reetz (Tract I) as recorded in Volume 93088, Page 3660, Deed Records, Dallas County, Texas, and part of a tract of land described in deed to Horst Reetz as recorded in Volume 95067, Page 3504, Deed Records, Dallas County, Texas. This property is located on the west side of Holford Road, approximately 2,125 feet northeast of the northeast intersection of Holford Road and Arapaho Road. Approval of the request allow a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District for single-family detached dwelling development.

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 David Gibbons

- Jon W. Six - Downtown TIF Board
- William (Bill) Swisher - I-30 TIF Board

Council Member Anita Goebel

- Marie Purser - Downtown TIF Board & I-30 TIF Board

Council Member Jerry Nickerson

- Jerry DeFeo - Board of Adjustment
- Calvin Nichols - Building and Fire Codes Board
- Robert Burns - Citizens Environmental and Neighborhood Advisory Committee
- Jason Rodriguez - Community Multicultural Commission
- Deanne Driver - Garland Cultural Arts Commission

- Jena Bjornson - Property Standards Board
- Melissa Barnett - Library Board
- Lisa Roark - Parks and Recreation Board
- Preston Edwards - Plan Commission
- Shondrieka Turman - Senior Citizens Advisory Committee
- Wesley Johnson - Downtown TIF Board

Council Member B.J. Williams

- Robert (Bob) Duckworth - Downtown TIF Board
- Joseph Vu - I-30 TIF Board

Council Member Rich Aubin

- Cary Hodson - Downtown TIF Board
- Tom Jefferies - I-30 TIF Board

Council Member Robert Vera

- Fran Brown - Citizens Environmental and Neighborhood Advisory Committee
- Perry Don Starkey - Parks and Recreation Board

Council Member Scott LeMay

- Susan L. Nye - Board of Adjustment
- Martha Melaku - Property Standards Board
- Terri Chepregi - Library Board
- David Parrish - Parks and Recreation Board
- Dylan Hedrick - Plan Commission
- Reba Collins - Citizens Environmental and Neighborhood Advisory Committee

Council Member Robert J. Smith

- Joseph Schroeder - Downtown TIF Board
- Ronnie Smith - Building and Fire Codes Board
- Sheri Stevens - Garland Cultural Arts Commission
- Michael Francis - Property Standards Board
- Molly Bishop - Parks and Recreation Board
- George House - Senior Citizens Advisory Committee

12. 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.

13. 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: August 15, 2017

Item Title: Minutes August 1, 2017

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the August 1, 2017 Regular Meeting.

Attachments

August 1, 2017 Minutes

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, August 1, 2017 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Douglas Athas
	Mayor Pro Tem	Scott LeMay
	Council Member	David Gibbons
	Council Member	Anita Goebel
	Council Member	Jerry A. Nickerson
	Council Member	B. J. Williams
	Council Member	Rich Aubin
	Council Member	Robert Vera
	Council Member	Robert Smith

STAFF PRESENT:	City Manager	Bryan L. Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

CEREMONIALS: Mayor Athas acknowledged Jeremiah Thompson from Scout Troop 1020 in Rowlett.

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

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

1. APPROVED** Approval of the Minutes of the July 18, 2017 Regular Meeting.

2a. APPROVED** Bid No. 0932-17 awarded to R-Delta Engineers in the amount of \$1,147,400.00 for GP&L Apollo Substation Reconstruction.

This request is to obtain engineering services associated with the reconstruction of the GP&L Apollo Substation. This project is part of the planned 69 kV conversion which is necessary to increase capacity in the North Garland load growth corridor.

2b. APPROVED**

Bid No. 0943-17 awarded to Freese and Nichols, Inc. in the amount of \$531,460.00 for the 2017 Water Master Plan (WMP).

This request is to conduct a systematic study of the water distribution system, develop a water model of the system, determine projected water demands for build-out conditions, and perform a risk-based assessment (RBA) of pipelines using condition and criticality parameters.

3. APPROVED**

Resolution No. 10293 of the City of Garland, Texas finding that Oncor Electric Delivery Company LLC's ("Oncor" or "company") application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; declaring an effective date; and requiring notice of this resolution to the company and legal counsel.

4. APPROVED**

Resolution No. 10294 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed Without Warranty; and providing an effective date.

Council accepted the offer with an executed deed without warranty.

5. APPROVED**

Minute action approving an Escrow Agreement with Pulte Homes of Texas, L.P.

At the July 17 Work Session, Council considered an Agreement with Pulte Homes of Texas, L.P. (Pulte) to place in escrow, Pulte's proportional share for the future improvement of Holford Road. The Garland Development Code (GDC), Section 3.47(B) stipulates that the developer's share of improvements to a perimeter road is at minimum the equivalent of one-half of any adjacent street, along the entire front footage of the subdivision, depending upon the type of the abutting street as shown on the City's Major

Thoroughfare Plan. The Engineering Department has analyzed the developer's proportional share attributed to the development and has determined the roadway improvements required by the City are justified. Pulte and the City have agreed, Pulte's proportional share for the Gramercy Park development is \$511,686.78.

ITEMS FOR INDIVIDUAL CONSIDERATION

6. PUBLIC HEARING HELD

Conduct a Public Hearing on the Proposed Review of the City Charter

At the request of Mayor Douglas Athas, the City Council received public input on reviewing the City Charter for possible amendment.

There were no speakers on this item.

7. APPOINTED

Consider Appointing Members to a Charter Review Committee

At the direction of the City Council, a solicitation of interest was distributed for applicants to be appointed to a Charter Review Committee. Approximately 22 applications were received. Before submitting a proposed amendment to the City Charter to the voters, the Council must first convene a Charter Review Committee, composed of not less than nine residents of the City, to make recommendations to the Council on any such amendment. A Charter Review Committee must be established no later than the second regular meeting of the Council in the October preceding an election in the following May.

Motion was made by Council Member Williams to move forward with the process to appoint a Charter Review Committee, seconded by Mayor Pro Tem LeMay. Motion carried, 8 ayes, 1 nay (Mayor Athas).

Mayor Athas called for nominations to the Charter Review Committee:

Council Member Gibbons placed the following name in nomination:

- Scott Roberts

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

Council Member Goebel placed the following name in nomination:

- Elva Gutierrez

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

Council Member Nickerson placed the following name in nomination:

- Patricia Anthony

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

Council Member Williams placed the following name in nomination:

- Dale Long

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

Council Member Aubin placed the following name in nomination:

- Laura Perkins-Cox

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

Council Member Vera placed the following name in nomination:

- Doug Williams

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

Mayor Pro Tem LeMay placed the following name in nomination:

- Joe Thomas

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

Council Member Smith placed the following name in nomination:

- John McDonald

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

Mayor Athas placed the following name in nomination:

- Mike Rose

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

8. PRESENTED

City Manager, Bryan Bradford, formally presented his proposed budget for Fiscal Year 2017-2018.

In accordance with the City Charter, the City Manager shall submit to the City Council, prior to August 15, a Proposed Budget for the coming fiscal year. The City Manager will formally present his Proposed Budget for 2017-18. Following the presentation to Council, copies of the Proposed Budget will be placed in each City library, in the Office of the City Secretary, and on the City's website for public review and inspection.

9. PUBLIC HEARINGS
CALLED

Mayor Athas called for two public hearings on the proposed ad valorem tax rate of \$70.46 per \$100 of valuation, which is scheduled for adoption on September 5, 2017 at 2 p.m. in the City Hall, 200 N. Fifth Street, Garland, Texas 75040. The public hearings will be held on Tuesday, August 15, 2017 at 7 p.m. and Thursday, August 24, 2017 at 7 p.m.; both meetings will be held in City Hall.

10. APPOINTED

Appointment of a Mayor Pro Tem from among its members.

In accordance with City Council Policy Article II, Section 8, "Who shall act as Mayor," the City Council may, at its discretion, choose to elect a Mayor Pro Tem to act as mayor when the Mayor is absent or disabled.

Council Member Williams nominated Council Member David Gibbons. There were no other nominations.

Motion was made by Council Member Aubin to accept the nomination of Council Member Gibbons as Mayor Pro Tem by acclamation, seconded by Council Member Nickerson. Motion carried 9 ayes, 0 nays.

11a. POSTPONED

Consider the application of Balcones Urban, LLC, requesting approval of a Change in Zoning from Agriculture (AG) District to Single Family-7 (SF-7) District for Single-Family Detached Dwelling Use. This property is located at 1855 Holford Road. (File No. Z 17-31, District 7) (The applicant requests postponement to the August 15, 2017 Regular City Council Meeting).

BEING an approximate 7.054-acre tract of land, situated in the THOMAS MONTGOMERY SURVEY, ABSTRACT NO, 962 City of Garland, Dallas County, Texas and being a portion of the same tract of land as described in deed to Horst Reetz (Tract 1) as recorded in Volume 93088, Page 3660, Deed Records, Dallas County, Texas, and part of a tract of land described in deed to Horst Reetz as recorded in Volume 95067, Page 3504, Deed Records, Dallas County, Texas. This property is located on the west side of Holford Road, approximately 2,125 feet northeast of the northeast intersection of Holford Road and Arapaho Road. Approval of the request will allow for a single-family detached dwelling development.

It was the consensus of the Council to postpone the hearing until August 15, 2017.

11b. APPROVED

Consider the application of Masterplan, requesting approval of 1) an amended Concept Plan and 2) a Detail Plan for a Charter School on a property zoned Planned Development (PD) District 13-28 with Specific Use Provisions for a Charter School and Dormitory. This property is located at 4413 North Shiloh Road. (File No. Z 17-32, District 7)

BEING two tracts of land with approximately 14.204 acres and 3.947 acres, respectively, and identified as Lot 1 and Lot 2 on Block 1 of the ILT HS Addition, an addition to the City of Garland, as recorded in Instrument No. 201300387716,

M.R.D.C.T., City of Garland, Dallas County, Texas. The site is located at 4413 North Shiloh Road. Approval of the request will allow the addition of a school building on an existing charter school campus.

The staff report was presented by Josue De La Vega, Development Planner. There were no speakers on this item. There was discussion by the Council. Motion was made by Council Member LeMay to approve the request based on Plan Commission and staff recommendation, seconded by Council Member Aubin. Motion carried 9 ayes, 0 nays.

12. 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 Athas placed the following names in nomination:

- Justice Dickson – Garland Youth Council
- Maxwell Lavinsky – Garland Youth Council

Council Member Gibbons placed the following names in nomination:

- Ozair Ali – Garland Youth Council
- Cameron Glick – Garland Youth Council

Council Member Goebel placed the following names in nomination:

- Sydney Colón – Garland Youth Council
- Cynthia Carillo – Garland Youth Council

Council Member Jerry Nickerson placed the following names in nomination:

- Max Luna – Garland Youth Council
- Joshua Joda – Garland Youth Council

Council Member B. J. Williams placed the following names in nomination:

- Jazmin Sanchez – Garland Youth Council
- Ester Akapo – Garland Youth Council

Council Rich Aubin placed the following names in nomination:

- Sara Cox – Garland Youth Council
- Jade Martinez – Garland Youth Council

Council Member Robert Vera placed the following names in nomination:

- Naomie Avila – Garland Youth Council
- Ximena Coronado – Garland Youth Council
- Lori Barnett Dodson – Plan Commission
- Bruce L. Astin – Board of Adjustment
- Jack R. Wyatt, Jr. – Building and Fire Codes Board
- Craig Wright – Garland Cultural Arts Commission
- Doug A. Williams – Property Standards Board
- Dorothy McAllister – Library Board

Council Member Scott LeMay placed the following names in nomination:

- Elizabeth Rushing – Garland Youth Council
- Jose Rodriguez – Garland Youth Council

Council Member Robert J. Smith placed the following names in nomination:

- Patricio Gonzalez – Garland Youth Council
- Katherine Sinclair – Garland Youth Council
- John McDonald – Board of Adjustment
- Vonda Tyson – Community Multicultural Commission
- Trellas Gotcher – Library Board

The Council agreed to vote on all nominations simultaneously.

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

13. CITIZEN COMMENTS: None

14. ADJOURN

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 7:56 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: August 15, 2017

Item Title: Pumper Fire Trucks

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0975-17

Purchase Justification:

The purpose of this request is to replace two (2) Pumper Fire Trucks used by the Fire Department in their daily operations.

Evaluation:

The Pumper Fire Trucks are being provided by Siddons-Martin Emergency Group through the Houston Galveston Area Council (HGAC) Purchasing Cooperative Contract FS12-15. The price reflects a pre-payment credit of \$47,630.00 to pay within fourteen (14) days after receipt of order (ARO). Payment and Performance Bonds in the amount of 100% of the purchase price are included.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Siddons-Martin Emergency Group, LLC	1	\$1,314,384.00
TOTAL:		\$1,314,384.00

Basis for Award: Cooperative Purchase

Fiscal Impact

Account #: 692-1399-1205817-9009

Total Project/Account: \$5,753,838

Expended/Encumbered to Date: 3,904,416

Balance: \$1,849,422

This Item: 1,314,384

Proposed Balance: \$535,038
Account #: 692-1399-1205817-9009
Fund/Dept/Project – Description and Comments:
Public Safety CIP / Replace Fire Apparatus

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2017
Document Location: Page PS05

Budget Director Approval: Ron Young
Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/03/2017
Approval Date: 07/31/2017



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: August 15, 2017

Item Title: Light Duty Trucks

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0976-17

Purchase Justification:

The purpose of this request is to replace six (6) Light Duty Trucks used by various departments in their daily operations.

Evaluation:

These trucks are being provided by Grande Truck Center and Rush Truck Center through the BuyBoard Purchasing Cooperative Contract 521-16.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Grande Truck Center	1-4	\$410,808.00
Rush Truck Center	5, 6	163,449.01
TOTAL:		\$574,257.01

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account: \$1,477,460

Expended/Encumbered to Date: 875,068

Balance: \$602,392

This Item: 574,257

Proposed Balance: \$28,135

Account #: 444-1931-9009, 444-2431-9009, 831-4693-9007

Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund

Animal Services / 444-1931-9009 / \$163,449.01

Parks / 444-2431-9009 / \$163,323.00

Infrastructure Repair & Replacement Fund

831-4693-9007 / \$247,485.00

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Pages 100 and 124

Budget Director Approval: Ron Young

Approval Date: 08/03/2017

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/31/2017

CITY OF GARLAND - BID RECAP SHEET OPENED: 07/31/17 REQ. NO. PR 38395 & 38500 BID NO. 0976-17 PAGE: 1 of 1 BUYER: T. Smith			Grande Truck Center		Rush Truck Center						
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	Ford F-450 99T Diesel Pickup w/ upgraded sprayer	\$163,323.00	\$163,323.00						
2	1	ea	Ford F-550 Diesel Pickup w/ Knapheide fuel/lube upfit and upgraded maintainer	\$125,071.00	\$125,071.00						
3	1	ea	Ford F-550 Diesel Pickup w/ Knapheide crane body upgrade to maintainer and add welder	\$122,014.00	\$122,014.00						
4	1	ea	BuyBoard Fee	\$400.00	\$400.00						
5	3	ea	Ford F-250 Gas Pickup w/ Deerskin 8 compartment chassis mounted animal control units			\$54,349.67	\$163,049.01				
6	1	ea	BuyBoard Fee			\$400.00	\$400.00				
			TOTAL GROSS PRICE	\$410,808.00		\$163,449.01					
			CASH DISCOUNT								
			TOTAL NET PRICE	\$410,808.00		\$163,449.01					
			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. <u>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.</u>						



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: August 15, 2017

Item Title: Brush Trailers

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0844-17

Purchase Justification:

The purpose of this request is to purchase two (2) replacement Brush Trailers to be utilized by the Environmental Waste Services Department in their daily operations.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received from Texoma Mfg., LLC.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texoma Mfg., LLC	1	\$119,554.00
TOTAL:		\$119,554.00

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account: \$1,018,000
Expended/Encumbered to Date: 601,200
Balance: \$416,800
This Item: 119,554
Proposed Balance: \$297,246
Account #: 246-4319-2107300-9007
Fund/Dept/Project – Description and Comments:
Miscellaneous Revenue Supported and Internal Service
EWS Delivery - Replacement of Brush Tractor Trucks / Trailers

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2017

Document Location: Page M05

Budget Director Approval: Ron Young

Approval Date: 08/03/2017

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/31/2017



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: August 15, 2017

Item Title: Transfer Trailers for Landfill

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0858-17

Purchase Justification:

The purpose of this request is to replace two (2) Transfer Trailers to be utilized by EWS - Disposal (Landfill) in their daily operations.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received, with Travis Body and Trailer, Inc., submitting the lowest bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Travis Body and Trailer, Inc.	1	\$136,458.00
TOTAL:		\$136,458.00

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account: \$704,000
Expended/Encumbered to Date: 537,702
Balance: \$166,298
This Item: 136,458
Proposed Balance: \$29,840
Account #: 692-1609-1715500-9009
Fund/Dept/Project – Description and Comments:
EWS - Disposal / Replacement of Transfer Station Equipment

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2017

Document Location: Page EW02

Budget Director Approval: Ron Young

Approval Date: 08/03/2017

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/31/2017



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: August 15, 2017

Item Title: Aerial Bucket Truck

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0981-17

Purchase Justification:

The purpose of this request is to replace one (1) Aerial Bucket Truck to be used by GP&L in their daily operations.

Evaluation:

This Aerial Bucket Truck is being provided by Freightliner of Austin through the BuyBoard Purchasing Cooperative Contract 521-16.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Freightliner of Austin	1	\$223,678.00
TOTAL:		\$223,678.00

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account: \$1,839,180
Expended/Encumbered to Date: 1,537,381
Balance: \$301,799
This Item: 223,678
Proposed Balance: \$78,121
Account #: 444-3523-9009
Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund
GP&L / \$223,678

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 124

Budget Director Approval: Ron Young

Approval Date: 08/03/2017

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/31/2017



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: August 15, 2017

Item Title: Sanitary Sewer Mainline and Service Lateral Rehabilitation

Submitted By: Wes Kucera, Managing Director

Bid Number: 0985-17

Purchase Justification:

The purpose of this request is to provide trenchless rehabilitation for approximately 15,690 feet of sanitary sewer lines throughout the city. The majority of these lines are between 40 and 52 years old, and closed circuit television inspections revealed major degradation due to pipe defects, infiltration, and hydrogen sulfide gas. This is part of the Sanitary Sewer Overflow Initiative as required by the Texas Commission on Environmental Quality, and also includes rehabilitation for the Street Reconstruction and Improvements Program.

Evaluation:

The trenchless rehabilitation is being provided by Insituform Technologies, LLC, through the BuyBoard Purchasing Cooperative Contract 462-14.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Insituform Technologies, LLC.	1	\$1,000,000.00

TOTAL:	\$1,000,000.00
---------------	-----------------------

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account:	\$3,168,807
Expended/Encumbered to Date:	1,983,565
Balance:	\$1,185,242
This Item:	1,000,000
Proposed Balance:	\$185,242

Account #: 230-4149-3215400

Fund/Dept/Project – Description and Comments:

Wastewater Collection CIP / Cured-in-Place Pipe Main & Lateral Rehab

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2017

Document Location: Page WW06

Budget Director Approval: Ron Young

Approval Date: 08/03/2017

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/31/2017



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.g.

Meeting Date: August 15, 2017

Item Title: Forest Lane Water Line Improvements, Jupiter Road to State Street

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0734-17

Purchase Justification:

The purpose of this request is to provide for water line improvements for Forest Lane, Jupiter Road to State Street. The construction includes approximately 2,200 linear feet of 12-inch water, approximately 2,800 linear feet of 8-inch water, approximately 150 linear feet of 6-inch water, pavement and sidewalk removal and replacement, and all incidentals as required. This project is in two sections: Section 1 from Jupiter Road to the DART ROW and Section 2 from Shiloh Road to State Street.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated, with A&M Construction and Utilities, Inc., submitting the lowest responsible bid. Staff believes this project is fully within their capabilities.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
A&M Construction and Utilities, Inc.	All	\$1,950,902.90
TOTAL:		\$1,950,902.90

Basis for Award: Lowest Responsible Bid

Fiscal Impact

Total Project/Account: \$5,601,316
Expended/Encumbered to Date: 3,083,143
Balance: \$2,518,173
This Item: 1,950,903

Proposed Balance: \$567,270
Account #: 220-4049-3019000-9213
Fund/Dept/Project – Description and Comments:
Water CIP Fund / Transmission Mains (16-Inch and Above)
Line 1 - Water - \$961,014.77 (CW190-CP-3-9213)
Line 2 - Water - 989,888.13 (CW190-CP-5-9213)

Attachments

Bid Recap
Location Map

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2017

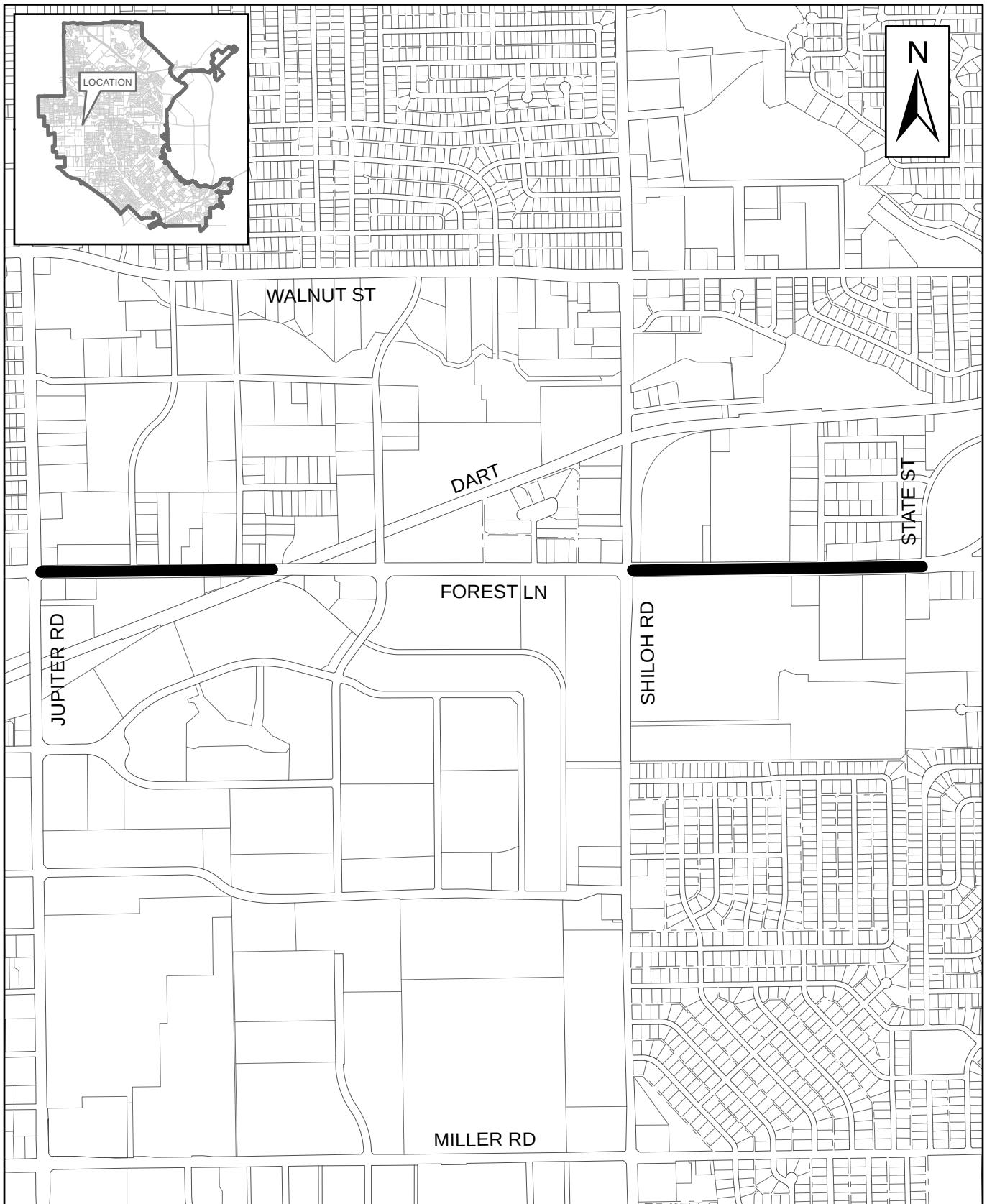
Document Location: Page W01

Budget Director Approval: Ron Young

Approval Date: 08/03/2017

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/01/2017



FOREST LANE - JUPITER RD TO STATE ST
WATER IMPROVEMENTS

Scale: NTS
File: ForestWtr
Date: 07/25/2017
Drawn: jmk

SHEET
1
OF
1



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.h.

Meeting Date: August 15, 2017

Item Title: Parkmont Drive Area Drainage, Water, Sanitary Sewer, and Paving Improvements

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0793-17

Purchase Justification:

The purpose of this request is to provide for drainage, water, sanitary sewer, and paving improvements for the Parkmont Drive area. The construction includes approximately 3,400 linear feet of 21-inch storm drainage, approximately 800 linear feet of 24-inch storm drainage, approximately 2,100 linear feet of 48-inch storm drainage, approximately 5,000 linear feet of 6-inch water, approximately 2,600 linear feet of 8-inch water, approximately 4,100 linear feet of 8-inch wastewater, approximately 23,500 square yards of street paving, approximately 3,200 square yards of alley paving, sidewalk removal and replacement, and all incidentals as required.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated, with Camino Construction, LP, submitting the lowest responsible bid. Staff believes this project is fully within their capabilities.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Camino Construction, LP	All	\$6,034,440.50
TOTAL:		\$6,034,440.50

Basis for Award: Lowest Responsible Bid

Fiscal Impact

Total Project/Account: \$3,015,000

Expended/Encumbered to Date: 423,190

Balance: \$2,591,810

This Item: 6,034,441
Proposed Balance: \$(3,442,631)
Account #: 625-1409-1424604-9001

Fund/Dept/Project – Description and Comments:

Drainage CIP / Parkmont Drive

Approved 2017 CIP - \$3,015,000 - 2004 Bond
Requested in 2018 CIP - 1,035,000 - 2004 Bond
Requested in 2018 CIP - 2,408,000 - Unfunded
Total - \$6,458,000

The unfunded \$2.4 million will require the issuance of Certificates of Obligation in the 2018 Capital Improvement Program. Of this amount, \$408,000 is an addition to the unfunded request shown in the 2017 Capital Improvement Program.

Attachments

Bid Recap
Location Map

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2017

Document Location: Page D05

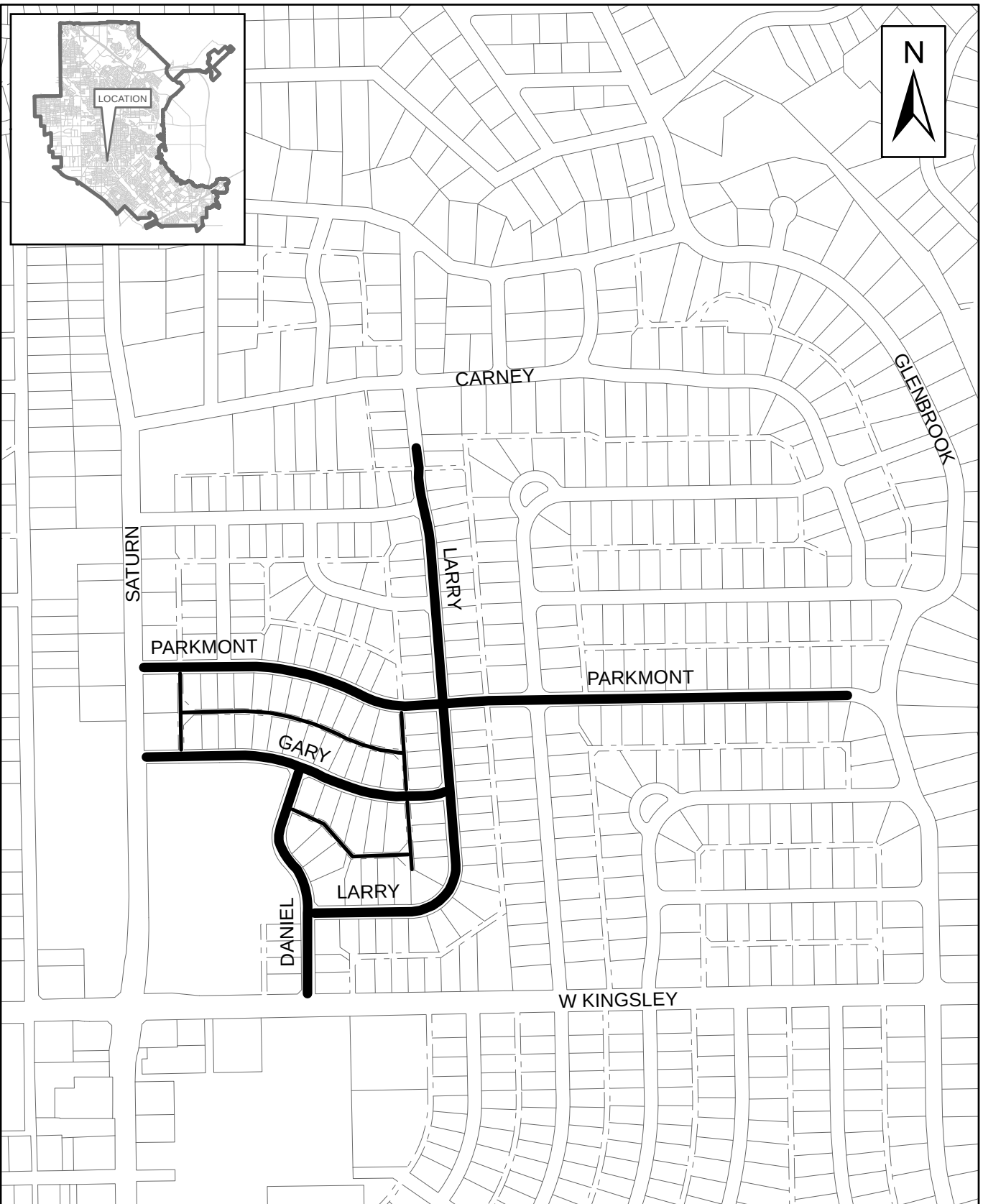
Budget Director Approval: Ron Young

Approval Date: 08/03/2017

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/01/2017

[illegible]



PARKMONT DRIVE AREA IMPROVEMENTS

Scale: NTS
File: Parkmont
Date: 08/01/2017
Drawn: jmk

SHEET
1
OF
1



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2.i.

Meeting Date: August 15, 2017

Item Title: Jupiter Road to Apollo Substation 138 kV Transmission Line Reconstruction
Tubular Steel Structures & Materials

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0881-17

Purchase Justification:

The purpose of this request is to purchase four (4) tubular steel monopoles and associated hardware to be used in the reconstruction of the GP&L Jupiter Road to Apollo Substation 138 kV Transmission Line. This is a portion of a 69 kV to 138 kV conversion CIP project which is needed to accommodate load growth in North Garland. Due to the complexity of the project, an Optional Contingency is included for any unforeseen materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated. Irby Utilities did not include the Bid Bond and other required documents, making their bid non-responsive. Their price was also higher than Techline, Inc.'s bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	1	\$120,804.65
Optional Contingency		12,000.00
TOTAL:		\$132,804.65

Basis for Award: Lowest Responsible Bid

Fiscal Impact

Total Project/Account: \$3,192,403
Expended/Encumbered to Date: 537,443
Balance: \$2,654,960

This Item: 132,805
Proposed Balance: \$2,522,155
Account #: 210-3299-3153201-7111, 210-3599-3138701-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2017

Document Location: Page E01

Budget Director Approval: Ron Young

Approval Date: 08/03/2017

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/02/2017



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.j.

Meeting Date: August 15, 2017

Item Title: Greenhouse Repairs

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0995-17

Purchase Justification:

The purpose of this request is to provide repairs to the Roach Greenhouse. Two hail storms have damaged the facility to the point where it is not functional. All polycarbonate panels need to be replaced as part of an insurance claim.

Evaluation:

Custard Construction Services was selected via the TIPS Purchasing Cooperative Contract 1012116. Custard Construction Services has successfully completed a variety of projects for the City and has engaged a subcontractor that specializes in greenhouse construction and repairs.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Custard Construction Services	1	\$130,865.08
TOTAL:		\$130,865.08

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account:	\$3,546,599
Expended/Encumbered to Date:	3,083,228
Balance:	\$463,371
This Item:	130,865
Proposed Balance:	\$332,506
Account #:	405-1192-7503

Fund/Dept/Project – Description and Comments:

Self Insurance Fund / Self Insurance Operations

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 125

Budget Director Approval: Ron Young

Approval Date: 08/03/2017

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 08/02/2017



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3.a.

Meeting Date: August 15, 2017

Item Title: Z 17-32 Masterplan (District 7)

Submitted By: Josue De La Vega, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 17-32 Masterplan

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 17-32 Ordinance

Z 17-32 Exhibit A

Z 17-32 Exhibit B

Z 17-32 Exhibits C-F

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDED CONCEPT PLAN AND 2) A DETAIL PLAN FOR A CHARTER SCHOOL ON AN 18.17-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 13-28 AND LOCATED AT 4413 NORTH SHILOH ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of July, 2017, the Plan Commission did consider and make recommendations on a certain request for approval of 1) an amended Concept Plan and 2) a Detail Plan for a Charter School made by **Masterplan**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an amended Concept Plan and 2) a Detail Plan for a Charter School on an 18.17-acre tract of land zoned Planned Development (PD) District 13-28 and located at 4413 North Shiloh Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

ZONING FILE NO. Z 17-32

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

ZONING FILE NO. Z 17-32

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 17-32

BEING two tracts of land with approximately 18.17 acres and identified as Lot 1 and Lot 2 on Block 1 of the ILT HS Addition, an addition to the City of Garland, as recorded in Instrument No. 201300387716, M.R.D.C.T., City of Garland, Dallas County, Texas. The site is located at 4413 North Shiloh Road.

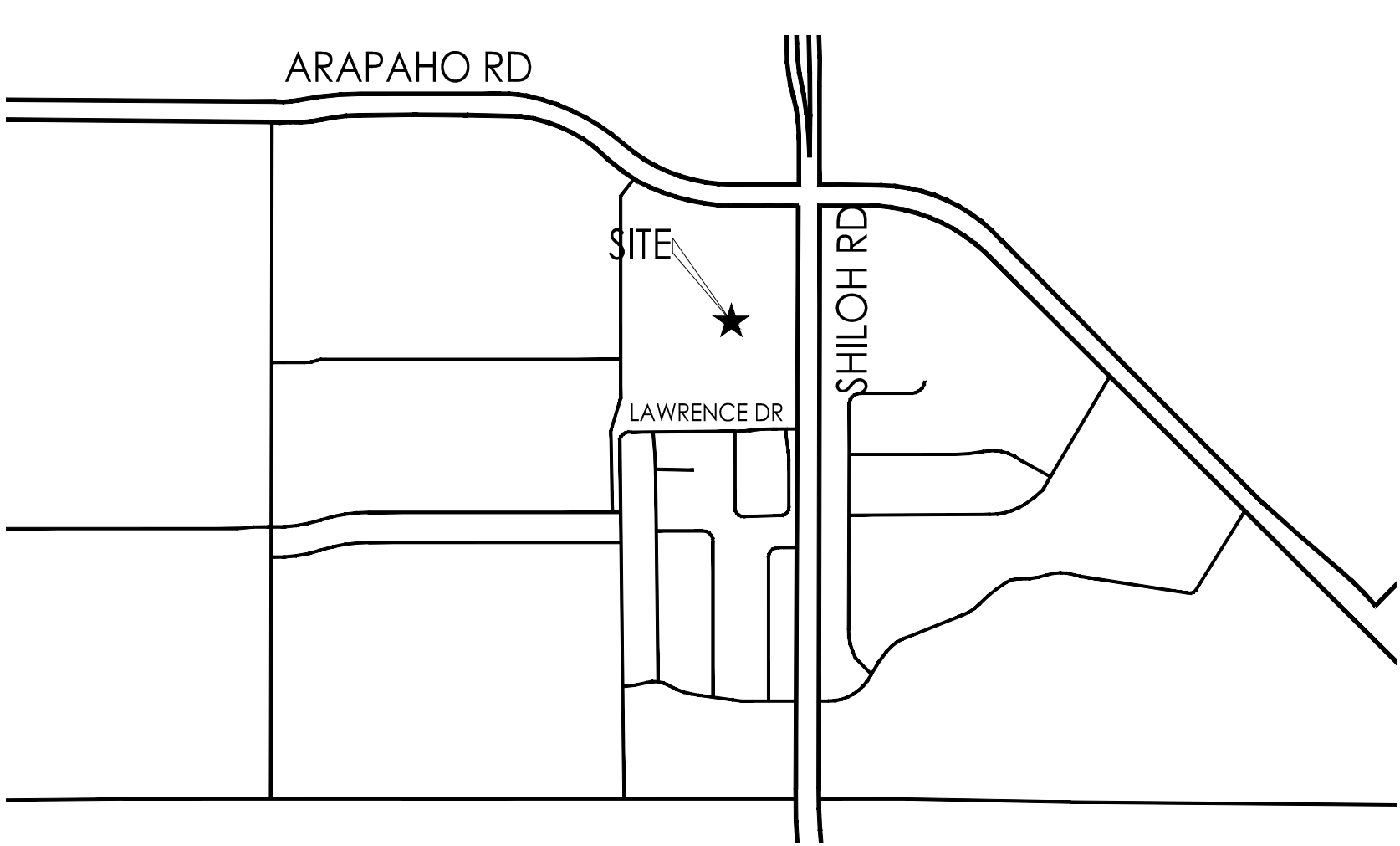
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-32

4413 North Shiloh Road

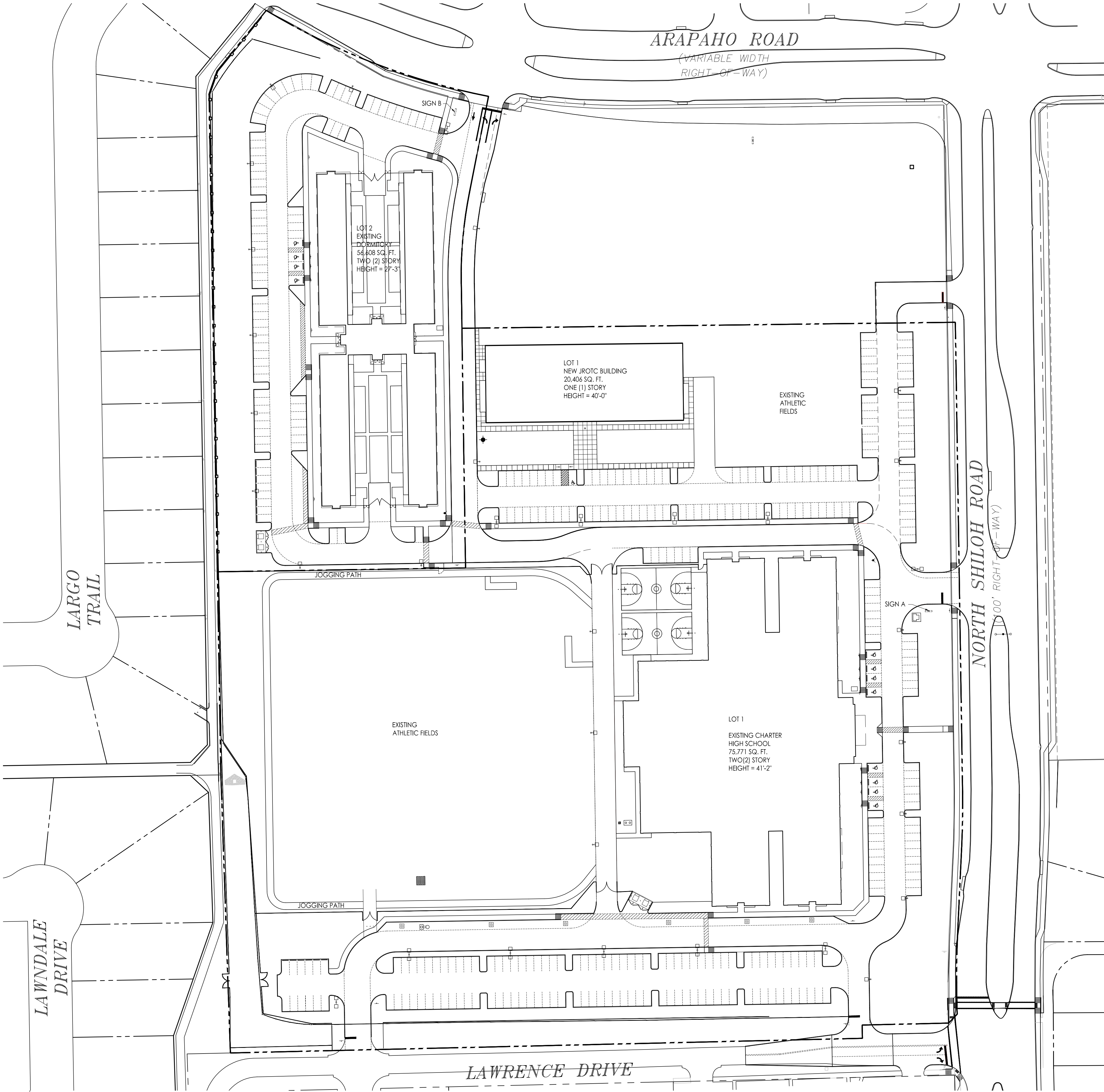
- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow an expansion of the charter school campus subject to conditions.
- II. Statement of Effect:** This Planned Development (PD) should not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 13-28 are included by reference and apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Concept Plan: Development is to be in general conformance with the approved Concept Plan labeled as Exhibit C.
 - B. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit D. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Landscape Plan: Screening and Landscaping are to be in general conformance with the approved Landscape Plan labeled as Exhibit E.
 - B. Building Elevations: Exterior building elevations are to be in general conformance with the approved elevations labeled as Exhibit F.
 - C. Maximum Building Height: The height of the new charter school building (JROTC building) reflected on the Detail Plan is not to exceed forty (40) feet.
 - D. Façade Articulation: Façade articulation as prescribed by the Garland Development Code is not to be required along the east elevation of the new

charter school building (JROTC building) reflected
on the Detail Plan.



EXISTING ZONING:
PLANNED DEVELOPMENT (PD) FOR
DORMITORY AND SHOPPING
CENTER USES WITH CONCEPT PLAN.
ZONING FILE 13-28

SITE DATA TABLE		
LOT	USE	AREA
1.	CHARTER SCHOOL	14.181 AC
2.	DORMITORY	3.989 AC
	TOTAL	18.17 AC



INTERNATIONAL
LEADERSHIP OF TEXAS

DESIGN TEAM
OWNER:
**INTERNATIONAL LEADERSHIP
OF TEXAS**
1820 N.GLENVILLE DR.
SUITE 100
RICHARDSON, TX. 75081
P: 972.479.9078

PROJECT MANAGER:
BUILDING SOLUTIONS
9401 LBJ FREEWAY,
SUITE 410
DALLAS, TX. 75243
P: 214.221.9145

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

CIVIL ENGINEER:
RLK ENGINEERING, INC.
111 WEST MAIN ST.,
ALLEN, TX. 75013
P: 972.359.1833

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
PO Box 492
Rockwall, Texas 75087
972-412-9519 P
214-212-2488 C

ISSUE

SEAL

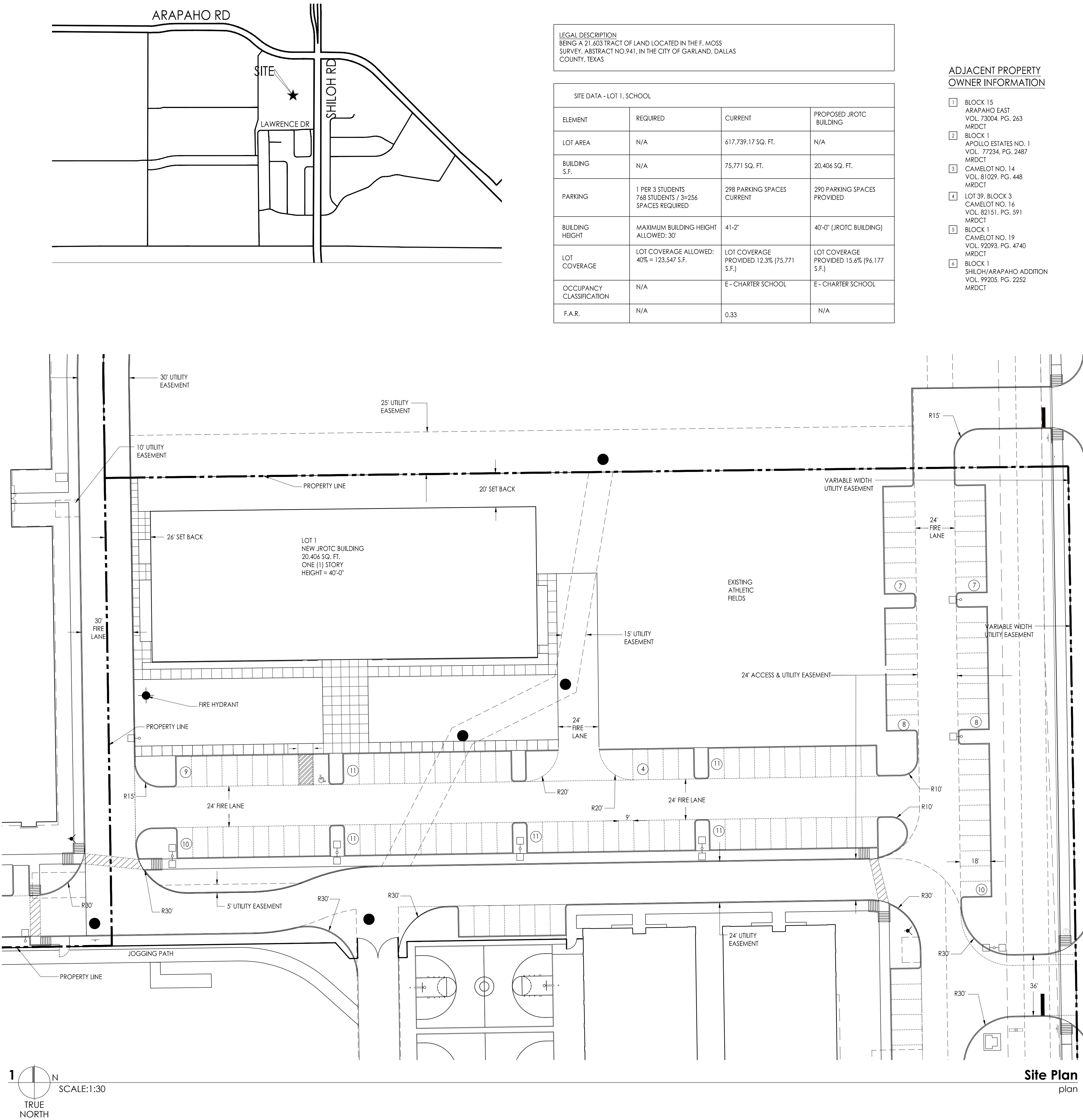
Copyright © 2017
DATE: 06.27.2017
SCALE:
JOB NO. MA17007
DRAWN: AM/AF
APPD: KM
ACAD #
CONCEPT PLAN

Z 13-28
CASE # 170309-1

DRAWING NO. REV. NO.

A1.00

Site Plan
plan





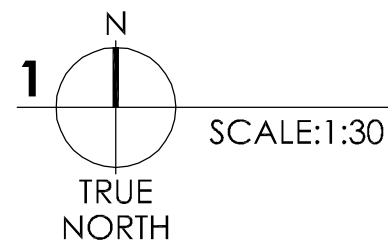
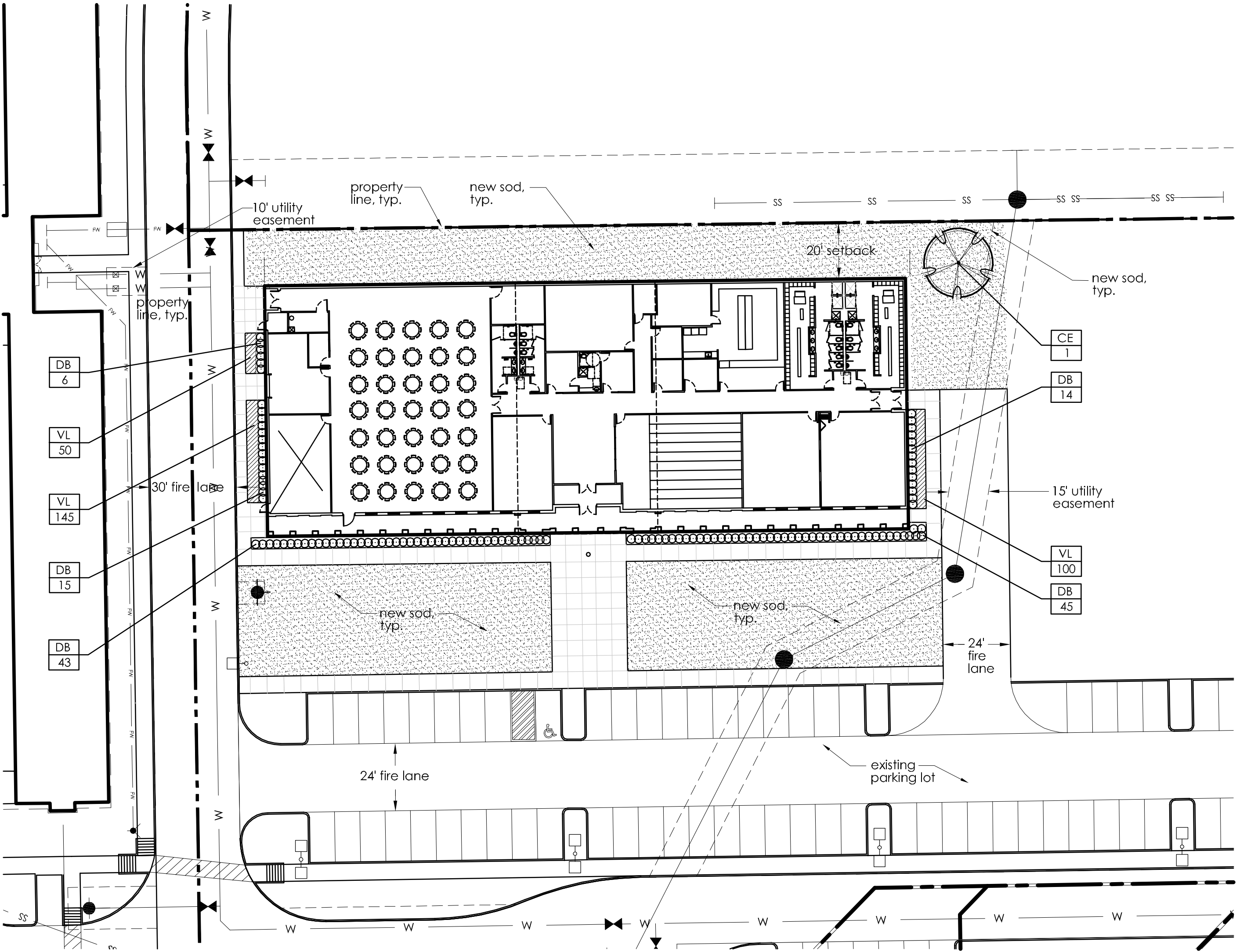
SITE AREA
626,219 S.F. (14.376 ACRES)

Parking
TOTAL PARKING PROVIDED: 304 SPACES
STANDARD: 296
HANDICAPPED: 8 SPACES
PARKING RATIO: 304/75.5 = 4.03 SPACES/1000 S.F.

TOTAL BICYCLE PARKING REQUIRED: 0
TOTAL BICYCLE PARKING PROVIDED: 12

HARD SURFACE/PAVED AREA: 187,836 S.F.
PERCENTAGE OF TOTAL SITE: 30.0%

LANDSCAPE & BALL FIELDS: 362,678 S.F.
PERCENTAGE OF TOTAL SITE: 58.0%



Landscape Plan
plan

INTERNATIONAL
LEADERSHIP OF TEXAS

DESIGN TEAM

OWNER:
**INTERNATIONAL LEADERSHIP
OF TEXAS**
1820 N.GLENVILLE DR.
SUITE 100
RICHARDSON, TX. 75081
P: 972.479.9078

PROJECT MANAGER:
BUILDING SOLUTIONS
9401 LBJ FREEWAY,
SUITE 410
DALLAS, TX. 75243
P: 214.221.9145

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

CIVIL ENGINEER:
RLK ENGINEERING, INC.
111 WEST MAIN ST.
ALLEN, TX. 75013
P: 972.359.1833

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
PO Box 492
Rockwall, Texas 75087
972-412-9519 P
214-212-2488 C

ISSUE

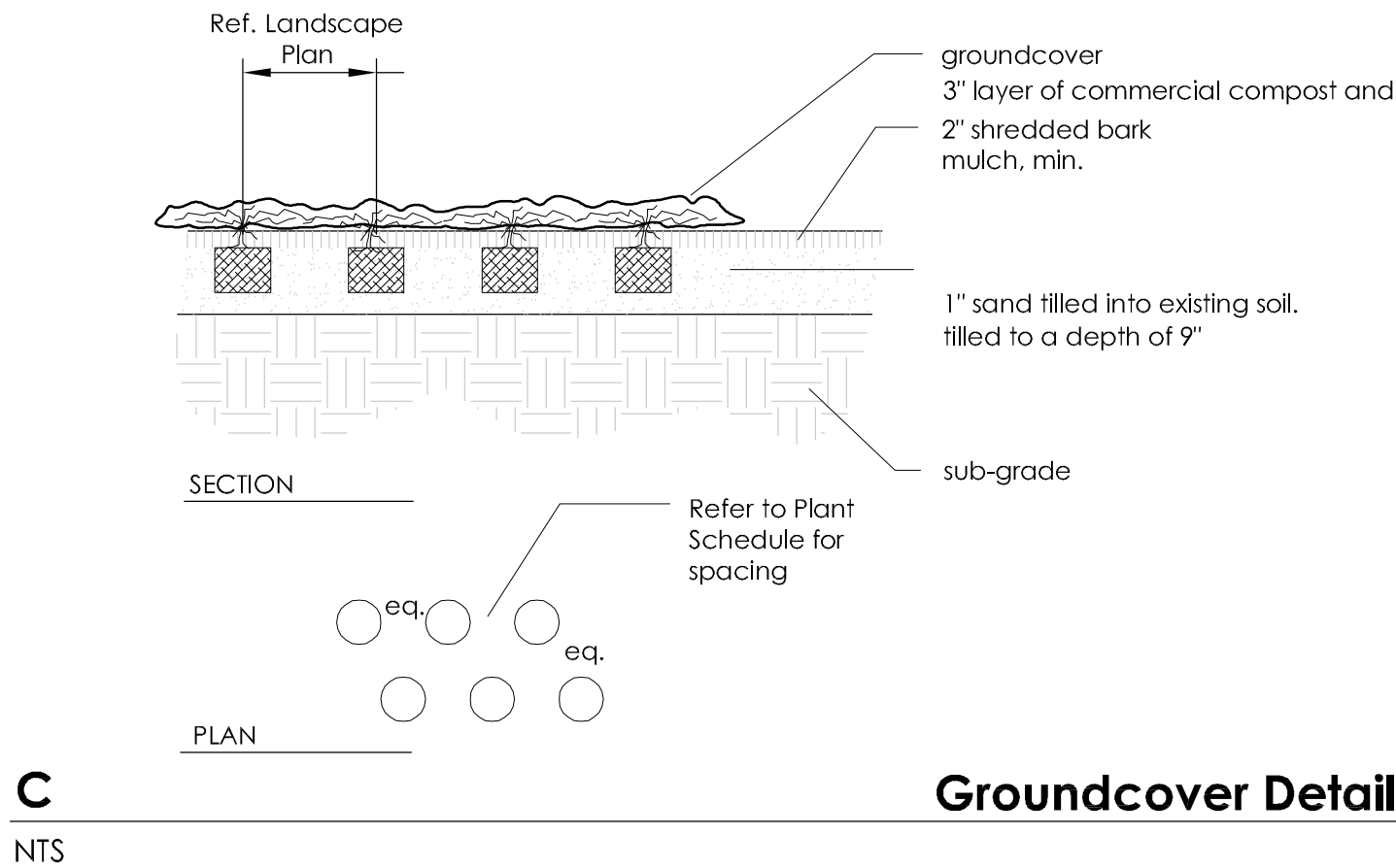
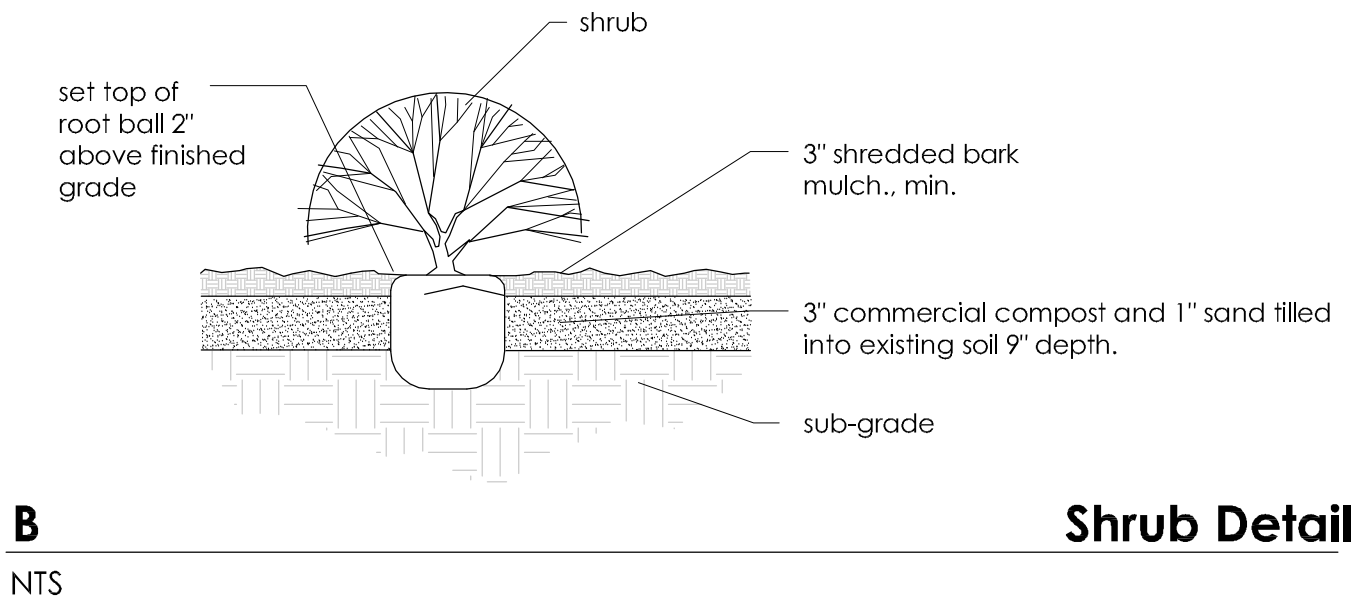
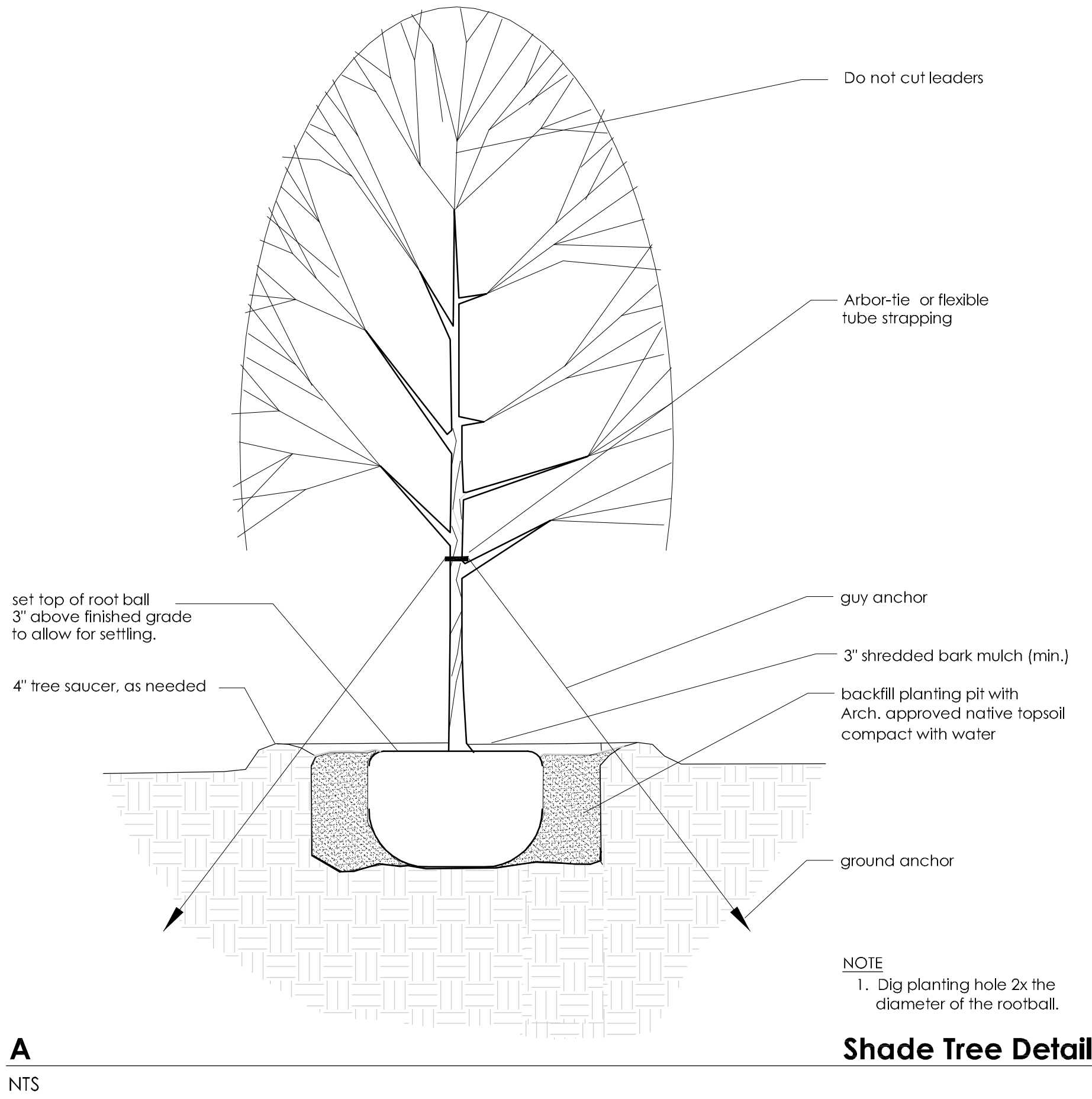
SEAL

For bidding and review
purposes only. These
documents are incomplete
and may not be used for
regulatory approval,
permit, or construction.

James A. Cooper
RLA 1287

Copyright © 2017	
DATE:	06.20.2017
SCALE:	
JOB NO.	
DRAWN:	AT
APPD:	JC
ACAD #	
LANDSCAPE PLAN	

DRAWING NO.	REV. NO.
L1.00	



PLANT SCHEDULE

SHADE TREES				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
CE	1	Cedar Elm	Ulmus crassifolia	3" cal., 12'-14" ht. / 4'-5' spread, container grown straight trunk.
SHRUBS				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
DB	123	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	5 gal., 24"-36" ht. / 15"-18" spread, full & heavy, plant 24" o.c.
GROUND COVER				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
VL	295	Variegated Liriope	Liriope Muscari 'Variegata'	1 gal., full & heavy, plant 12" o.c.
SOD				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
 FIELD VERIFY		Celebration Bermuda (Sod)	Cynodon dactylon	S.F., Solid Sod, Fine grade prior to installation

- Note:
- All required landscape areas shall be provided with an automatic underground irrigation system.
 - All landscape ordinance requirements are met by the existing landscape as implemented in previous phases. Reference record drawings from previous phases for further information.
 - Contractor to verify location of utilities prior to planting of trees.
 - All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

INTERNATIONAL LEADERSHIP OF TEXAS

DESIGN TEAM
OWNER:
INTERNATIONAL LEADERSHIP OF TEXAS
1820 N.GLENVILLE DR.
SUITE 100
RICHARDSON, TX. 75081
P: 972.479.9078

PROJECT MANAGER:
BUILDING SOLUTIONS
9401 LBJ FREEWAY,
SUITE 410
DALLAS, TX. 75243
P: 214.221.9145

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

CIVIL ENGINEER:
RLK ENGINEERING, INC.
111 WEST MAIN ST,
ALLEN, TX. 75013
P: 972.359.1833

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
PO Box 492
Rockwall, Texas 75087
972-412-9519 P
214-212-2488 C

ISSUE

SEAL

For bidding and review purposes only. These documents are incomplete and may not be used for regulatory approval, permit, or construction.

James A. Cooper
RLA 1287

Copyright © 2017
DATE: 06.20.2017
SCALE:
JOB NO.
DRAWN: AT
APPD: JC
ACAD #
LANDSCAPE DETAILS

BUILDING MATERIAL CALCULATIONS

Material	East	Percent	South	Percent	West	Percent	North	Percent
BRICK (REFERENCE ELEVATIONS FOR COLOR)	2,668 S.F.	92.6%	2,449 S.F.	86.5%	2,748 S.F.	93.5%	3,483.8 S.F.	92.7%
STUCCO	212.6 S.F.	7.4%	378.9 S.F.	13.5%	187.2 S.F.	6.5%	271.7 S.F.	7.3%
WINDOWS/DOORS	54.5 S.F.	-	957 S.F.	-	182 S.F.	-	60 S.F.	-
TOTAL (EXCLUDING DOOR AND WINDOWS)	2,881 S.F.	-	2,828.5 S.F.	-	2,936 S.F.	-	3,755.5 S.F.	-

INTERNATIONAL LEADERSHIP OF TEXAS
GARLAND, TEXAS

DESIGN TEAM

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ISSUE

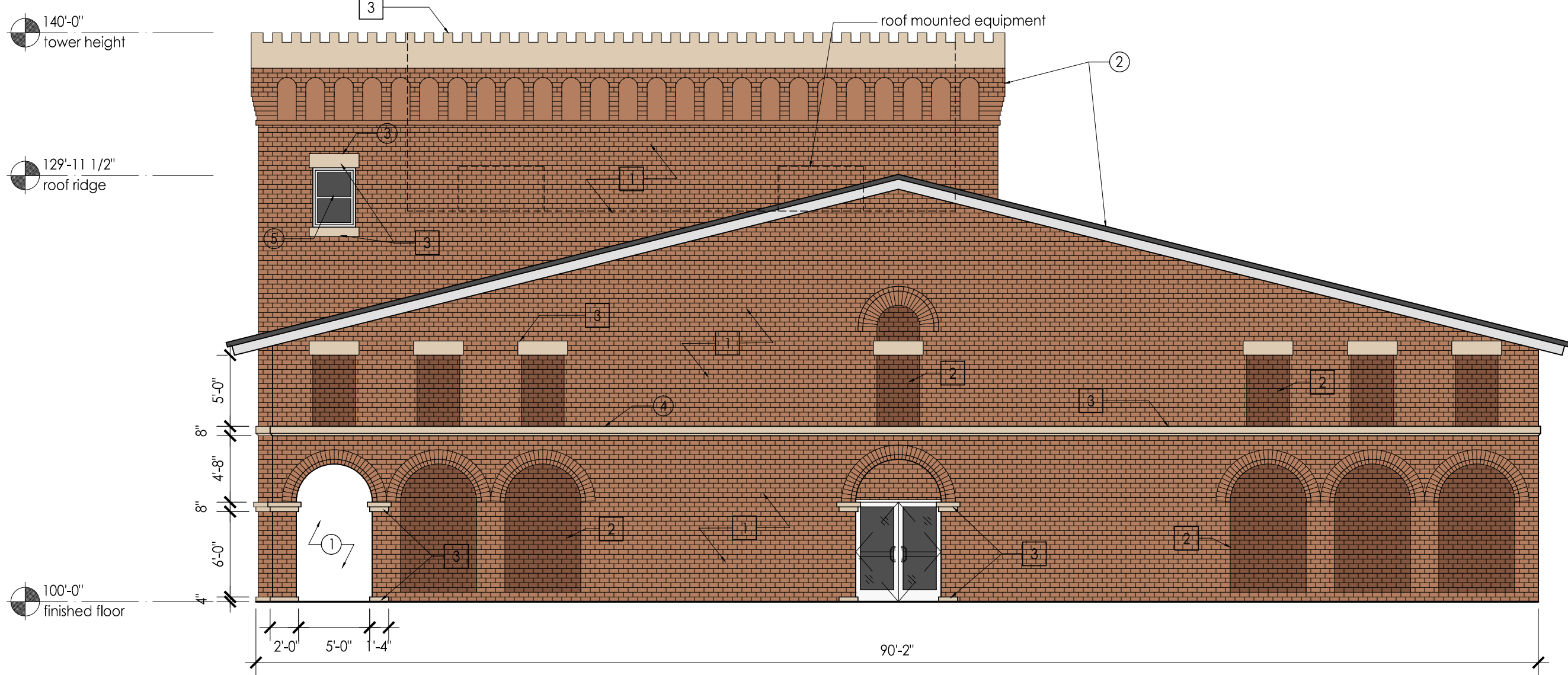


North Elevation
exterior elevation

4
SCALE:1/8"-1'-0"

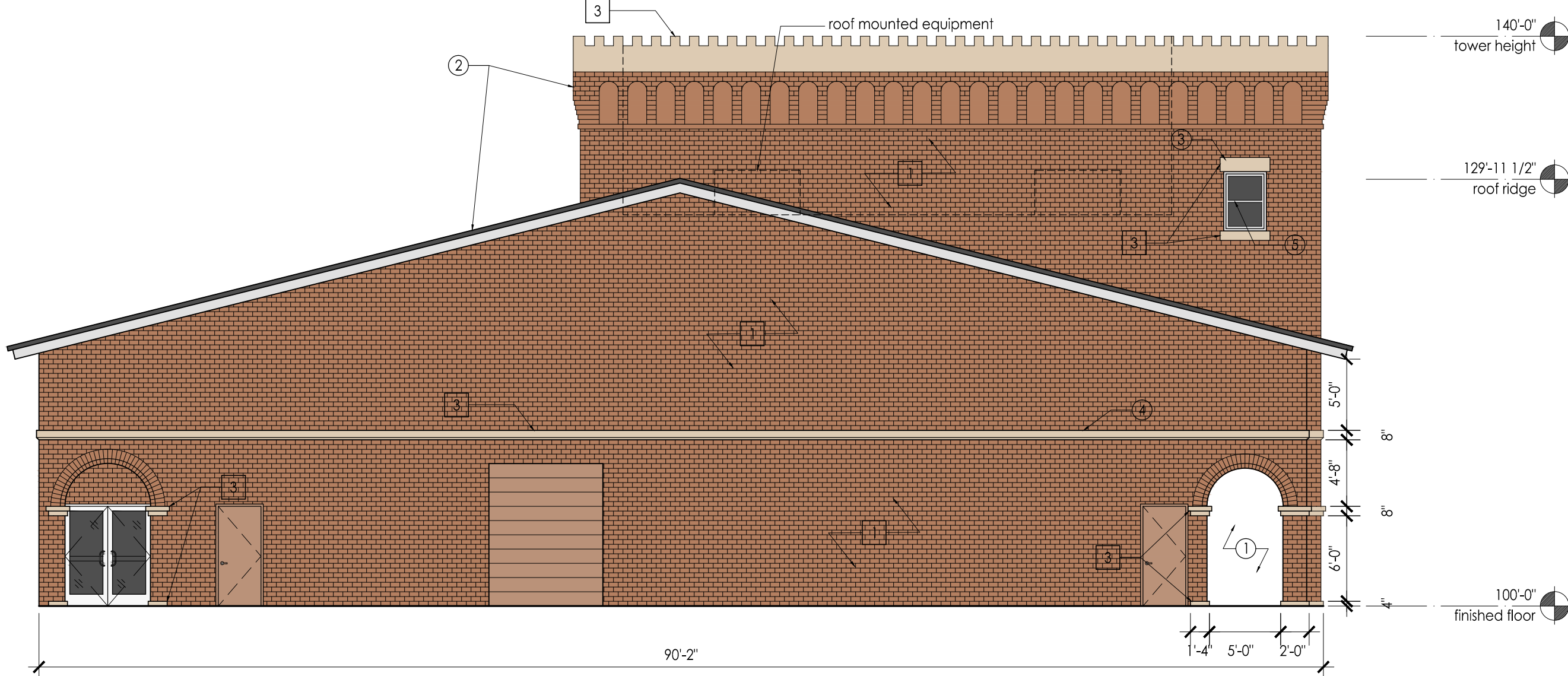
ARCHITECTURAL ELEMENTS	
①	ALCOVE/PORTICO
②	VARIED ROOF HEIGHTS
③	ORNAMENTAL WINDOW HEADERS
④	ORNAMENTAL FACADE TRIMS
⑤	DIVIDED LIGHT WINDOWS
⑥	RECESSED ENTRY

MATERIALS PROPOSED	
①	BRICK 1 - ACME MODULAR THINBRIK, VALLEY ROSE
②	BRICK 2 - ACME MODULAR THINBRIK, BROOKSHIRE
③	STUCCO



East Elevation
exterior elevation

3
SCALE:1/8"-1'-0"



West Elevation
exterior elevation

2
SCALE:1/8"-1'-0"



South Elevation
exterior elevation

1
SCALE:1/8"-1'-0"

SEAL

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DATE:	06.28.2017
SCALE:	
JOB NO.	MA17007
DRAWN:	AM/JV
APPD:	KM

ACAD #
EXTERIOR ELEVATIONS

Z 13-28
CASE # 170309-1

DRAWING NO. REV. NO.

A4.00



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: August 15, 2017

Item Title: School Related Traffic Control

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

The Transportation Department periodically reviews school-related traffic control. A recent review reveals that changes are needed on both Buckingham Road and Sam Houston Drive for North Garland High School.

Recommendation/Action Requested and Justification

Amend the city ordinance to lengthen the existing school speed zone on Buckingham Road to begin 150 feet east of Sam Houston Drive (instead of west of Sam Houston); also, establish a new school speed zone on Sam Houston Drive from 800 feet north of Buckingham to 400 feet south of Buckingham.

Attachments

School Zone Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 33.28, PARAGRAPHS C OF ARTICLE III, "SPEED REGULATIONS", OF CHAPTER 33, "TRANSPORTATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; AND PROVIDING A PENALTY CLAUSE, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1

That Section 33.28, Paragraph C, "Prima facie maximum speed limit - School zones", of Article III, "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following:

<u>Street</u>	<u>Extent</u>
Sam Houston	From 800 feet north of Buckingham Road to 400 feet South of Buckingham Road.
Buckingham Road	From 150 feet east of Sam Houston Drive to 1149 feet west of Sam Houston Drive.

SECTION 2

That Section 33.28, Paragraph C, "Prima facie maximum speed limit - School zones", of Article III, "Speed Regulations", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the deletion of the following:

<u>Street</u>	<u>Extent</u>
Buckingham Road	From Sam Houston Drive to 1149 feet west of Sam Houston Drive.

SECTION 3

That violation of the provisions of this Ordinance shall constitute a misdemeanor punishable in accordance with Section 10.01 through 10.06 of Chapter 10 of the Code of Ordinances, City of Garland, Texas.

SECTION 4

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

SECTION 5

That the terms and provisions of this Ordinance are severable and are governed by Section 10.01 through 10.06 of the Code of Ordinances of the City of Garland, Texas.

SECTION 6

That this Ordinance shall become and be effective on and after the date of adoption and publication in accordance with law.

PASSED AND APPROVED this _____ day of _____

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: August 15, 2017

Item Title: Sale of Foreclosed Property - 228 Loma Dr.

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the July 31, 2017 City Council Work Session, Council was briefed on the potential sale of property located at 228 Loma Drive. The City of Garland has received an unsolicited offer from Leticia Floriana Santiago Osorio related to the purchase of this property. The City obtained this property through Sheriff's Sale and Ms. Osorio has offered \$17,000 to purchase the property. The net proceeds from the offer to the City of Garland would include a \$1,500 administration fee, \$3,456.00 demolition fee and \$2,345.29 in delinquent taxes.

Recommendation/Action Requested and Justification

Staff recommends that Council accept the offer with an executed deed without warranty. This property was struck-off to the City of Garland in 2007 and pursuant to section 34.05 of the Texas Property Tax Code may be resold to a private entity with the approval of the governing body.

Attachments

228 Loma Dr. - Offer to Purchase

228 Loma Dr. - Resolution

228 Loma Dr. - Non-Warranty Deed

228 Loma Dr. - County Consent to Sale

228 Loma Dr. - ISD Consent to Sale

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcml.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcml.com

June 22, 2016

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

Via electronic-mail

Re: Offer by Leticia Floriana Santiago Osorio to purchase 228 Loma Drive, Garland, Texas

Dear Mr. Worsham:

The above referenced property was struck off to the City of Garland on May 1, 2007 at a Sheriff's Sale pursuant to delinquent tax suit no. TX92-40220, Garland Independent School District v. Salvador E. Bahena. The property was struck off for the total amount of the Judgment, \$17,895.55. Leticia Floriana Santiago Osorio has offered to purchase this property for \$17,000.00. The property is currently assessed by the Dallas Central Appraisal District at \$15,000.00.

The costs and distribution of net proceeds are:

Court Costs		\$2,699.54
Sheriff's Costs of Sale		\$1,187.15
Publication Fees		\$293.70
Net Court Costs and Costs of Sale		<u>\$4,180.39</u>
Personnel and Overhead		<u>\$1,500.00</u>
Post-Sale Demolition		<u>\$3,456.00</u>
Total City Reimbursement		<u>\$4,956.00</u>
City of Garland	29.8%	\$2,345.29
Garland ISD	56.8%	\$4,468.07
Dallas County	13.4%	<u>\$1,050.25</u>
Total Tax Distribution		<u>\$7,863.61</u>
Net Court Costs and Costs of Sale		\$4,180.39
Total City Reimbursement		\$4,956.00
Total Tax Distribution		<u>\$7,863.61</u>
Total Sale Price		<u>\$17,000.00</u>

If the City desires, our office would recommend that the City sell the property pursuant to §34.05(j) of the Texas Property Tax Code. This section allows the City to sell for an amount equal to or greater than the current assessed value by the Dallas CAD. As part of this sale, in addition to all amounts included in the judgment, all post-judgment taxes will also be extinguished by the sale. The total amount of post-judgment taxes is \$23,887.69 of which the City of Garland's portion is \$7,155.00. If the City does not elect to sell under this section, the sale will not be able to occur as the amount of the post-judgment taxes exceeds the amount of the offer.

Because the purchase price is less than either the Judgment amount of taxes and court costs, \$17,895.55, or the market value as stated in the judgment, \$19,960.00, all jurisdictions included in the judgment must consent to the sale. Pursuant to a sale under §34.05(j), any unit not consenting to the sale would be liable to the City for their pro-rata share of any costs incurred in maintaining the property from the date of the non-consent forward. Our office will obtain the necessary consent for the sale to proceed.

If the City Council approves this transaction, please forward to me the executed Deed. Please note that the deed has added language required under §34.05(j) that specifically extinguishes all post-judgment liens.

Once the sale has been approved and the deed executed, I will contact Leticia Floriana Santiago Osorio to complete the transaction.

If you have any questions or need additional information, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'J. Burnside', with a long, sweeping horizontal line extending to the right.

J. Douglas Burnside
Attorney at Law

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26240500050070000
Property address:	228 Loma Drive
Cause No.:	TX92-40220
Judgment Date:	February 19, 1997
Sheriff's Sale Date:	May 1, 2007
Judgment amount:	GISD 1990-1996 taxes \$3,857.87 (56.8%)
	City 1990-1996 taxes \$2,024.99 (29.8%)
	County 1991-1996 taxes \$906.82 (13.4%)
Total Judgment for Taxes:	\$6,789.68
City of Garland Post-Sale Demolition:	\$3,456.00
Court costs:	\$2,699.54
Sheriff's fees for sale:	\$1,187.15
Publication fees for sheriff's sale, paid by Gay & McCall:	\$293.70
Total Costs:	\$4,180.39

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$2,699.54
2.	Dallas County Sheriff	\$1,187.15
3.	Gay, McCall, Isaacks & Roberts	\$293.70
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Post-sale demolition)	\$3,456.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$2,345.29
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$4,468.07
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$1,050.25
	TOTAL	\$17,000.00

The cause number and Dallas Central Appraisal District tax account number should be on all checks.

RESOLUTION NO. _____

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

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 192nd Judicial District Court of Dallas County, Texas in cause number TX92-40220, and

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

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

Section 1

That City agrees to the sale of certain real property being LOT 7, BLOCK 5, GLENFIELD ADDITION an addition to the City of Garland, Dallas County, Texas, also known as 228 Loma Dr., Garland, Dallas County, Texas.

Section 2

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

Section 3

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

PASSED AND APPROVED this the ____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Leticia Floriana Santiago Osorio, 220 Loma Drive, Garland, TX 75040** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **228 Loma Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

BEING LOT 7 OF BLOCK 5 OF THE GLENFIELD ADDITION TO THE CITY OF GARLAND AND MORE COMMONLY KNOWN AS 228 LOMA DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORD AT VOLUME 90032, PAGE 2938 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (the "Property").

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

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

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

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX92-40220 in the 192nd Judicial District Court, Dallas County, Texas, and no more. The liens foreclosed by the subject judgment and the post-judgment tax liens are discharged and extinguished by virtue of this conveyance.

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

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

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2016.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2016, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

**COURT ORDER
2017-0889**



Request to Consent to Sale of Tax Foreclosed Property located at 228 Loma Drive, Garland,
Texas

On a motion made by Commissioner Dr. Elba Garcia, District 4, and seconded by Commissioner Dr. Theresa M. Daniel, District 1, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: 7/5/2017
FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby consent on its own behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund to the sale of the tax foreclosure property located at 228 Loma Drive, Garland, Dallas County, Texas, DCAD Account No. 26240500050070000, to Leticia Floriana Santiago Osorio for \$17,000 subject to the prior owner's remaining right of redemption, if any, in compliance with Section 34.05(j) of the Texas Tax Code, and authorize the City of Garland, as trustee, to act and sign on behalf of Dallas County, the Dallas County Community College District, the Parkland Hospital District and the Dallas County School Equalization Fund in the sale, use, and disposition of the Property, acquired by tax foreclosure, which has been jointly vested in the name of the Taxing Jurisdictions.

Recommended by: Alberta Blair
Originating Department: Public Works

Done in open court July 5, 2017, by the following vote:

IN FAVOR: Honorable Clay Lewis Jenkins, County Judge
 Commissioner Dr. Theresa M. Daniel, District 1
 Commissioner Mike Cantrell, District 2
 Commissioner John Wiley Price, District 3
 Commissioner Dr. Elba Garcia, District 4

OPPOSED: None

ABSTAINED: None

ABSENT: None

COMMISSIONERS COURT BRIEFING



DATE: 7/5/2017

SUBMITTING DEPARTMENT: Public Works

THROUGH:

SUBJECT: Request to Consent to Sale of Tax Foreclosed Property located at 228 Loma Drive, Garland, Texas

BACKGROUND:

Pursuant to the delinquent tax suit No. TX-92-40220 styled Garland Independent School District vs. Salvador E. Bahena, the property located at 228 Loma Drive, Garland, Texas ("Property") was offered for sale by the Sheriff of Dallas County at public auction on May 1, 2007 and was struck off to the City of Garland. The Property was struck off for the total amount of the Judgment, \$17,895.55. The City of Garland holds the Property in trust for each taxing jurisdiction party to the judgment, e.g., City of Garland, Garland Independent School District and Dallas County ("Taxing Jurisdictions"), pursuant to Section 34.01(k) Texas Tax Code.

Leticia Floriana Santiago Osorio has submitted an offer to the City of Garland for \$17,000. Said offer is more than the assessed value of \$15,000 shown by the Dallas Central Appraisal District 2016 certified tax roll and qualifies for sale pursuant to Section 34.05(j) of the Tax Code. According to DCAD, the property is unimproved and measures 60 feet wide by 120 feet deep (7,374 square feet).

Acceptance of the offer will discharge and extinguish both the ad valorem property tax liens for the tax years 1990 - 1996 included in the tax judgment and post judgment tax liens for tax years 1990-1996. Section 34.05(j) of the Tax Code allows the City to sell for an amount equal to or greater than the current assessed value by DCAD.

Section 34.05(j) of the Tax Code requires each Taxing Jurisdiction to consent to the resale.

OPERATIONAL IMPACT:

No impact.

FINANCIAL IMPACT:

As noted on the attached Resale Worksheet prepared by the tax attorneys, after payment of \$4,180.39 in court costs and costs of sale, \$3,456 for post-sale demolition of the substandard structure on the property and \$1,500 administrative fee for post-sale maintenance provided by the City of Garland, \$7,863.61 will be available for distribution to the taxing entities. This amount will be distributed based on the pro rata percentages of the total judgment for taxes.

LEGAL IMPACT:

The sale complies with the Texas Tax Code, Section 34.05(j).

RECOMMENDED BY:	Public Works	PREPARED BY:	Steven Henderson
		APPROVED BY DEPT HEAD:	Alberta Blair

PROJECT SCHEDULE:

N/A

M/WBE PARTICIPATION:

N/A

ADMINISTRATIVE PLAN COMPLIANCE:

Acceptance of the offer is consistent with Vision 5 (Dallas County is the destination of choice for residents and businesses) of the County's Strategic Plan in partnering with the City returning deteriorated or unproductive properties to the tax rolls, enhancing the value of ownership to surrounding properties, and improving safety and quality of life in deteriorating neighborhoods.

RECOMMENDATION:

Consent on its own behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund to the sale of the tax foreclosure property located at 228 Loma Drive, Garland, Dallas County, Texas, DCAD Account No. 26240500050070000, to Leticia Floriana Santiago Osorio for \$17,000 subject to the prior owner's remaining right of redemption, if any, in compliance with Section 34.05(j) of the Texas Tax Code, and authorize the City of Garland, as trustee, to act and sign on behalf of Dallas County, the Dallas County Community College District, the Parkland Hospital District and the Dallas County School Equalization Fund in the sale, use, and disposition of the Property, acquired by tax foreclosure, which has been jointly vested in the name of the Taxing Jurisdictions.

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 228 LOMA DRIVE, GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 228 Loma Drive, Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code for an amount not less than \$17,000.00, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

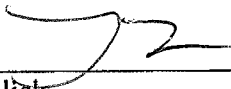
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 228 Loma Drive, Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 228 Loma Drive, Garland, Texas for an amount not less than \$17,000.00 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED AND APPROVED this 27 day of June, 2017, by the
Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: 
Larry Glick
President, Board of Trustees

ATTEST:

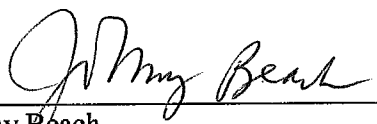

Johnny Beach
Secretary, Board of Trustees
Garland Independent School District

EXHIBIT A

BEING LOT 7 OF BLOCK 5 OF THE GLENFIELD ADDITION TO THE CITY OF GARLAND AND MORE COMMONLY KNOWN AS 228 LOMA DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORD AT VOLUME 90032, PAGE 2938 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS



GARLAND POLICY REPORT

City Council Regular Session Agenda

6.

Meeting Date: August 15, 2017

Item Title: Approve Professional Services Agreement with Kimley-Horn and Associates to Prepare Engineering Studies and Designs for Downtown Streets and Sidewalks

Submitted By: Rick Vasquez, Managing Director

Council Goal: Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs
Fully Informed and Engaged Citizenry

ISSUE

This engineering study includes the conceptual design of several streets surrounding the Downtown Square. The study will also examine the streets that provide vehicle and pedestrian access to the Square. The project area includes the following limits:

- State Street, from 7th Street to 3rd Street
- Main Street, from 7th Street to 4th Street
- Avenue A, from 7th Street to 4th Street
- 6th Street, from Avenue A to approximately 150' north of State Street
- 5th Street, from Avenue A to approximately 150' north of State Street

This scope includes full topographic survey for the project streets, a traffic analysis, plan view layouts of the project streets, and preliminary vertical grading for the streets adjacent to the Garland Square Park. The consultant will prepare alternative concepts for treatment of the pedestrian / amenity zones between the face of buildings and curbs. These concepts will explore options for configuring this zone in a manner that provides flexibility to respond to the needs of the various ground floor uses, and with the ability to be easily reconfigured as uses change over time. The layout alternative concepts will identify locations and configurations for primary pedestrian traffic areas, locations for street furnishings (specialty lighting, bollards, benches, trash receptacles if applicable), and any opportunities for landscape elements.

The alternative concepts will also explore paving materials and patterns and configurations that will establish a rhythm for the amenity improvements. This portion of the study will also include paving materials, paving patterns and site furnishing configurations for the street and parking areas to support an option for a festival street. Finally, the alternative concepts will explore locations, materials, and configurations for potential outdoor dining areas to ensure that a guide is established for the creation of these spaces where applicable based on adjacent use. Typical layouts for these areas will be established that will achieve maintenance of a zone for pedestrian circulation and amenities, while also providing space for tables, chairs, shade elements and any fencing that may be required by TABC (if applicable).

RECOMMENDATION

Staff recommends City Council authorize staff to enter into a Professional Services Agreement with Kimley-Horn and Associates to provide a comprehensive infrastructure analysis of the rights-of-way surrounding the Downtown Square.

BACKGROUND

The proposed professional services agreement was presented to City Council during City Council's July 31st workshop. As requested by Councilman Gibbons, the firm agreed to remove the paragraph requiring payment of direct reimbursable expenses at 1.15 times cost.

Attachments

Professional Service Agreement

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into between the City of Garland, Texas ("City"), and Kimley-Horn and Associates, Inc. ("Consultant").

W I T N E S S E T H

For and in consideration of the agreements contained herein, City and Consultant agree as follows:

1. **Retention of Consultant.** City hereby retains Consultant to provide the professional services described in Exhibit A.
2. **Compensation.**
 - (A) City shall pay Consultant for the services of Consultant not to exceed \$330,000.00. Consultant shall invoice City for services performed and expenses incurred no more frequently than every thirty (30) days according to Exhibit B.
 - (B) City agrees to pay the actual, necessary and reasonable expenses incurred by Consultant in performing services under this Agreement for the City, or to reimburse Consultant for such expenses, as the case may be, for those expenses which the City has approved such as long distance telephone, fax, postage, copying costs, travel, subconsultant and related business expenses (such expenses not to exceed \$1,000.00 without the prior approval of the City) according to Exhibit B.
3. **Records and Billing.** Consultant shall maintain records of all work done on behalf of the City and of all expenses incurred for which Consultant seeks payment or reimbursement. Bills for Consultant's expenses are payable within thirty (30) days of receipt by the City.
4. **Status of Consultant.** Consultant acknowledges that Consultant is an independent contractor of the City and that Consultant is not an employee, agent, official or representative of the City. Consultant shall not represent, either expressly or through implication, that Consultant is an employee, agent, official or representative of the City. Income taxes, self-employment taxes, social security taxes and the like are the sole responsibility of the Consultant. Consultant agrees to indemnify and hold the City, its agents, employees and representatives harmless from and against any loss, cost, damages or expenses (including attorney and expert witness fees) arising from or attributable to the negligent performance of Consultant under this Agreement whether attributable solely to Consultant or jointly to and between Consultant and others, including any party indemnified herein and including liability arising from strict or other non-fault based liability. In the event of concurrent negligence on the part of Consultant and an indemnified party, Consultant's indemnification obligation shall be limited to the degree of fault apportioned to the Consultant.

5. **Termination.** Either party may terminate this Agreement at any time, at will and without cause, thirty (30) days after delivery of written notice of termination to the other party. In the event the City terminates this Agreement and Consultant is not in default or in breach of this Agreement, City agrees to pay Consultant for all services actually performed and for expenses actually incurred as of the day of termination provided that such services and expenses conform to the terms of this Agreement.

6. **Notices.** Any notice required or desired to be given to either party hereto shall be deemed to be delivered: (i) on the date of delivery, if hand delivered; (ii) one (1) day after sending, if sent by overnight courier; or (iii) three (3) days after the same is posted in a U.S. mail receptacle, postage prepaid, to the address of the applicable party set out below such party's signature herein below, if sent by mail. Either party hereto may change such party's address for notice to another address within the United States of America, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

7. **No Assignment.** Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

8. **Severability.** If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

9. **Waiver.** Either party shall have the right to waive any requirement contained in this Agreement, which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended.

10. **Governing Law; Venue.** This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. This Agreement is performable in Dallas County, Texas, and exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.

11. **Paragraph Headings; Construction.** The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. The parties acknowledge that they have read and participated in the preparation of this Agreement so that this Agreement shall not be construed either more or less strongly in favor of or against either party.

12. **Binding Effect.** Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

13. **Counterparts**. This Agreement has been executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

14. **Relationship of Parties**. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of an independent contractor.

15. **Exhibits**. All exhibits attached hereto are incorporated herein by reference for all purposes wherever reference is made to the same provided that, to the extent of any conflict between the terms of this Agreement and the terms of any exhibit, the terms of this Agreement shall control.

16. **Non-Collusion**. Consultant represents and warrants that Consultant has not given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any person as an inducement to or in order to obtain the work to be provided to the City under this Agreement. Consultant further agrees that Consultant shall not accept any gift, bonus, commission, money, or other consideration from any person (other than from the City under this Agreement) for any of the services performed by Consultant under or related to this Agreement. If any such gift, bonus, commission, money, or other consideration is received by or offered to Consultant, Consultant shall immediately report that fact to the City and, at the sole option of the City, the City may elect to accept the consideration for itself or to take the value of such consideration as a credit against the compensation otherwise owing to Consultant under this Agreement.

17. **Disclosure of Business Relationships/Affiliations; Conflict of Interest Questionnaire**. Consultant represents that it is in compliance with the applicable filing and disclosure requirements of Chapter 176 of the Texas Local Government Code.

18. **Dispute Resolution**. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

EXECUTED this ____ day of _____, 2017.

CITY:

CITY OF GARLAND

CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.

Bryan Bradford
City Manager



G. Brad Tribble, P.E.
Senior Vice President

ADDRESS FOR NOTICE:

CITY

City of Garland
800 Main Street
P. O. Box 469002
Garland, TX 75046-9002
Attn: Michael Polocek, P.E.

CONSULTANT

Kimley-Horn and Associates, Inc.
2201 West Royal Lane
Suite 275
Irving, TX 75063
Attn: Tom Grant, P.E.

Exhibit A

Scope of Services

Downtown Streets Roadway and Sidewalk Design Phase 1

This project includes the conceptual design of several downtown streets and sidewalks to make them more pedestrian friendly and interface with the Garland Square Park redesign currently underway. The project area includes the following limits:

- State Street, from 7th Street to 3rd Street
- Main Street, from 7th Street to 4th Street
- Avenue A, from 7th Street to 4th Street
- 6th Street, from Avenue A to approximately 150' north of State Street
- 5th Street, from Avenue A to approximately 150' north of State Street

This scope includes full topographic survey for the project streets, a traffic analysis, plan view layouts of the project streets, and preliminary vertical grading for the streets adjacent to the Garland Square Park.

1. Data Collection

The CONSULTANT will perform a topographic and boundary survey within the limits of the proposed improvements. The following items will be performed:

Property Research

- Gather existing plat information
- Collect property owner information
- Gather existing right-of-way and easement information based on available plats and record drawings. Title research, if required by the CITY, can be provided as an Additional Service
- Coordinate with Texas811 to locate and mark existing franchise and public utilities prior to performing the field survey
- CITY shall arrange and make provisions for CONSULTANT's Subconsultant to access all properties to perform survey, if necessary. CONSULTANT will provide door hanger pamphlets to property owners prior to performing the survey.

Perform Topographic Survey

- Perform full topographic survey for the project limits provided below, supplemented by the existing survey (from 2010) and record drawings provided by the City.
- Limits will include the following:
 - State Street, from 7th Street to 3rd Street from building face to building face or 20' beyond the right-of-way, whichever is less.
 - Main Street, from 7th Street to 4th Street from building face to building face or 20' beyond the right-of-way, whichever is less.
 - Avenue A, from 7th Street to 4th Street from building face to building face or 20' beyond the right-of-way, whichever is less.
 - 6th Street, from Avenue A to 150' north of State Street from building face to building face or 20' beyond the right-of-way, whichever is less.
 - 5th Street, from Avenue A to 150' north of State Street from building face to building face or 20' beyond the right-of-way, whichever is less.
- Perform field survey ground control
- Locate pertinent objects and above-ground features, typically including:
 - Roadway pavement
 - Drainage structures (i.e. culverts, ditches, inlets, manholes, and outfalls)
 - Utilities (signs or markers showing the presence of underground utilities, valves, manholes, flowlines, meters, backflow preventers, vents, poles, and guy wires)
 - Large (6 inch diameter and up), significant trees (identify species and caliper)
 - Limits of landscaped areas will be defined. Individual plants and or trees (less than 6 inch diameter) will not be located.
 - Fences (including material type) and gates
 - Sidewalks
 - Door threshold locations (horizontally and vertically)
 - Street lights
 - Signs (roadway and private)
 - Right-of-Way monumentation
- Process survey data to create plan view of existing features

- Prepare a final topographic drawing in digital format (including contours and break lines) showing the features located in the field as well as right-of-way information, an ASCII coordinate file of the points located in the field, and a hard copy of the coordinates and feature descriptions. Digital files will be in .DWG format. The CONSULTANT will conduct one site visit to field verify the topographic survey.

Subsurface Utility Engineering (SUE) Quality Level "B" (performed by subconsultant)

- Coordinate with SUE subconsultant
- Designate SUE Quality Level "B" toneable utilities within the one-block area adjacent to the Garland Square Park (6th Street, State Street, 5th Street, and Main Street). SUE Quality Level "A" work is included in the Scope of services under Task 4.
- SUE Quality Level "B" services will include use of geophysical prospecting equipment to identify franchised utilities and mark them with paint and/or pin flags.
- Evaluate the SUE results and provide a summary of potential utility conflicts to the City.
- Perform topographic survey to tie down SUE Quality Level "B" locates.

Review of Previous City of Garland Studies and Design Standards

- Review previous City of Garland Studies and Design Standards, including the following:
 - Downtown Urban Design Standards
 - Downtown Drainage Study
 - Downtown Parking Implementation Plan
 - Construction Standards
 - Utility information provided by the City
 - Other information provided by the City, if applicable

Site Visit and Kickoff Meeting

- Site visit with City staff to walk the project streets.
- Kickoff meeting and presentation with City staff and key stakeholders.

2. Traffic Analysis and Traffic Counts

The CONSULTANT will perform the following tasks to analyze the collected data and provide recommendations for improvements.

- The CONSULTANT (through a Subconsultant) will collect non-holiday weekday AM (7:00 – 9:00) peak hour, PM (4:00 – 6:00) peak hour, and weekend midday (11:00 – 1:00) traffic and pedestrian turning movement counts for the following intersections:
 - State Street and 6th Street (unsignalized)
 - State Street and 5th Street (signalized, in all-way stop flash mode)
 - Main Street and 7th Street (unsignalized)
 - Main Street and 6th Street (signalized)
 - Main Street and 5th Street (signalized)
- The CONSULTANT (through a Subconsultant) will collect 24-hour weekday bi-directional counts for the following roadways:
 - State Street, between 5th and 6th
 - Main Street, between 5th and 6th
 - 5th Street, between Main and State
 - 6th Street, between Main and State
- In the general vicinity of the project limits, the CONSULTANT will perform in-field verification of the existing roadway network, parking areas, sidewalk network, and intersection characteristics. The CONSULTANT will observe any general traffic patterns, pedestrian/bicycle traffic patterns, parking spot occupancy levels, and sight distances in the project limits.
- Develop future traffic and pedestrian projections with input from City Staff. The future traffic projections will focus on the build out of the study area for potential future uses and development of undeveloped parcels.
- Analyze the five intersections previously listed where traffic data is being collected for Existing Conditions (2017) and Horizon Year Conditions (2027).
- Review lane widths, turn bay needs, parking space sizes and quantity, bicycle facility needs, and handicapped parking space and ramp requirements. Also consider parking space needs for pickup trucks.
- Recommend future traffic control devices for intersections, lane geometries, and potential crosswalk locations.

- The CONSULTANT will produce a brief technical memorandum summarizing the traffic analysis with recommendations. The CONSULTANT will revise the memorandum up to one time based on City comments and submit the final memorandum to the City.

3. Project Development Phase

Pedestrian/Amenity Concepts

The CONSULTANT will prepare alternative concepts for treatment of the pedestrian / amenity zones between the face of buildings and curbs. These concepts will explore options for configuring this zone in a manner that provides flexibility to respond to the needs of the various ground floor uses, and with the ability to be easily reconfigured as uses change over time. The layout alternative concepts will identify locations and configurations for primary pedestrian traffic areas, locations for street furnishings (specialty lighting, bollards, benches, trash receptacles if applicable), and any opportunities for landscape elements.

The alternative concepts will also explore paving materials and patterns and configurations that will establish a rhythm for the amenity improvements. This portion of the study will also include paving materials, paving patterns and site furnishing configurations for the street and parking areas to support an option for a festival street. Finally, the alternative concepts will explore locations, materials, and configurations for potential outdoor dining areas to ensure that a guide is established for the creation of these spaces where applicable based on adjacent use. Typical layouts for these areas will be established that will achieve maintenance of a zone for pedestrian circulation and amenities, while also providing space for tables, chairs, shade elements and any fencing that may be required by TABC (if applicable).

This task includes the development of up to three hand drawn typical plan view and section alternative concepts for pedestrian / amenity zones. Input received by the City on the three hand drawn concepts will be incorporated into the preferred conceptual layout. Perspective and artist renderings can be provided as an Additional Service.

Typical Section Option Development

The CONSULTANT will prepare up to two planning-level street typical sections per study area street segment that will incorporate the following elements:

- Pedestrian traffic areas
- Street furnishings and outdoor dining
- Landscaping
- Travel lanes and parking areas
- Right-of-way
- Flexible adjacent building use
- Design details for a Festival Street, if applicable

One-Day Workshop

The CONSULTANT will prepare for a day-long workshop with the City and key stakeholders to discuss the hand drawn alternative concepts for pedestrian / amenity zones and the planning-level typical sections for each street segment. The City will provide guidance on the preferred concepts for each street segment.

Downtown Streets Conceptual Layout in AutoCAD (approximately 15 street segments)

The CONSULTANT will incorporate the preferred street segment concepts into one (1) preferred conceptual plan-view layout of the entire project area in AutoCAD, which may include the following:

- Control data
- Existing right-of-way and easements
- Existing face of curb
- Existing trees
- Existing storm drain locations
- Existing water line locations
- Existing sanitary sewer line locations
- Existing franchise utility locations, to be provided by the City
- Proposed centerline alignment and horizontal curve data
- Proposed curb lines, turn lanes, pedestrian ramps, sidewalks
- Proposed parking spaces

- Proposed City utilities, including replacement and upsizing, as provided by the City
- Proposed landscaped areas
- Proposed Garland Square Park (by others)
- Possible ROW and easement requirements
- Lighting placement based on City standards

Downtown Streets Conceptual Layout Computer Rendering (approximately 15 street segments)

For the public, the CONSULTANT will also prepare a version of the conceptual plan that is more graphical in nature that is based on the AutoCAD drawing. This will consist of one plan-view color computer rendering of the preferred conceptual plan-view layout of the entire project area, which may include the following:

- Existing and possible ROW and easement requirements
- Proposed curb lines, turn lanes, pedestrian ramps, sidewalks
- Proposed parking spaces
- Proposed landscaped areas
- Proposed lighting placement based on City standards
- Proposed Garland Square Park (by others)
- Proposed pedestrian traffic areas
- Proposed street furnishing areas
- Proposed outdoor dining areas
- Proposed hardscape treatments
- Proposed planning-level typical sections for each street segment

Preliminary Grading for the Streets Adjacent to Square Park (4 street segments)

The CONSULTANT will develop one preliminary grading plan for the one-block area adjacent to the Garland Square Park (6th Street, State Street, 5th Street, and Main Street) in AutoCAD. It may include the following elements:

- Preliminary grading, which will be from the face of surrounding buildings to the proposed Garland Square Park

- Identify significant vertical design constraints within the square, including existing building finished floor and threshold elevations and proposed Garland Square Park design (if available)
- Establish limits of intersection improvements at the four intersections around the square
- Establish and document design criteria
- Project centerline/baseline
- Show future alignments for existing City utilities inside the project area (sizes and locations to be provided by City)
- American with Disabilities Act (ADA) paths
- Evaluate and document potential construction sequencing approaches (narrative only)
- Refined typical sections

Phasing, Prioritization, and Opinion of Probable Construction Costs

- Develop preliminary phasing and prioritization through discussions with the City.
- Prepare preliminary opinion of probable construction cost for the project based on proposed project phasing. City utilities will be broken out separately.

Meetings and Public Involvement

- Up to four project meetings that could include the following:
 - City staff
 - David C. Baldwin Inc.
 - One open house
 - One City Council Meeting
 - Additional meetings will be performed hourly (as part of Task 5)

4. Subsurface Utility Engineering (SUE) Quality Level “A”

Approximate location of utilities will be identified during Task 1. If required and authorized by the City, Consultant (through a Subconsultant) will perform up to five (5) Quality Level “A” potholes at a rate of \$2,000/each to identify existing City and franchise utilities at critical locations within the project limits.

- Non-destructive vacuum excavation equipment may be used to expose the utilities at specific points which will then be field surveyed.
- Consultant will evaluate the SUE results and provide a summary of potential utility conflicts to the City.

5. Additional Meetings (hourly)

Additional project meetings requested by the City beyond the meetings included in Tasks 1-3 will be provided on an hourly basis. These meetings could include the following:

- One-on-one stakeholder meetings
- Additional meetings with City staff
- Additional public meetings
- Additional City Council Meetings
- Other project meetings as requested by the City

The budgeted fee for this task is based upon approximately 60 hours of labor. We will not proceed with performance of services beyond the hours budgeted without written authorization by the client.

Additional Services

1. Geotechnical study and pavement design
2. Parking supply and demand analysis
3. Intersection all-way stop or traffic signal warrant studies
4. Construction documents
5. Right-of-Way documentation, title research, and easement documents
6. Coordination with franchise utilities and railroad
7. Photometric analysis
8. Drainage studies
9. Renderings beyond what are included in the scope of services
10. Any item not specifically described in the scope of services

Exhibit B
Fee Proposal

BASIC SERVICES

Kimley-Horn will perform the services in Tasks 1-3 for the total lump sum fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Task 1 Data Collection	\$70,000
Task 2 Traffic Analysis and Traffic Counts	\$26,000
Task 3 Project Development Phase	\$210,000
Total Lump Sum Fee	\$306,000

For Tasks 1-3, the lump sum fee will be billed monthly on a percent complete basis.

SPECIAL SERVICES

Kimley-Horn will perform the services in Tasks 4-5 on a labor fee plus expense basis with the maximum labor fee shown below.

Task 4 Subsurface Utility Engineering (SUE) Quality Level "A"	\$10,000
Task 5 Additional Meetings	\$14,000
Maximum Reimbursable Fee and Expenses	\$24,000

For Tasks 4-5, labor fee will be billed on an hourly basis according to our then-current rates. Kimley-Horn will not exceed the total maximum fee shown without authorization from the Client. A percentage of labor fee will be added to each invoice to cover certain other expenses as to these tasks such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project may be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client.

Kimley-Horn and Associates, Inc.
Standard Rate Schedule
(Hourly Rate)

Senior Professional I	\$240 - \$265
Senior Professional II	\$180 - \$250
Professional	\$160 - \$210
Senior Technical Support	\$115 - \$190
Technical Support	\$70 - \$100
Analyst	\$105 - \$175
Support Staff	\$ 75 - \$ 115

Effective July 2017



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7.

Meeting Date: August 15, 2017

Item Title: Public Hearing on 2017-18 Proposed Budget

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

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

The Proposed Budget for 2017-18 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 2, 2017. A second Public Hearing on the Proposed Budget is scheduled for Thursday, August 24, 2017.

The 2017-18 Budget is scheduled to be adopted on September 5, 2017.

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: August 15, 2017

Item Title: Public Hearing on Proposed 2017-18 Tax Rate

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the rollback tax rate or the effective rate until the governing body has held two public hearings on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2017-18 Proposed Budget is based on a tax rate of 70.46 cents per \$100 of valuation, which does exceed the effective tax rate of 65.31 cents due to a 7.89% increase in taxable values.

A second public hearing is set for Thursday, August 24, 2017, at 7:00 P.M.

Proposed Tax Rate

	2016-17		2017-18
	<u>Current</u>	<u>Change</u>	<u>Proposed</u>
O&M	39.40	0.00	39.40
Debt Service	31.06	0.00	31.06
Total Tax Rate	70.46	0.00	70.46

Mayor should read the following:

The tax rate is scheduled for adoption on Tuesday, September 5, 2017, at 7:00 P.M. in the Council Chambers of Garland City Hall, 200 North Fifth Street, Garland, Texas.

Recommendation/Action Requested and Justification

Open public hearing.

Take public comments.

Close public hearing and Mayor read statement above.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: August 15, 2017

Item Title: Network Nodes in Public Right-of-Way

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Legislation passed and signed into law, SB 1004, allows cellular companies to install wireless facilities on poles in rights-of-way of local communities. The legislation allows local communities some ability to regulate these wireless installations. In response, this agenda item includes City Code of Ordinance amendments in accordance with SB 1004 and a Design Manual that will control permitting and construction of wireless facilities in the rights-of-way.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance amending Chapter 51, Article VII "Use of Right-of-Way by Public Utilities" of the Garland Code of Ordinances regarding Network Nodes in Public Rights-of-Way.

Attachments

Draft Ordinance

Wireless Utility in Public Right-of-Way Design Manual

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 51, ARTICLE VII, "USE OF RIGHT-OF-WAY BY PUBLIC UTILITIES", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 51.103 of Chapter 51, Article VII "Use of Right-of-Way by Public Utilities" of the Code of Ordinances of the City of Garland, Texas is hereby amended in part by replacing the following definition to read as follows:

"Director means Director of Engineering of the City, or his designee."

And by adding the following definition to read as follows:

"Design Manual means the most recent approved Wireless Utilities in Public Rights-of-way Design Manual."

Section 2

That Section 51.105(A) of Chapter 51, Article VII "Use of Right-of-Way by Public Utilities" of the Code of Ordinances of the City of Garland, Texas is hereby amended to read as follows:

"(A) No person shall commence or continue with the construction, installation, maintenance, or operation of facilities or equipment within any right-of-way in the City except as provided by City Ordinance and the directives of the Director. All construction and maintenance activity within a City right-of-way must be in accordance with this Code, the Design Manual, and state and federal law."

Section 3

That Sections 51.107 (C), (D), (E), (F), (G), and (H) of Chapter 51, Article VII "Use of Right-of-Way by Public Utilities" of the Code of Ordinances of the City of Garland, Texas are hereby respectively amended to read as follows:

"(C) Any person performing work in the City's rights-of-way shall pay an annual license fee in the amount of \$400.00. This licensing requirement shall not apply to:

- (1) Employees of a certificated telecommunications provider ("CTP") performing work on behalf of the employing CTP;
- (2) Employees of wireless network providers constructing, maintaining, or operating a network node or transport facilities;
- (3) Employees of a holder of a state-issued certificate of franchise authority performing work on behalf of the holder;
- (4) Employees of a person having a franchise agreement with the City while performing work on behalf of that person;
- (5) Persons working in the City's rights-of-way on behalf of the City; and
- (6) Persons performing minor landscaping, maintenance, irrigation, or similar activities as determined by the director.

(D) Application Fees. A wireless network provider desiring to construct, maintain, or operate a network node, pole, or transport facility within a City right-of-way shall pay \$500.00 per application covering up to five network nodes, \$250.00 for each additional network node per application, and \$1000.00 per application for each pole.

(E) Annual Right-of-Way Rates for Network Nodes. Wireless network providers constructing, maintaining, or operating a network node in a right-of-way within the City shall pay an annual public right-of-way rate in the amount of \$250.00 per node within the City's corporate boundaries or the maximum amount allowed under state law, as amended, including any consumer price index adjustments. The annual public right-of-way fee shall be due no later than January 31st of each year. For new installations, the annual public right-of-way fee shall be pro-rated as of the date of the permit.

(F) Monthly Right-of-Way Rate for Transport Facilities. Wireless network providers constructing, maintaining, or operating *transport facilities*, as defined by Chapter 284 of the Texas Local Government Code, as amended, in a right-of-way within the City shall pay a monthly right-of-way use rate in the amount of \$28.00 multiplied by the number of the network provider's network nodes located in the public right-of-way for which the installed transport facilities

provide backhaul unless or until the time the network provider's payment of fees to the City exceed its monthly aggregate per-node compensation to the City, or the maximum amount allowed under state law. The fee will be assessed at the time the electric meter servicing the network node is activated.

(G) Annual Service Pole Rate. Wireless network providers desiring to construct, maintain, or operate network nodes on service poles, as defined by Chapter 284 of the Texas Local Government code, must enter into a service pole collocation agreement with the City, and pay a service pole rate of \$20.00 per year per service pole, or the maximum amount allowed under state law. The service pole rate is in addition to any other public right-of-way rate authorized under this Chapter or state law.

(H) Permits are not transferable to another user or another location, unless authorized by state or federal law."

Section 4

That Section 51.113(D) of Chapter 51, Article VII "Use of Right-of-Way by Public Utilities" of the Code of Ordinances of the City of Garland, Texas is hereby amended to read as follows:

"(D) Restoration activity must be commenced upon completion of construction or within 14 calendar days upon receiving written notification from the City. In the event restoration work does not meet the minimum requirements of this Section 51.113 and the applicable provisions of the Wireless Utilities in Public Rights-of-Way Design Manual, or is not performed within a reasonable time as determined by the Director, all work in progress, except that related to the problem, including all work previously permitted but not commenced or completed, may be halted and a hold may be placed on any permits not approved until all restoration activity is complete. In addition, the City shall be entitled to claim against user's surety bond, if any, to effect the restoration without further notice to user."

Section 5

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 6

That Chapter 51, Article VII, "Use of Right-of-Way by Public Utilities" of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 7

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

Section 8

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

PASSED AND APPROVED this the ____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

City of Garland, Texas

WIRELESS UTILITY IN PUBLIC RIGHT-OF-WAY DESIGN MANUAL

AUGUST 15, 2017

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I. Preface

1. Purpose and Applicability.

- A. Due to the increasing number of facilities in City rights-of-way, the City has adopted Chapter 51 of the Code of Ordinances ("Right-of-Way Ordinance"), which is applicable to all public service providers including Wireless Service Providers or Network Providers (collectively, "Providers") as defined by Chapter 284 of the Texas Local Government Code.
- B. In addition, this Wireless Utility in Public Right-of-Way Design Manual ("Design Manual"), provides mandatory technical criteria and provisions necessary for Providers desiring to install and construct network nodes, equipment, transport facilities, and node support poles in public rights-of-way.
- C. Providers are required to comply with the provisions and standards found in the Right-of-Way Ordinance, any applicable GP&L or City pole attachment agreement, other local, federal, or state regulations or laws, and this Design Manual for the placement of their facilities within any public right-of-way located within the territorial limits of the City of Garland.
- D. To the extent of any conflict between the City of Garland Right-of-Way Directives and this Design Manual, the provisions of this Design Manual shall control.

II. Definitions

1. Definitions.

The following definitions are intended to provide descriptions for words and terms used within this Design Manual. Absent any conflict, words and terms used in this Design Manual have the meanings ascribed to them herein. When not inconsistent with the context, words used in the present tense include the future; words in the plural number include the singular number, and words in the singular include the plural. The words "shall" and "must" are always mandatory and not merely permissive.

- A. *"Abandon"* means the network nodes, transport facilities, equipment (as defined below), and node support poles, or portion thereof, that have been left by Provider in an unused or non-functioning condition for more than 120 consecutive days unless, after notice to Provider, Provider has established to the reasonable satisfaction of the City that the network nodes and node support poles, or portion thereof, has the ability to provide communications.
- B. *"City"* means the City of Garland, Texas and officers, officials, and employees of the City of Garland, Texas.
- C. *"Decorative Pole"* means a streetlight pole specially designed and placed for aesthetic purposes and on which no appurtenances or attachments, other than specially designed informational or directional signage or temporary holiday or special event attachments, have been placed or are permitted to be.
- D. *"Equipment"* means a network node and associated elements, node support poles, transport facilities and features or accoutrements that provide functionality for the network node.
- E. *"Municipal Owned Utility Pole"* means a utility pole owned or operated by a municipally owned utility, as defined by Section 11.003, Utilities Code, and located in a public right-of-way.
- F. *"Network node"* means equipment at a fixed location that enables wireless communications between user equipment and a communications network. The term:

1. Includes:

- a. Equipment associated with wireless communications;
- b. A radio transceiver, an antenna, a battery-only backup power supply, and comparable equipment, regardless of technological configuration; and
- c. Coaxial or fiber-optic cable that is immediately adjacent to and directly associated with a particular collocation; and

2. Does not include:

- a. An electric generator;
- b. A pole; or
- c. A microtower.

- G. *"Node support pole"* means a pole installed by a network provider for the primary purpose of supporting a network node.
- H. *"Park"* means the various properties under the direction, control and supervision of the City's Managing Director of Parks, Recreation and Cultural Arts Department that are identified as a city park by City Council and the City Code of Ordinances.
- I. *"Permit"* means written authorization for the use of a public right-of-way issued by the City authorizing installation, removal, modification, and other work for Provider's network nodes or node support poles in accordance with the approved plans and specifications.
- J. *"Pole"* means a service pole, node support pole, or utility pole.
- K. *"Provider"* means a Network Provider as defined by Chapter 284 of the Texas Local Government Code.
- L. *"Right-of-Way" or "ROW"* means the area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway (area between the top of the bank to the top of the opposite bank), or utility easement in which the municipality has an interest.

The term does not include a private easement or the airwaves above a public right-of-way with regard to wireless telecommunications.

- M. *"Service Pole"* means a pole (other than a municipally owned utility pole), owned or operated by a municipality and located in a public right-of-way, including:
 - 1. a pole that supports traffic control functions;
 - 2. a structure for signage;
 - 3. a pole that supports lighting, other than a decorative pole; and
 - 4. a pole or similar structure owned or operated by a municipality and supporting only network nodes.
- N. *"Utility Pole"* means a pole that provides:
 - 1. Electric distribution with a voltage rating of not more than 34.5 kilovolts; or
 - 2. Services of a telecommunications provider, as defined by Section 51.002, Utilities Code.
- O. *"Street" or "Roadway", or "Thoroughfare"* means actual concrete or asphalt cumulative pavement spanning from back of curb to the back of the curb on the opposite side of street or roadway.
- P. *"Traffic Signal"* means any device, whether manually, electrically, or mechanically operated by which traffic is alternately directed to stop and to proceed.
- Q. *"Underground Utility District"* means an area where poles, overhead wires, and associated overhead or above ground structures have been removed and buried; are required to be buried; or have been approved for burial underground.

III. Aesthetics

1. Pole Location.

Network nodes, equipment, and node support poles are prohibited within a 600 foot radius of another network node facility site, whether already in existence, previously approved for construction, or under application review.

2. Unattached Equipment.

- A. Equipment and other items related to network nodes that are not attached to a pole must remain in approved cabinetry or an enclosed underground structure, except for an electric meter pedestal.
- B. Decorative cabinets must be colored with a color scheme approved by the City. In determining an appropriate color, the City shall take into account the surrounding color palette of walls, poles, street furniture, and similar improvements.
- C. 3. Attached Equipment. Equipment and other items attached to a pole must be concealed or enclosed in an equipment box, cabinet, or other similar concealment unit that may include ventilation openings.
- D. Any Equipment and other items attached to a pole may only be attached to municipally owned utility poles and service poles by securing with straps that are in compliance with this Design Manual. Providers may not drill holes in any municipally owned utility pole or service poles.
- E. Exposed external cables, electric wire or cables, located on a pole or structure, or aerial wires or cables extending from the pole or structure are prohibited. All cable and electrical lines must be placed in a single conduit where possible. In the event a single conduit is not possible, whether due to regulatory guidelines or physical conditions, then a

provider may have a maximum of two conduits, one for cable and one for electrical wire.

4. Electrical Meter and Backup Power.

- A. Provider must use 120/240 voltage when connecting to any City infrastructure and a disconnect must be installed on the load side of the meter base.
- B. Electric and any other meters must be installed on the same pole with the network node. Pole mounted meters must be painted to match the color of both the network node and attached pole. Only slim meters or smart meters on slim installations shall be allowed.
- C. Electric meters may be mounted to a municipally owned utility pole or a service pole provided that no holes are drilled into the municipally owned utility pole or service pole and the electric meter is secured by metal strapping.
- D. A Provider may install an outdoor battery backup for a distributed antenna system ("DAS") on a pole so long as it is attached by approved straps and limited in size to dimensions of 11.5" wide X 26" high X 11.5" deep.

5. Projecting Attachments to Pole.

- A. All attachments to a pole that are projecting, or any equipment or appurtenance mounted on the ground, must comply with Texas Accessibility Standards and the Americans With Disabilities Act and shall not obstruct an existing or planned sidewalk, walkway, or street.
- B. All proposed projecting attachments to the pole must provide a minimum vertical clearance of 8 feet from grade. In the event any attachments are projecting towards the street side, it must provide a minimum vertical clearance of 16 feet. However, shrouded poles shall be individually evaluated by the City to confirm public safety considerations are satisfied.

6. Pole Type and Standards.

- A. Network providers desiring to locate on existing wooden poles must replace wooden poles with steel

poles. New poles must match the context of the location in regard to type and color, or if the City has replacement plans that will be implemented within 6 months of the construction of the proposed pole, then the proposed pole shall match the poles in the replacement plan.

- B. Poles or Network Nodes may not be installed or used on poles that require new installation of overhead power lines that cross streets, alleys, or that otherwise increase the number of lines from one pole to another. All new network nodes shall be installed such that overhead power is available on the same pole that the network node is to be placed upon; or such that underground power feeds to the pole that the network node is to be placed upon.

7. Height.

The Provider must make a good faith effort to limit the total height of network node installations, including site selection relative to topographic height, backhaul (fiber vs. air wave), and other siting requirements. A network node distribution map depicting the location and height of each active node owned by the Provider, whether currently deployed or in the permitting application process, must be submitted with each application.

8. Color and Materials.

- A. The City may, in its reasonable discretion, deny a permit for the installation of a node due to a discrepancy between the color of the node to the pole.
- B. New poles and associated installations must match the pole style and colors of poles, other equipment, and infrastructure within the immediate vicinity, up to a radius of 600 feet.
- C. All elements, including but not limited to fastening devices such as metal strapping, clamps, conduit, screws, bolts, brackets, cabinets, and similar elements, must be painted to match the pole.
- D. All finishes must be matte. Glossy, mirrored, reflective, or similar finishes are strictly prohibited on all elements.

9. Lighting.

- A. Lighting of a network node or equipment is prohibited. Equipment indicators that emit light are prohibited. Flashing or strobing light is prohibited. Street lights are not considered network node lights, however new street lights proposed with a network node shall be evaluated under the City's separate street lighting regulations and policies.
- B. Work lights used for maintenance or installation of the facility may be only temporary and may not be a permanent feature of the network node. Any work lights must be removed from the site when workers are not present.

10. Ventilation - Sound and Noise.

Where equipment does not use passive cooling, then any fans or other cooling devices or HVAC units must be installed and located so as not to cause noise that is incompatible with the surrounding environment.

11. Screening.

All equipment located off pole shall be placed in a decorative cabinet. Decorative cabinet shall be colored with a color scheme approved by the City. In determining an appropriate color, the City shall take into account the surrounding color palette of walls, poles, street furniture, and similar improvements.

12. Landscaping.

- A. Poles, nodes, or equipment may not damage, interfere with, or disrupt required buffer landscaping installed along a public right-of-.
- B. In the event existing buffer landscaping located adjacent to a public right-of-way is damaged as a result of installation or operation of a network node, pole, or associated equipment, the Provider must replace all damaged landscaping, at the Provider's expense, and restore the area to the same condition as existed at the time of original installation.

13. Antenna.

- A. Antennas must be enclosed within a canister or similar enclosure. Any such enclosure must occupy the least amount of space as possible. Excessively sized antenna enclosures are prohibited.
- B. In historic and design districts the provider must replace the pole where necessary to obtain a complete pole design with uninterrupted flat surfaces, in which all the network node elements are fully encapsulated within the new pole, and the pole tapers toward the antenna.
- C. GPS (Global Positioning System) antennas may not be visible and may not be more than 3-inches in total height, and must be integrated into the top of the main antenna. GPS antenna must be painted to match the color of the network node installation.

14. Boxes, Pedestals, Miscellaneous.

- A. Fiber boxes are considered to be a part of the network node equipment, and must meet the design requirements of all other network node equipment.
- B. Grounding fixtures and associated devices must be screened and painted to match the elements of the network node.
- C. Guy wires are prohibited. In the event a site is selected where guy wires are necessary, then the applicant must, as an alternative to utilizing guy wires, install a self-supporting pole or select another site that meets the restrictions and standards of this Design Manual.
- D. Other than contact information authorized by Section V.8, a single identification tag is the only authorized exposed messaging on a facility. The identification tag must be of a color to match the pole and equipment. The identification tag shall be placed on the underside of the equipment. In the event that it is impractical to install an identification tag on the underside of the equipment,

a Provider may install it on the back of the equipment.

- E. Graffiti must be removed immediately upon notification from the City that any graffiti has been affixed to the facility.
- F. In the event stickers, bills, posters, or similar items are affixed to the facility, or any portion thereof, it must be immediately removed upon discovery or notification from the City.
- G. RF warning stickers are required only in close proximity to the actual antenna, and in no event may be placed more than 3 feet from the antenna.
- H. Except for identification tags allowed under above subsection (D), logos, decals, or similar company identification, including the provider, equipment manufacturers, suppliers, or similar identification must be removed, painted over, or filled in, upon discovery or upon notification from the City.

15. Cable.

- A. Exposed external cables, electric wire or cables on a pole or structure, or aerial wires or cables extending from the pole or structure are prohibited. Cables may not be exposed to view from any angle.
- B. All cable boxes and conduit must be capped at the top and bottom, and fully wrapped with no gaps between conduit edges and the device to which the conduit is attached.
- C. All cable and electrical lines must be placed in a single conduit where possible. In the event a single conduit is not possible, whether due to regulatory guidelines or physical conditions, then a Provider may have a maximum of two conduits, one for cable and one for electrical wire.
- D. Conduit must be firm and secure, abutting flush to the pole, with no offset. There may be no visible air gaps between the conduit and the pole.

- E. Conduit may not be horizontally offset, and must run in vertical lines.
- F. Each antenna must be installed with cable shrouds to reduce and eliminate visibility of multiple cables entering the bottom or top of the antenna.

16. Conduit.

- A. All conduit must be of a solid, not flexible, metal material.
- B. All conduit color must match the pole.
- C. Metal conduit must be colored with a powder coat baked on color.

IV. Permitting

1. Attachment to Existing Poles.

- A. Access to Municipally Owned Utility Poles. Providers desiring to collocate a network node, or other wireless equipment or infrastructure, on a municipally owned utility pole may do so under the terms and conditions of a pole attachment agreement, the form of which shall be provided by Garland Power and Light. Providers entering into a pole attachment agreement must pay any applicable fees owed to the City under the pole attachment agreement and the Code of Ordinances.
- B. Prior to installation, or modification, of a network node, equipment, or transport facility on an existing pole, Provider must submit to the City a complete and accurate right-of-way permit application, in a form provided by the City, along with standard required documents, and comply with the following:
 - 1. Pay in full all applicable application fees owed to the City under Section 51.107 (D) of the Code of Ordinances;
 - 2. Pay in full all applicable annual or monthly public right-of-way rates owed to the City under Section 51.107 of the Code of Ordinances;
 - 3. Submit an aerial map clearly depicting the location of the existing pole to which the network node is proposed to be attached, and a street view image;
 - 4. Submit a set of plans and drawings prepared and sealed by a professional engineer licensed in the State of Texas who has determined (1) that the existing pole or infrastructure is sufficient to carry the proposed network nodes and equipment, (2) can bear the wind load without pole modification, and (3) whether the installation will require pole reinforcement. In the event pole reinforcement is necessary, Provider must submit sealed engineering design and specification drawings, prepared by a

professional engineer licensed in the State of Texas, for the proposed alteration to the existing pole. Provider must pay all costs associated with pole reinforcement or replacement. All reinforcement or replacement poles must match the character of the pre-existing pole in order to blend into the surrounding environment and be visually unobtrusive;

5. Submit a set of scaled dimensioned drawings (1 inch = 20 feet scale is preferred) and images of the proposed attachments of the network node to the existing poles or structures, as well as any other proposed equipment associated with the installation, indicating the spacing from existing curb, driveways, sidewalk, and other existing light poles, and any other poles or appurtenances. The set of drawings and images must depict a pre-installation image of the pole and a detailed image of the pole depicting all of the proposed attachments and associated equipment;
6. Submit a set of scaled dimensioned construction plans (1 inch = 20 feet scale is preferred) identifying the current right-of-way line and depicting the proposed underground conduit and equipment, and spacing from all existing utilities and landscaping. The drawings must also depict a sectional profile of the right-of-way, all proposed improvements, and identify all existing utilities and all utility conflicts;
7. In the event a Provider proposes to utilize a municipally owned utility pole or service pole then GPS coordinates must be provided along with the nearest street address of the pole;
8. The applicant must certify that the proposed network node will not cause any interference with any public safety radio system, traffic signal light system, or other communication infrastructure. It is the responsibility of the Provider to evaluate, prior to making the application for the permit, the compatibility between the existing City infrastructure and the

Provider's proposed installation. A network node may not be installed in a location that causes any interference with public safety communication systems, traffic signal light systems, or other communication infrastructure. Network nodes are prohibited on public safety communication infrastructure;

9. The Director, in his reasonable discretion, may require that the Provider submit a traffic control plan, SWPPP, or trench safety plan, based on the proposed scope of work and site conditions;
10. A City issued right-of-way permit authorizes use of its right-of-way and infrastructure. Providers are responsible for obtaining permission to access and utilize privately owned infrastructure. In the project lies within a state or other governmentally controlled right-of-way, the applicant must provide evidence of a permit from the State or other governmental agency; and
11. The Director, in his reasonable discretion, may require a submittal of a sample of any part or device of the proposed installation with the application so that there is clear understanding of the part or device that is proposed.

2. Installation of New Poles.

- A. Prior to installation or modification of a node support pole, Provider must submit to the City an accurate and complete commercial building permit application for the new pole, as well as a right-of-way permit application. Along with standard required documents, the Provider must comply with the following:
 1. Pay in full all applicable application fees owed to the City under Section 51.107 (D) of the Code of Ordinances;
 2. Pay in full all applicable annual or monthly public right-of-way rates owed to the City under Section 51.107 of the Code of Ordinances;

3. Submit a map clearly depicting the intended location of the node support pole;
4. Submit an aerial Map clearly depicting the location of the proposed new pole and a street view image of the site. Unless otherwise approved by the City in writing, a Provider may not install a node support pole within 600 linear feet from an existing pole that supports network nodes, or a planned pole that is the subject of an application on file with the City. The applicant must provide sufficient evidence demonstrating that the proposed new node support pole is at least 600 linear feet radius from any other existing pole that supports network nodes, or a planned pole that is the subject of an application on file with the City;
5. Submit a set of scaled dimensioned drawings (1 inch = 20 feet scale is preferred) and images of the proposed node support pole, as well as any other proposed equipment associated with the installation, indicating the spacing from existing curb, driveways, sidewalk, and other existing light poles, and any other poles or appurtenances. The set of drawings and images must depict a detailed image of the pole depicting all of the proposed attachments and associated equipment. The drawings must include a before-and-after street view image. The after-image must include an image of the proposed pole and all proposed attachments and associated standalone equipment;
6. Submit a set of scaled dimensioned construction plans (1 inch = 20 feet scale is preferred) indicating the current right-of-way line and showing any proposed underground conduit and equipment, and its spacing from all existing lines (utilities) and landscaping. The drawings must also show a sectional profile of the right-of-way depicting the proposed improvements, identify all existing utilities, and identify any utility conflicts;
7. The Director, in his reasonable discretion, may

require that the Provider submit a traffic control plan, SWPPP, or trench safety plan, based on the proposed scope of work and site conditions;

8. The applicant must certify that the proposed node support pole will not cause any interference with any public safety radio system, traffic signal light system, or other communication infrastructure. It is the responsibility of the Provider to evaluate, prior to making the application for the permit, the compatibility between the existing City infrastructure and the Provider's proposed installation. A network node may not be installed in a location that causes any interference with public safety communication systems, traffic signal light systems, or other communication infrastructure. Network nodes are prohibited on public safety communication infrastructure;
 9. If the project lies within State Right-of-Way, the applicant must provide evidence of a permit from the State.
 10. The Director, in his reasonable discretion, may require a submittal of a sample of any part or device of the proposed installation with the application so that there is clear understanding of the part or device that is proposed.
- B. In the event a new pole is proposed within a City right-of-way, aerial electric connections are prohibited. All power source connections, fiber connections, or similar connections must be made to the closest source. If crossing a roadway or street is necessary, boring methods of connecting must be used.
- C. Providers desiring to locate on an existing wood pole are required to replace the wooden pole with a steel pole designed to support (1) the services of the existing pole, (2) the network node with cabling hidden inside, and (3) a decorative base to hide equipment. The new pole must have an accessible access point and cover for meter reading.

- D. New poles may not cause damage to existing trees, nor may a Provider remove, or cause to be removed, a tree or landscaping to install a new pole. A new pole installation may not be within the anticipated mature canopy area of an existing tree.
- E. The installation must also comply with the following standards:
 - 1. Any facilities located off-pole must remain in cabinetry or an enclosed structure underground, except for the electric meter pedestal. Decorative cabinets must be colored with a color scheme approved by the City.
 - 2. Facilities on a pole must be concealed or enclosed as much as possible in an equipment box, cabinet, or other unit that may include ventilation openings. Exposed external cables or wires on the pole or equipment, or aerial wires or cables extending from the pole or structure are prohibited.
 - 3. The electrical meter may be mounted on City owned poles or structures provided the meter is secured with straps and not bolted or drilled onto the pole or structure. The Provider must use 120/240 voltage when connecting to any City infrastructure and include a disconnect installed on the load side of the meter base.
 - 4. The pole and all attachments to the pole that are projecting, or any equipment or appurtenance mounted on the ground must comply with Texas Accessibility Standards, Americans with Disabilities Act and may not obstruct an existing or planned sidewalk or walkway.
 - 5. Wooden poles are prohibited. All new poles must be break-away and black powder-coated. All attachments for the network nodes must also match the color of the network support pole. All network support poles must match the existing poles in the surrounding block or district in which the network support pole is located in order to blend into the surrounding environment

and be visually unobtrusive.

6. Upon approval of the permit, the Provider must call for locates consisting of on-the-ground markings of any utilities, in accordance with Right-of-Way Ordinance.

3. Electrical Permit.

- A. Provider is responsible for obtaining any required electrical power service to the network nodes and node support poles or equipment. Provider's electrical supply must be separately metered from the City and must match City infrastructure voltage.
- B. Provider must obtain and provide the City with an electrical permit and provide sealed engineered drawings for conduit size, circuit size, calculations for Amp, distances running, etc.

V. Network Node and Node Support Pole Requirements

1. Installation.

Provider must, at its own cost and expense, install the network nodes and node support poles in a good and workmanlike manner and in accordance with the standards and requirements of this Design Manual, the Right-of-Way Ordinance, the City of Garland Rights-of-way Directives, and all other applicable laws, ordinances, codes, rules and regulations of the City, the state, and federal government, as such may be amended from time to time. All work done in connection with the installation, operation, maintenance, repair, modification, or replacement of the network nodes and node support poles must be in compliance with all applicable laws and regulations.

2. Inspections.

- A. The City, from time to time, may at its sole discretion, elect to inspect any wireless equipment location within its right-of-way. In the event the City elects to conduct an inspection that requires physical contact with the network nodes or node support poles, the City shall provide notice to the Provider within 48 hours of the planned inspection. Provider may have a representative present during such inspection.
- B. In the event of an emergency, the City may, but is not required to, notify Provider of an inspection. The City may take action necessary to remediate the emergency without notice. The City shall notify Provider as soon as practicable once remediation is complete.

3. Placement.

- A. City Parks. Placement of network nodes and node support poles in any park, park road, sidewalk, trail, or other park property is prohibited.
- B. City Infrastructure. Provider may not install network nodes or node support poles on any City property that falls outside the definition of public right-of-way in Chapter 284 of the Texas Local Government Code.

- C. Residential Streets. Provider may not install network nodes or node support poles in right-of-way that is adjacent to a street or thoroughfare that is not more than 50 feet wide and adjacent to single-family residential lots or other multifamily residences, or undeveloped land that is designated for residential use by zoning or deed restrictions.
- D. Historic District. Provider may not install network nodes or node support poles in right-of-way that is within a Historic District as defined by Chapter 284 of the Texas Local Government Code, unless previously approved by the City in writing.
- E. Decorative Poles. Provider may not install network nodes on a Decorative Pole as defined by Chapter 284 of the Texas Local Government Code, unless previously approved by the City in writing.
- F. Poles. Wireless Facilities on node support poles must be installed at least 8 feet above the ground. If any attachments are projecting towards the street side, it must provide a minimum vertical clearance of 16 feet.
- G. Right-of-Way. Node support poles and ground equipment must be placed, to the extent possible, within 2 feet of the outer edge of the right-of-way line. Node support poles and ground equipment or network nodes may not impede pedestrian or vehicular traffic in the right-of-way. In the event a node support pole and ground equipment or network node is installed in a location that is not in accordance with the plans approved by the City and impedes pedestrian or vehicular traffic or does not comply or otherwise renders the right-of-way non-compliant with an applicable law or regulation, then Provider must either (1) remove the node support pole, ground equipment or network node, at the Provider's sole cost and expense, or (2) make sufficient modifications so that the violating infrastructure meets the minimum requirements of all applicable laws and regulations.

4. Fiber Connection.

Provider is solely responsible for obtaining access and

connection to fiber optic lines or other backhaul solutions that may be required for its node support poles or network nodes.

5. Generators.

Generators or back-up generators are prohibited in the right-of-way.

6. Equipment Dimensions.

Node support poles and network nodes must comply with the dimensions set forth in Chapter 284 of the Texas Local Government Code.

7. Tree Maintenance.

A Provider, its contractors, and agents must obtain written authorization from the City before trimming trees hanging over its node support poles and network nodes. Where authorized by the City, Provider may trim trees only under the direction of the City's Parks Director. The City shall not be liable for any damages, injuries, or claims arising from Provider's actions under this section.

8. Identification.

Provider must post its name, location identifying information, and emergency telephone number in an area on the cabinet of the node support poles and network nodes that is visible to the public. Identification required under this section shall not exceed 4 inches x 6 inches, unless otherwise required by law or authorized by the City.

9. Overhead Lines Prohibited.

In Underground Utility Districts, or locations prohibited by above Section V.3., provider may not install overhead lines connecting to node support poles. All wires, cables, and lines connecting to the node support pole in these restricted areas must be buried below ground.

10. Repair.

In the event the installation, placement, attachment, repair, modification, removal, operation, use, or relocation of the node

support poles, equipment, or network nodes, or any portion thereof is required and such installation, placement, attachment, repair, modification, removal, operation, use, or relocation causes any property of the City to be damaged or to have been altered in such a manner as to make it unusable, unsafe, or in violation of any regulation, ordinance, or law, Provider, at its sole cost and expense, must promptly repair and return the property to its original condition. In the event Provider does not repair or restore the property to its original condition, or perform such work as described in this paragraph, then the City shall have the option, upon 14 days of prior written notice to Provider, or immediately if there is an imminent danger to the public, to perform or cause to be performed such reasonable and necessary work on behalf of Provider and to charge Provider for the reasonable and actual costs incurred by the City. Provider must reimburse the City for the costs and expenses of the remedial work.

11. Graffiti Abatement.

As soon as practical, but not later than 14 days from the date Provider discovers or receives notice of graffiti on any of its infrastructure or equipment, Provider must remove all graffiti on any of its node support poles, equipment, or network nodes located in the right of way.

12. Inventory.

- A. Provider must maintain a database, in the form of a digital spreadsheet approved by the City, of its network nodes and node support poles that provides the City with a complete and accurate inventory of locations within 10 days of a new installation. The spreadsheet of network nodes and node support poles must include GIS coordinates, date of installation, municipally owned utility pole or service pole ID number (if applicable), street address, type of pole used for installation, pole owner, and description/type of installation for each network node and node support pole installation.
- B. Upon City's written request, Provider must provide a cumulative inventory, in the form of a digital spreadsheet approved by the Director of Engineering, or designee, within 30 days of the written request. In the event network nodes and node support poles are abandoned or become inactive, Provider must, within 10

days of deactivation or abandonment, update the inventory spreadsheet and submit it to the City. The inventory spreadsheet must include the same information as active installations in addition to the date the network node or node support pole was deactivated or abandoned, and the date the network node or node support pole was removed from the right-of-way.

13. Reservation of Rights.

- A. The City reserves the right to install, and permit others to install, utility facilities in the rights-of-way. In permitting such work to be done by others, the City shall not be liable to Provider for any damage caused by those persons or entities.
- B. The City reserves the right to locate, operate, maintain, and remove City traffic signal poles in the manner that best enables the operation of its traffic signal system and protect the public safety.
- C. The City reserves the right to locate, operate, maintain, and remove any municipally owned utility pole and service pole or structure located within the right-of-way in the manner that best enables the City's operations.

14. Coordination of Traffic Signal Maintenance Activities and Emergency Response.

- A. The City reserves the right to temporarily cut-off electricity to any equipment, network nodes, or facilities located in the right-of-way or on City property for the safety of maintenance personnel. In the event of failure of components of the traffic signal system for whatever reason, including damage resulting from vehicular collisions, weather related events, or malicious attacks, the City will respond to restore traffic signal operations as a matter of public safety. Should the events that result in damage or failure of the traffic signal system also affect Provider's network nodes, Provider shall have the sole responsibility to repair or replace its network nodes and must coordinate its own emergency efforts with the City.

VI. Interference with Operations

1. Liability and Indemnity.

The City, its officers, employees and agents shall not be liable for any loss or damage to any real or personal property of any person or Provider, or for any injury to or death of any individual person, arising out of or in connection with the construction, operation, maintenance, repair or removal of, or other action or event with respect to, the wireless communication network or system, or the distribution of any service over the system. To the extent allowed by law, Providers occupying or otherwise using City rights-of-way shall defend, indemnify and hold harmless the City, its officers, employees, and agents, from and against all liability, including strict liability, actual, punitive, and all other forms of damage, cost, and expense (including reasonable attorneys' fees) arising out of or in connection with the construction, operation, maintenance, repair or removal of, or any other action or event with respect to, the system, or the exercise of any service under this article whether caused by or attributable to the company or by the company and others, expressly including any party indemnified herein

2. Signal Interference with City's Communications Infrastructure Prohibited.

No interference. In the event that Provider's network nodes or equipment interferes with the City's traffic signal system, public safety radio system, or other City communications infrastructure operating on spectrum where the City is legally authorized to operate, Provider must promptly discontinue operation of the interfering network nodes or equipment. Provider must discontinue use of the any equipment or network node causing the interference as soon as practicable, but in no event later than 24 hours of receiving notice.

3. Protocol for Responding to Event of Interference.

- A. In the event that Provider's network nodes or equipment interferes with the City's traffic signal system, public safety radio system, or other City communications, the Provider, within 5 business days, must provide to the City an Interference Remediation Report that includes the following items:

1. Remediation Plan. A remediation plan that describes (1) the cause of the interference event, (2) Provider's initial response to the interference, and (3) the steps be taken by the Provider to prevent the occurrence of future similar events of inference;
 2. Time Frame for Execution. Provide the expected time frame for execution of the remediation plan; and
 3. Additional Information. The Provider must include any additional information relevant to the execution of the remediation plan.
- B. In the event that interference with City facilities cannot be eliminated, Provider must shut down the network nodes and remove or relocate the network node that is the source of the interference as soon as possible to a suitable alternative location made available by City.

4. RF and Functional Testing.

Following installation or modification of a network node, the City may require Provider to test, and demonstrate to the City that, the network node's radio frequency and other functions to confirm it does not interfere with the City's Operations.

VII. Abandonment, Relocation, Removal, and Prohibitions

1. Abandonment of Obsolete Network Nodes and Node Support Poles.

Provider must remove network nodes, equipment, and node support poles when deactivated or abandoned, regardless of whether it receives notice from the City. Except where the City sends notice that removal must be completed immediately to ensure public health, safety, and welfare, the removal must be completed within the earlier of 30 days of the network nodes and node support poles being abandoned or within 30 days of receipt of written notice from the City. Where Provider removes or abandons permanent structures in the right-of-way, the Provider must notify the City in writing of such removal or abandonment and must file with the City the location and description of each network node or node support pole removed or abandoned. The City may require the Provider to complete additional remedial measures necessary for public safety and the integrity of the right-of-way.

2. Relocation and Removal at Provider's Expense.

- A. Unless otherwise approved by the City in writing, Provider must remove and relocate its network nodes and node support poles, at its own cost and expense, to an alternative location no later than 30 days after receiving written notice that removal, relocation, or alteration of the network nodes, equipment, or node support poles is necessary due to:
 - 1. Construction, completion, repair, widening, relocation, or maintenance of, or use in connection with, any City construction or maintenance project or other public improvement project; or
 - 2. Maintenance, upgrade, expansion, replacement, removal or relocation of the City's pole or structure upon which Provider's network nodes are attached; or
 - 3. The network node or node support pole, or portion thereof, is adversely affecting proper operation of traffic signals, streetlights or other City

property;

4. Closure of a street or sale of City property; or
 5. Projects and programs undertaken to protect or preserve the public health or safety; or
 6. Activities undertaken to eliminate a public nuisance; or
 7. Provider fails to obtain all applicable licenses, Permits, and certifications required by ordinance, regulation, or law for its network nodes, equipment, or node support poles; or
 8. Any other duty otherwise arising from applicable law.
- B. Provider's duty to remove and relocate its network nodes and node support poles at its expense is not contingent on the availability of an alternative location acceptable for relocation. The City will make reasonable efforts to provide an alternative location within the right-of-way for relocation, but regardless of the availability of an alternative site acceptable to Provider, Provider must comply with the notice to remove its network nodes, equipment, and node support poles.
- C. The City may remove the network node, equipment, or node support pole if provider fails to remove such within 30 days of receiving notice. In the event the Provider fails to timely remove the network node, equipment, or node support pole and the City removes them, Provider must reimburse City for the City's actual cost of removal of its network nodes and node support poles within 30 days of receiving the invoice from the City.

3. Removal or Relocation by Provider.

In the event, the Provider elects to remove or relocate any network node, equipment, or node support poles at its own discretion, it must notify the City in writing not less than 10 business days prior to removal or relocation. Provider must obtain all required permits for the relocation or removal of its network nodes, equipment, and node support poles prior to

relocation or removal.

4. Refunds.

The City shall not issue any refunds for any amounts paid by Provider for network nodes, equipment, transport facilities, or node support poles that have been removed.

5. Restoration.

Provider must repair any damage to the right-of-way, and any property of any third party resulting from Provider's removal or relocation activities (or any other of Provider's activities hereunder) within fourteen (14) days following the date of such removal or relocation, at Provider's sole cost and expense. Provider must repair and restore any damaged right-of-way or other property, including restoration or replacement of any damaged trees, shrubs, or other vegetation, to the same condition as it was immediately prior to the date Provider was granted a Permit for the applicable location.

6. Provider Responsibility.

Provider shall be responsible and liable for the acts and omissions of Provider's employees, temporary employees, officers, directors, consultants, agents, Affiliates, subsidiaries, sub lessees, and subcontractors in connection with the performance of activities within the City's right-of-way, as if such acts or omissions were Provider's acts or omissions.

7. Prohibitions.

Network nodes, including line nodes, other equipment, or network node elements may not be strung or attached to lines between poles or other lines such as those between buildings or between poles and buildings.

VIII. Appendix A



GARLAND

Wireless Construction Documents

Submittal Checklist

Case # _____-_____-_____

A copy of this submittal checklist must accompany the submittal. Provide each item checked as "Required" on the submittal checklist with the first application.

Required	Received	Not Applicable	Submittal Requirements <i>All graphics and plans shall be to scale and dimensioned.</i> **INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED**
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General

- ☐ ☐ ☐ **5 Sets of all Plan Types (Right-of-Way, Building, Engineering, Transportation, Planning, GPL, File; additional sets of plans may be required for unusual locations or conditions.)**
- ☐ ☐ ☐ Letter stating the purpose and intent of the proposed construction, the anticipated time of service start from the new network node, contact information including emergency contact information of the Network Provider. In addition the letter shall include the Section 283 or Section 284, whichever the applicant is filing under.
- ☐ ☐ ☐ Justification narrative for dual poles for one network node. Explain the location limitations and obstructions that preclude the use of one pole.
- ☐ ☐ ☐ Statement affirming that the network node uses passive cooling (no noise) or requires cooling fans. Show location of cooling device(s) on plans.
- ☐ ☐ ☐ Documentation and certification that the installation will not cause interference with City public safety radio system, traffic signal light system, or other communications component.

Graphics

- ☐ ☐ ☐ Photo simulation of the resulting installation, accurately depicting the entire network node installation.
- ☐ ☐ ☐ Photographic context exhibit showing photographs (no older than 6 months and with date of photo affixed to the sheet; shall not be based on Google Maps or Google Street View photos) in all directions to demonstrate the nearby poles. Include an indexed site plan showing the location and direction of photos.

Required	Received	Not Applicable	Submittal Requirements <i>All graphics and plans shall be to scale and dimensioned.</i> **INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED**
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- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | ☐ Photograph of the existing pole, and a photograph of the most adjacent street address and street name sign (no older than 6 months and with date of photo affixed to the sheet; shall not be based on Google Maps or Google Street View photos). |
| ☐ | ☐ | ☐ Aerial Map (no older than 6 months and with date of photo affixed to the sheet; shall not be based on Google Maps or Google Street View photos) at a scale of 1 inch = 20 feet, overlaid with the proposed network node, accurately depicting the entire network node installation. <ul style="list-style-type: none"> • Show all Map Elements within a 100-foot radius of the site. • List the density factors that result in the site selection. • Identify all proposed and existing poles, utility boxes, electric meter pedestals, combiners, and cabling. |
| ☐ | ☐ | ☐ Wireless Facilities and Poles Location Map. Identify and show on an aerial map the location of all wireless facilities and poles, towers, and antennas within a 1250 foot distance. |

Plans, Information On Plans, and Additional Information

NOTE: ALL PLANS SHALL BE SCALED AT 1 INCH = 20 FEET UNLESS OTHERWISE SPECIFIED.

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ Elevations (before and after): show any buildings, towers, poles, ground equipment, landscape, wall enclosures and gates. |
| ☐ | ☐ | ☐ Structural plan; details and calculations for complete project, Certificate of Special Inspection as necessary. |
| ☐ | ☐ | ☐ Electrical plans and all grounding arrays and connections. |
| ☐ | ☐ | ☐ Foundation plan and details for any enclosure or structure. |
| ☐ | ☐ | ☐ Improvement plan: existing and proposed underground utilities. |
| ☐ | ☐ | ☐ Engineering site plan showing all existing and proposed conditions <ul style="list-style-type: none"> • Show all fences/walls, equipment, antenna, structures, towers, etc. • Show all boxes, cables, antenna, existing pole attachments, strapping, conduit, etc. • Show any proposed cross bracing and similar devices. • Show notes indicating all finishes, paint color, and other elements. • ROW lines • Sidewalks • Existing paving • Existing trees, indicating size (caliper inches measured from 48-inches above ground level at root flare) and type (genus x species) |

Required	Received	Not Applicable	Submittal Requirements <i>All graphics and plans shall be to scale and dimensioned.</i> **INCOMPLETE APPLICATIONS CANNOT BE ACCEPTED**
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- | | | | | | | | |
|--------------------------|--------------------------|--------------------------|--|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Equipment and box cut-sheets from the manufacturer. | ☐ | ☐ | ☐ | Color paint chip samples, including paint manufacturer name, and associated color name and number. |
| ☐ | ☐ | ☐ | Equipment: show all equipment – brackets and metal attachment wire or other elements, mast and arms and platforms for equipment, grounding bar(s), radio packs, fans, antennae, electrical boxes, electric drop risers, electric meters, breaker panels/disconnects, coax cable and all other cable or wires, fiber/telecom junction boxes, base transceiver stations, any other junction boxes, enclosing boxes, and provide the associated manufacturers installation instructions and specifications. | | | | |
| ☐ | ☐ | ☐ | Note on plan stating that generator is not provided and is not allowed. | | | | |
| ☐ | ☐ | ☐ | Dimensions of the equipment and associated boxes. | | | | |
| ☐ | ☐ | ☐ | Site address will be assigned with the permit review process. Do not show any site address on your plan sheets until after the site address is assigned. | | | | |
| ☐ | ☐ | ☐ | Equipment and box cut-sheets from the manufacturer. | | | | |
| ☐ | ☐ | ☐ | Color paint chip samples, including paint manufacturer name, and associated color name and number. | | | | |
| ☐ | ☐ | ☐ | Identification tag plan sheet. List the identification tag information in the format of the required tag. Please copy the following information box, fill in the proper information and affix it to the plan sheet. The box size is to be no greater than 3 inches X 3 inches. | | | | |

Provider Name Address Emergency: Phone# The equipment attached to this pole and contained in cabinets is provided for small cell infrastructure. In the event of damage or emergency concerning the small cell infrastructure on this pole or cabinets, contact the above Provider.
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GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.a.

Meeting Date: August 15, 2017

Item Title: Z 17-22 Big Red Dog Engineering (District 5)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of a 1) an amendment to Planned Development (PD) District 13-31; 2) an amendment to a Concept Plan; 3) a Detail Plan; and 4) a Specific Use Provision for a Car Wash, (Automated/Rollover) Use on property zoned Planned Development (PD) District 13-31 for Community Retail Uses.

OWNER

FWLB Skillman LP

PLAN COMMISSION RECOMMENDATION

On July 24, 2017 the Plan Commission, by a vote of six (6) to zero (0) recommended approval of 1) an amendment to Planned Development (PD) District 13-31; 2) an amendment to a Concept Plan; 3) a Detail Plan; and 4) a Specific Use Provision for a Car Wash, (Automated/Rollover) Use for a period of 20 years on property zoned Planned Development (PD) District 13-31 for Community Retail Uses.

Additionally, the Plan Commission recommended the support columns on the Car Wash, (Automated/Rollover) shade canopies be clad with brick to match the main building and that the cladding extend 3-feet 4-inches from grade, as shown on the elevation plans. While the Garland Development Code (GDC) requires full cladding of the columns, the Plan Commission felt that the design as shown was more desirable for the canopy.

STAFF RECOMMENDATION

Approval of a 1) an amendment to Planned Development (PD) District 13-31; 2) an amendment to a Concept Plan; 3) a Detail Plan; and 4) a Specific Use Provision for a Car Wash, (Automated/Rollover) Use for a period of 20 years.

BACKGROUND

The applicant is seeking approval of a Specific Use Provision to develop an unimproved property for a Car Wash, (Automated/Rollover) and Retail Use. The site is unimproved and is a portion of a larger property to the south which is improved with a RaceTrac convenience store with fuel pumps. In 2012 the property to the south was zoned Planned Development (PD) District 31-31 and approved for a Specific Use Provision for the RaceTrac convenience store and fuel pumps. Planned Development (PD) District 13-31 resulted in enhanced landscaping and a City of Garland entry feature at the intersection of South Shiloh Road and South Garland Avenue. The landscape buffers along the abutting major streets are required to be thirty (30) feet with a tapered width towards the north of the property per the PD. Shumard Red Oak trees and Crape Myrtle trees were specifically required along the street frontages of the site. The applicant intends to develop the site in compliance with all existing development standard requirements with two buildings. One building will be used for Retail use and the other for the Car Wash, (Automated/Rollover).

SITE DATA

The subject property is approximately 2.33 acres with approximately 262 feet of frontage along South Garland Avenue and 134 feet of frontage along South Shiloh Road; the site provides a single point of access from each street. Both of these access points are shared with the RaceTrac, as intended with the Planned Development (PD) District 31-31.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 13-31 within which Community Retail (CR) District uses are allowed with the exception of Minor Automobile Repair; Indoor Equipment Leasing; Office Equipment Sales, Repair, And Maintenance; Tire Dealer With No Outside Storage; Temporary Used Goods Or Products Collection Point; and Wrecker Service, which are specifically not permitted. The following uses are permitted in addition to the Community Retail (CR) District uses: Indoor Commercial Amusement; and Full Service Hotel/Motel. The following uses require a Specific Use Provision: Outdoor Commercial Amusement and Limited Service Hotel/Motel.

The proposed Retail use is allowed in Planned Development (PD) District 13-31. The CR District allows car wash (full service) with a Specific Use Provision. The applicant has submitted an application for a Specific Use Provision.

CONSIDERATIONS

1. **Site Design:** The applicant requests approval of a Specific Use Provision to develop the existing unimproved site into a Car Wash, (Automated/ Rollover) the car wash will include an office space for its operations. The 5,454 square-foot car wash building with office is sited on the north-central portion of the property. The three-lane car wash entrance drive is shown on the eastern portion of the site, parallel to South Garland Avenue. The car wash building entrance is approximately one-hundred twenty (120) feet west of South Garland Avenue and screened with landscaping. The exit of the car wash is at the west side of the car wash building, approximately one-hundred ninety (190) feet from South Shiloh Road.

The site is also proposed for development with a retail building. That building is located on the west side of the site, west of the car wash and when built it will largely obstruct views of the car wash from South Shiloh Road. Until the retail building is constructed, landscaping will provide screening of the car wash.

The plans demonstrate that the car wash and the retail building are independent developments supported with their own required amounts of parking and other required improvements such as landscaping.

2. **Landscape and Screening:** The existing Planned Development (PD) District 13-31 requires a landscape buffer along both Shiloh Road and Garland Avenue to be decreased from the thirty (30) foot in width tapering to a variable width buffer. The proposed landscape plan shows a minimum thirty (30) foot wide buffer along South Garland Avenue planted with nine (9) large canopy trees and sixty-three shrubs. The South Shiloh Road buffer is also a minimum thirty (30) feet in width and is shown with fifteen (15) small ornamental trees and thirty-five (35) shrubs. Small ornamental trees were used in response to overhead utility lines which preclude the placement of large canopy trees; this allowance is in conformance with the GDC landscape provisions. Both street buffers also are proposed with grass ground cover. The landscape plan satisfies and exceeds the minimum zoning requirements. The plan exceeds the minimum landscaped area of ten (10) percent with the provision of a thirty-four (34) percent landscaped area.
3. **Bay Door Orientation and Screening:** The car wash building is sited on the north central portion of the property. The car wash entrance is approximately one hundred twenty (120) feet west of South Garland Avenue and screened with landscaping. The exit of the car wash building is at the west side of the building approximately one hundred ninety (190) feet from South Shiloh Road. The west end of the car wash will be screened from South Shiloh Road by landscaping; in addition construction of the proposed Retail building will result in a greater degree of screening as that building will provide visual screening of the exit from the South Shiloh Road. GDC Section 2.52 Special Standards for Certain Uses requires that automated car wash bay doors face away from streets; however for a through lot, such as with this application, with approval the bay doors may face onto the street. The project design is limited in the placement of a long, narrow carwash building, such that any placement of the car wash bay doors would be visible from the street. To the greatest extent appropriate for the proposed improvements, the design places the building at the center of the property, taking advantage of distance, landscaping, and a future building to screen the car wash bay doors from the adjacent streets.

The applicant has proposed further screening elements for future development to the north. The property to the north is the former Hypermart retail property. In order to reduce impacts from the car wash on that property, screening hedges are proposed at the exit of the car wash.

4. **Building Elevations:** Both proposed buildings meet the building architectural requirements of the GDC including articulation, materials, and elements.

Each external building elevation contains a 100 percent masonry façade consisting of brick and stone. The applicant utilizes variations in masonry color and material textures to complete a more complimentary site aesthetic.

The building masonry materials will consist of two materials: brick and stone. On the retail building brick will be placed in a diagonal pattern below a corner tower element which will not only provide a decorative element but it will also emphasize the corner tower. In addition, the retail building will have two separate soldier rows along its length, breaking

the vertical building into three parts. Metal awnings are shown on the retail building above each store front and the tower is proposed with a standing seam metal roof.

The car wash building will be composed of the same masonry materials, metal roofing and other architectural components to match the retail building. In addition, the building features roof vents which are annotated on the elevation plans as dormers with architectural louvers. The fronts of these louvers are blue in color. Accessory to the car wash are proposed canopies which will provide shade for the car wash's vacuum and drying areas. These canopies have blue color accent on the canopy support poles and on the canopy roofs. The canopy support poles are clad with masonry on only the lower portions of the poles.

The elevation plans and landscape plans reflect the incorporation of approved architectural design elements including: awnings/canopies, display windows, divided light windows, distinctive lighting (which will match the RaceTrac), benches, varied roof heights, and gable windows) as set forth in Chapter 4, Article 6 of the GDC.

5. **Parking:** The Planned Development (PD) District 13-31 project area includes three uses, each with individual parking requirements: Convenience Store with Fuel Pumps, Retail, and Car Wash, (Automated/Rollover). PD 13-31 established parking at a rate of one space per 200 square feet of gross floor area for the 6,248 square foot Convenience Store with Fuel Pumps, which has been developed with fifty (50) parking spaces. The new development for the Car Wash, (Automated/Rollover) and Retail will comply with Chapter 2, Section 2.52 of the GDC. The 4,052 square foot Retail building is proposed with seventeen (17) parking spaces satisfying the GDC requirement of one space per 250 square feet of gross floor area. The 5,454 square foot Car Wash, (Automated/Rollover) is shown on the plans with twenty-eight (28) parking spaces, also satisfying the GDC requirement of one space per 250 square feet of gross floor area. Specifically, twenty-one (21) vacuum stations are provided in front (south) of the car wash building, in addition to four (4) car detail and waiting parking spaces and three (3) standard parking spaces which are located east of the car wash building. Any signage will be subject to the regulations set forth in Chapter 4, Article 5 of the Garland Development Code.
6. The applicant requests approval of the Specific Use Provision for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. The Employment Centers Building Block provides concentrated options for high-quality, business environments within the city. Employment Centers support major employers and suppliers, along with providing services and amenities for employees. Located throughout Garland, Employment Centers enhance the livability of residents by providing accessible employment opportunities. The Employment Center Building Block:

- Expands opportunities for emerging technology and industry within the city
- May be developed as mixed-use
- Proximity of employment and residential areas offers reduction of commute times and distances

Strategies for employment centers include:

Distinctive Community Design

Plan for concentrated clusters of commercial activities that include major employers, business support services, and employee services.

Redevelopment and Revitalization

Provide support to business and industry to facilitate expansion and redevelopment of commercial and industrial sites.

Strategic Investment

Work aggressively to attract jobs and employers to Garland through a comprehensive economic development strategy that expands the business and industrial base and attracts growth industries.

Increased Mobility Options

Continue to invest in roads, highways, rail, and transit to further connect Garland to the North Texas region.

Business Center Designation

Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

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.

Catalyst Areas

In addition to the above plan recommendations, the site is situated within two Catalyst Areas.

South Garland Avenue Catalyst Area. The site is located in a key commercial corridor and gateway to the community. The strategy for this area is to diversify large infill sites to transform the area into a viable employment and training center, taking advantage of regional transit access. The development focus is redevelopment and revitalization. In this plan, the site is identified for targeted investment. The *Garland and Kingsley Target Investment Area* focuses development opportunity on re-use of the Hypermart with suggestions for recreational facility, employment/education, or medical center. The size and flexibility of space offers widely varying potential land uses. The vacant auto dealership (the car wash/retail site and the RaceTrac) were envisioned for assemblage of land to create a large land mass as an opportunity for a larger unified development. The key assets of this area include potential for adaptive reuse, assemblage, and recognition of the importance of the area as the IH 635 access and gateway into Garland.

This area is anticipated to be studied and strategized further as part of a future South Garland Avenue Catalyst Area Plan.

Centerville Marketplace Revitalization Strategy. The Centerville Marketplace Revitalization Strategy overlays this site and the plan encourages redevelopment of underutilized properties to increase density and quality. The focus of this area is redevelopment and revitalization. In this Catalyst Area residential development potential is recognized but in a small scale and intended to attract workforce renters and buyers. Professional and smaller-format office users would benefit from new residential design and take advantage of IH-635 access. The key assets of this area include IH-635, proximity to major employment concentrations, and ample vacant/underutilized parcels. The accompanying *Target Investment Area* establishes a strategy for reuse, re-positioning, and redeveloping vacant commercial space and land. Specifically the site is included as part of the Hypermart Site / Live Work Center, as Catalyst Site No. 4. The Strategy encourages business park development and commercial spaces that would be modest in scale, and primarily the type that would support the daytime workforce population.

The proposed car wash and retail building will offer support services for employment and residential uses in the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

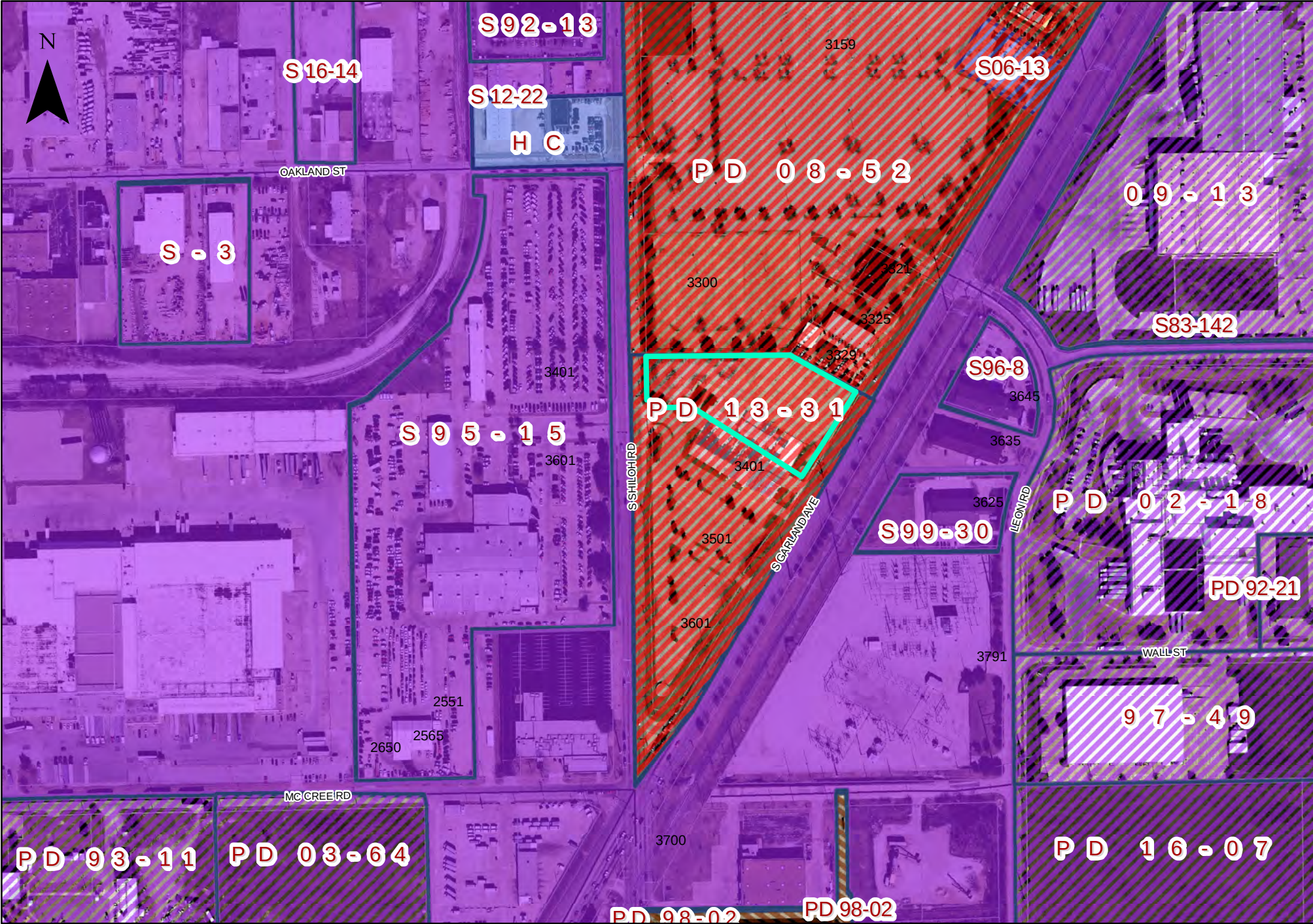
The land use pattern within the area surrounding the subject property a mixture of employment, support services, and residential development. There are properties, such as the vacant Hypermart to the north, that present reinvestment opportunities. The proposed use is complementary and compatible with the adjacent RaceTrac convenience store/gas station and will provide similar support services to the surrounding area. The retail building is compatible to the surrounding developments.

Additionally, the applicant has provided a design that is contextually compatible and complimentary to the site and general area.

Attachments

Z 17-22 Big Red Dog Engineering Attachments

Z 17-22 Big Red Dog Responses



0 100 200 Feet
1 inch = 329 feet

ZONING MAP Z 17-22

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-22

3401 South Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a Car Wash, (Automated/Rollover) and Retail Use on the subject property subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, and Planned Development (PD) District 13-31 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Concept Plan: Development shall be in general accordance with the Concept Plan identified as Exhibit C.
- B. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit D. In the event of a conflict between the Detail Plan and the following conditions, the conditions shall prevail.
- V. Specific Regulations:**
- A. Permitted Uses: Uses permitted shall be those permitted by Planned Development (PD) District 13-31 and a Car Wash, (Automated/Rollover) shall be allowed with a Specific Use Provision.
- B. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit E.
- C. Building Elevations: The building elevations shall be in general conformance with Exhibit F.

SPECIFIC USE PROVISION CONDITIONS

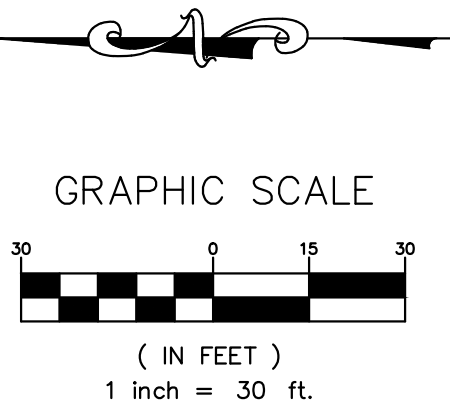
ZONING FILE Z 17-22

3401 South Garland Avenue

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash, Automated/Rollover 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 Community Retail (CR) 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:**
- D. Time Period: The Specific Use Provision shall be in effect for a time period of twenty (20) years.
- E. Site Plan: Development shall be in conformance with the approved site plan (Exhibit D).
- F. Landscape Plan: Development shall be in conformance with the approved landscape plan (Exhibit E).
- G. Elevations: The building materials, articulations and architectural elements shall be in conformance with the approved elevations (Exhibit F).

FILE NAME: 1501_11_15_2015 CONCEPT PLANNING
LAST MODIFIED BY: SETH SQUAWEL
DATE: 11/15/2015 11:15 AM
PLOT DATE: 11/15/2015 11:15 AM
PLOT STYLE: 24x36 2015 FALL C7B

PARKING SUMMARY					
LOT	USE	BUILDING SIZE	PARKING RATIO	REQUIRED SPACES	PROVIDED SPACES
1	CONVENIENCE STORE	6,248	1 PER 200 S.F.	32	50
2	CAR WASH	5,454	1 PER 200 S.F.	28	28
3	RETAIL	4,052	1 PER 250 S.F.	17	17
TOTAL				77	95



SOUTH GARLAND AVENUE
(STATE HIGHWAY 78)
(A VARIABLE WIDTH R.O.W.)
(SPEED LIMIT 45 MPH)

LOT 1
6,248 S.F.
RACETRAC
4.2 ACRES

LOT 2
CAR WASH
5454 SF

LOT 2
RETAIL
4052 SF

SOUTH SHILOH ROAD
(A 100 FOOT R.O.W.)
(MAINTAINED BY CITY OF GARLAND)
(SPEED LIMIT 40MPH)

BENCHMARK INFO:

- CITY OF GARLAND DISK GPS 204
2" BRASS DISK STAMPED 204, LOCATED ON INLET TOP @ THE SW CORNER
OF KINGSLET RD AND SHILOH RD APPROX 90' W OF SHILOH RD CL &
APPROX 30' S OF KINGLSE RD CL
N:7007567.88444
E:2531544.21104
ELEV=580.90
- CITY OF GARLAND DISK GPS 205
2" BRASS DISK STAMPED 205, LOCATED ON INLET TOP IN FRONT OF 2805
SHILOH RD APPROX 37' W OF SHILOH RD AND APPROX 57.2' S OF SHILOH
RD AND HUSKEY ST INTERSECTION CL.
N:7008551.50452
E:2531572.63041
ELEV=576.18

PROJECT:

SHEET
C0.0
VALUE OF 6
PLAT NO. 130530-01

GARLAND CAR WASH
3401 SOUTH GARLAND AVE
GARLAND, DALLAS COUNTY, TEXAS

CONCEPT PLAN

EXHIBIT C

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSE.
PREPARED UNDER THE
SUPERVISION OF
JENNIFER M. HAYNES
P.E.# 90167
ON
7/13/2017

214-307-4767
WWW.BIGREDDOG.COM
BIG RED DOG
ENGINEERING & CONSULTING
4825 GRANT STREET, SUITE 1250
DALLAS, TEXAS 75206

NOT FOR
CONSTRUCTION

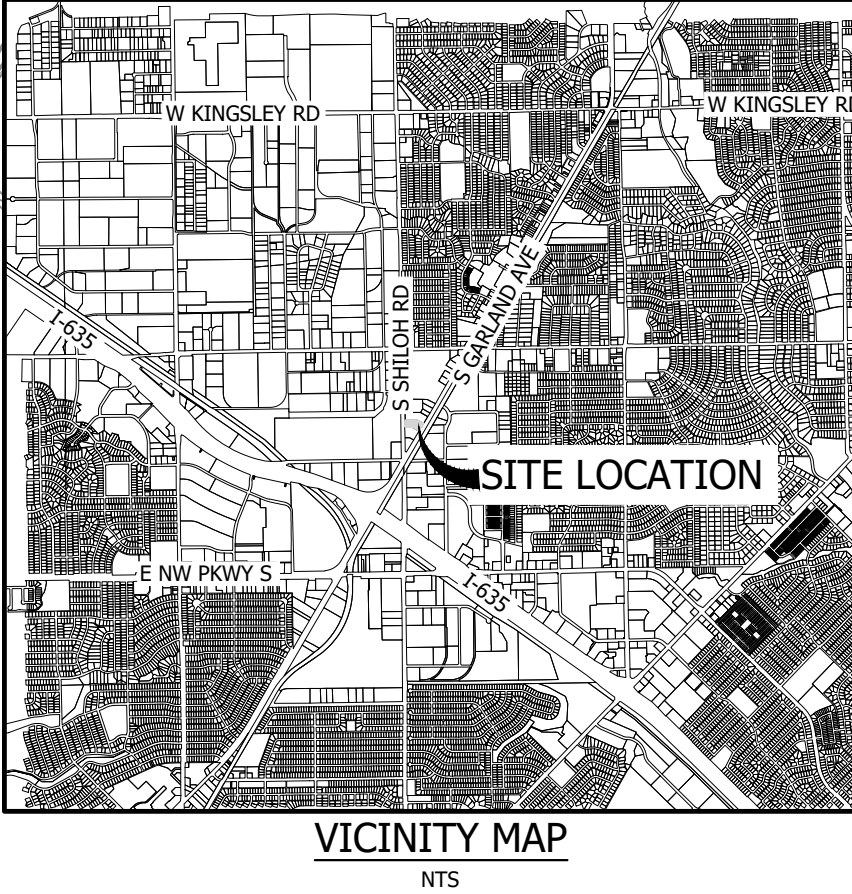
FILE NAME: C:\P\170117-2 GARLAND CAR WASH PLAN-SCHMATIC.DWG
LAST MODIFIED BY: SETH SQUAWLE
DATE: 07/13/2017 12:53:42 PM
PLOT DATE: 07/13/2017 12:53:42 PM
PLOT STYLE: 24x36-2015-PLT.CTB

SITE DATA	
LOT AREA	101930 SF/ 2.34 AC
ZONED	PD 13-31
PROPOSED USE	CAR WASH / RETAIL
BUILDING SQUARE FOOTAGE	5454 SF
CAR WASH DETAIL CANOPY	2222 SF
CAR WASH TUNNEL ENTRY CANOPY	556 SF
CAR WASH OFFICE/WAITING	811 SF
RETAIL	4052 SF
FLOOR AREA RATIO	0.0933
PARKING REQUIRED	45 SP
PARKING PROVIDED	45 SP
TOTAL IMPERVIOUS COVER	66890 SF
PERCENTAGE OF SITE COVERED	65.62%
BUILDING COVERAGE	0.0933
MAXIMUM BUILDING HEIGHT	35'-0"
BUILDING HEIGHT	29'-4.5"

CASE # 170117-2	
OWNER	
FWLB SKILLMAN LP 6631 LARAMANDA ST DALLAS, TEXAS 75231 CONTACT: FRANK NUCHERENO	

LEGEND	
	PROPOSED FIRELANE
	EXISTING FIRELANE
	BOUNDARY LINE
	PROPOSED BUILDING OVERHAND
	PROPOSED FENCE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPT CONNECTION
	PROPOSED WATER VALVE

BENCHMARK INFO:	
1.	CITY OF GARLAND DISK GPS 204 2" BRASS DISK STAMPED 204, LOCATED ON INLET TOP @ THE SW CORNER OF KINGSLEY RD AND SHILOH RD APPROX 90' W OF SHILOH RD CL & APPROX 30' S OF KINGSLSE RD CL. N:7007567.88444 E:2531544.21104 ELEV=580.90
2.	CITY OF GARLAND DISK GPS 205 2" BRASS DISK STAMPED 205, LOCATED ON INLET TOP IN FRONT OF 2805 SHILOH RD APPROX 37' W OF SHILOH RD AND APPROX 57.2' S OF SHILOH RD AND HUSKEY ST INTERSECTION CL. N:7008551.50452 E:2531572.63041 ELEV=576.18



SCHEMATIC ENGINEERING PLANS
GARLAND CAR WASH
3401 SOUTH GARLAND AVE
GARLAND, DALLAS COUNTY, TEXAS

DETAIL PLAN

EXHIBIT D

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSE.

PREPARED UNDER THE
SUPERVISION OF
JENNIFER M. HAYNES
P.E.# 90167
ON
7/13/2017

214-307-4767
WWW.BIGREDDOG.COM
BIGREDDOG
ENGINEERING & CONSULTING
4825 GRAYLITE L230
DALLAS, TEXAS 75236

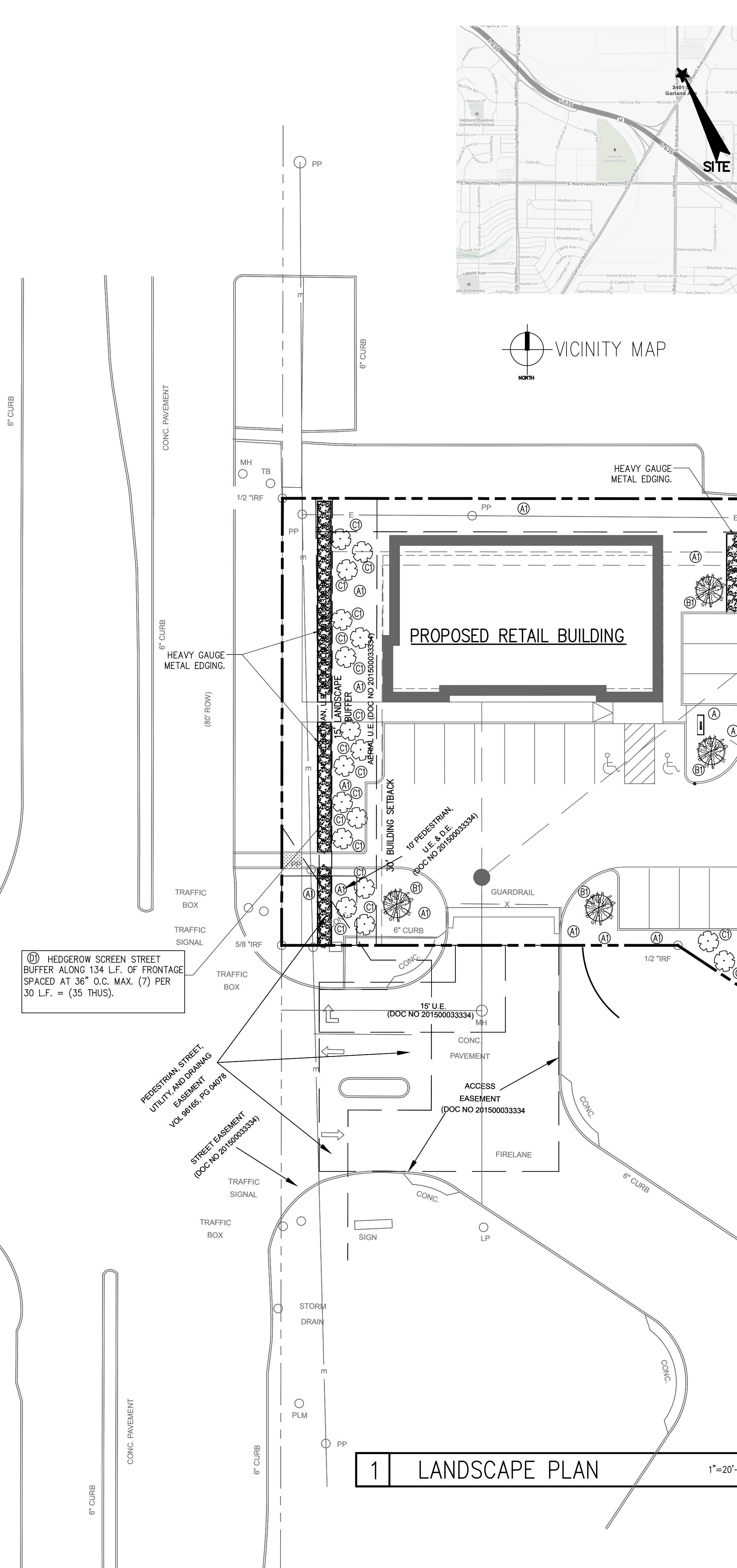
NOT FOR
CONSTRUCTION

SHEET
C1.0
1 OF 3
PLAT NO. 130530-01

CITY CASE NO 170117-2

The Texas Board of Professional Engineers, P.E. No. 13337, hereby certifies that the undersigned is duly qualified to prepare and seal the drawings and specifications for the project shown on these drawings. The Texas Board of Professional Engineers, P.E. No. 13337, hereby certifies that the undersigned is duly qualified to prepare and seal the drawings and specifications for the project shown on these drawings.

It is hereby and after matured judgment hereby certified that all information and data furnished to the architect and may not be duplicated, used or disclosed without written consent of architect.



IRRIGATION NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

THE CONTRACTOR SHALL VERIFY WATER RESTRICTION WITHIN THE CITY OF GARLAND AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

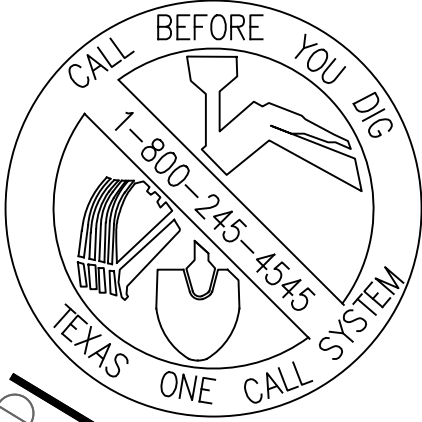
NOTE:
PROVIDE DOUBLE CHECK VALVE AND SEPARATE METER. REFER TO SHEET A-1.0 FOR DETAIL.

THERE SHALL BE NO UNSCREENED OUTDOOR STORAGE ON SITE.

G.C. SHALL INSURE FULL COMPLIANCE WITH THE LATEST REQUIREMENTS OF THE ADA/TAS FOR THIS PROJECT REGARDLESS OF THE INFORMATION THAT MAY BE CONTAINED IN THESE DOCUMENTS.

LANDSCAPE LEGEND	
	NEW LARGE CANOPY TREE
	NEW NON CANOPY TREE
	LARGE SHRUB
	MEDIUM HERBACEOUS SHRUB
	SHRUB XEROPHYTIC OR SUCCULENT
	PERENNIAL OR ORNAMENTAL GRASS
	PLANT SPECIFICATION KEY SYMBOL

- IRRIGATION NOTES:
1. PROVIDE IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATION CONTRACTOR PER CITY OF GARLAND BUILDING REQUIREMENTS. IRRIGATION PLAN MUST BE SUBMITTED PRIOR TO CONSTRUCTION.
 2. VERIFY CONDITION OF DOUBLE CHECK VALVE AT THE METER.
 3. NEW CONSTRUCTION: ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL. VALVES AND PRESSURE REGULATION COMPONENT(S) SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURE'S RECOMMENDED OPERATING RANGE.
 4. NEW CONSTRUCTION: VALVES AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND / OR GROUND COVER AREAS.
 5. NEW CONSTRUCTION: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
 6. NEW CONSTRUCTION: SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HARD DRAINAGE.
 7. NEW CONSTRUCTION: SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENT, OR STRUCTURES.
 8. VERIFY ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE-CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPACITY OF BEING SET TO IRRIGATE EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
 9. IRRIGATION CONSTRUCTION PLANS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:
A. CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
B. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT OFF VALVE.
 10. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED. TREE IRRIGATION SHALL NOT SHARE THE SAME ZONE, INCLUDING VALVES AND CIRCUITS, AS SHRUBS AND PLANTS DUE TO DIFFERENT WATERING REQUIREMENTS. A MINIMUM OF ONE (1) BUBBLER SHALL BE PROVIDED FOR ALL NEWLY PLANTED TREES. TREES LARGER THAN 4 INCHES IN CALIPER SHALL HAVE TWO (2) BUBBLERS. BUBBLERS SHALL BE LOCATED 2 FEET FROM THE TREE TRUNK.
 11. PROVIDE THE OWNER (END USER) WITH A COPY OF ALL WARRANTIES, PRODUCT MANUALS AND AN AS-BUILT DRAWING IN PDF FORMAT OF THE IRRIGATION SYSTEM ON CD AND TWO (2) FULL SIZED HARD COPIES FOR THEIR FILES.



407.14.17
THIRD SUBMITTAL

404.17.17
FIRST SUBMITTAL
06.07.17
SECOND SUBMITTAL
07.05.17 3rd SUBMITTAL
#1701

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
3126

DEVELOPER:
FRANK NUCHERENO
6631 LARAMANDA DALLAS, TEXAS 75231
CONTACT: FRANK NUCHERENO
214.683.9450 nucherenoland@gmail.com

NEW EXPRESS CARWASH FOR GARLAND AVENUE CAR WASH:
GARLAND AVENUE CAR WASH

3401 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75041
EXHIBIT E

EURYTHMIC DESIGN GROUP ARCHITECTS
V. G. JARRARD A.I.A.
11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
tel 214.361.1934 text 214.728.1211 email vjncent@edg-architects.com
ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

SHEET:
L-1.0
2 OF (2) L SHEETS

ARTICULATED DESIGN
LANDSCAPE ARCHITECTURE
12600 EAST 12TH STREET AUSTIN, TX 78702
contact: SARA PIERCE 512.924.0458 sara@articulatedesign.com

EURYTHMIC
DESIGN GROUP
ARCHITECTS
3401 SOUTH GARLAND AVENUE
LOT 2 BLOCK 1
SUP CASE NUMBER: 170117-2
OWNER INFORMATION:
FRANK NUCHERENO
6631 LARAMANDA DALLAS, TEXAS 75231
214.683.9450 nucherenoland@gmail.com
APPLICANT INFORMATION:
BIG RED DOG ENGINEERING CONSULTING
ONE ENERGY SQUARE
4925 GREENVILLE AVENUE SUITE 1250
DALLAS, TEXAS 75206
JENNIFER HAYNES, P.E.
214.307.4767 jennifer.haynes@bigreddog.com



EXTERIOR WALL MATERIAL LIST:					
BRICK VENEER MORTAR	'BORAL'	COLOR: OLD GUIGNARD	RUNNING BOND		
	'ARGOS'	COLOR: LITE BUFF			
STONE VENEER	'BORAL'	COLOR: ASPEN COUNTRY LEDGESTONE	DRYSTACK APPLICATION		
CAST STONE CAP	DALLAS CAST STONE	COLOR: CREAM	SMOOTH TEXTURE		
STANDING SEAM METAL ROOF	'MBCI' 'LOKSEAM'	COLOR: MIDNIGHT BRONZE	18" PANEL		
GLASS	'PPG'	COLOR: SOLARBAN 70XL LOW E	INSULATED GLASS		
ALUMINUM STOREFRONT	'VISTAWALL'	COLOR: CLEAR ANODIZED ALUMINUM			
METAL LOUVRE	'GRANGER'	COLOR: KYNAR 500 TO MATCH MBCI HARBOR BLUE			
WALL MATERIAL CALCULATIONS IN SQUARE FEET:					
FACADE	NET TOTAL	MASONRY REQ'D 80%	BRICK/STONE PROVIDED	CAST STONE PROVIDED	METAL LOUVER/ AWNING PROVIDED
WEST (LEFT)	701	561	658 (94%)	4	27
SOUTH (GARLAND)	2505	1915	2352 (94%)	2	40
EAST (GARLAND)	979	783	912 (93%)	—	67
NORTH (REAR)	2364	1891	2324 (98%)	—	40
ARCHITECTURAL ELEMENTS:					
1) AWNINGS OR CANOPIES	5)	BENCHES			
2) DISPLAY WINDOWS	6)	VARIED ROOF			
3) DIVIDED LIGHT WINDOWS	7)	GABLE WINDOWS			
4) DISTINCTIVE LIGHT FIXTURES (MATCH RACETRAC)					

3	P.O.S. CANOPY	1/8" = 1'-0"
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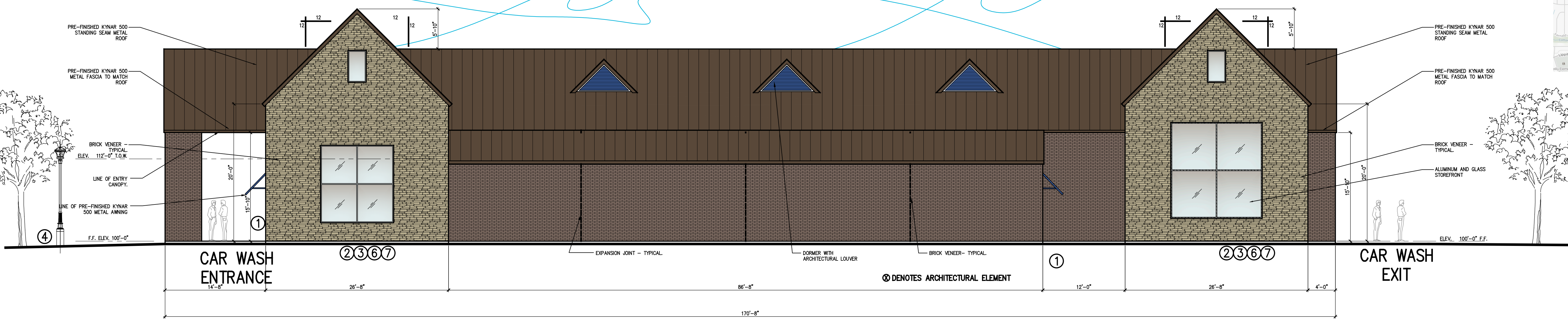
EURYTHMIC
DESIGN GROUP
ARCHITECTS

GARLAND CAR WASH
3401 SOUTH GARLAND AVENUE AND SOUTH SHILOH ROAD
LOT 2 BLOCK 1 A REPLAT OF LOT 1, BLOCK 1 MYERS ADDITION
SUP CASE NUMBER: 170117-2
OWNER INFORMATION:
FRANK NUCHERENO
6631 LARMANDA DALLAS, TEXAS 75231
214.683.9450 nucherenoland@gmail.com
APPLICANT INFORMATION:
BIG RED DOG ENGINEERING | CONSULTING
ONE ENERGY SQUARE
4925 GREENVILLE AVENUE SUITE 1250
DALLAS, TEXAS 75206
JENNIFER HAYNES, P.E.
214.307.4767 jennifer.haynes@bigreddog.com

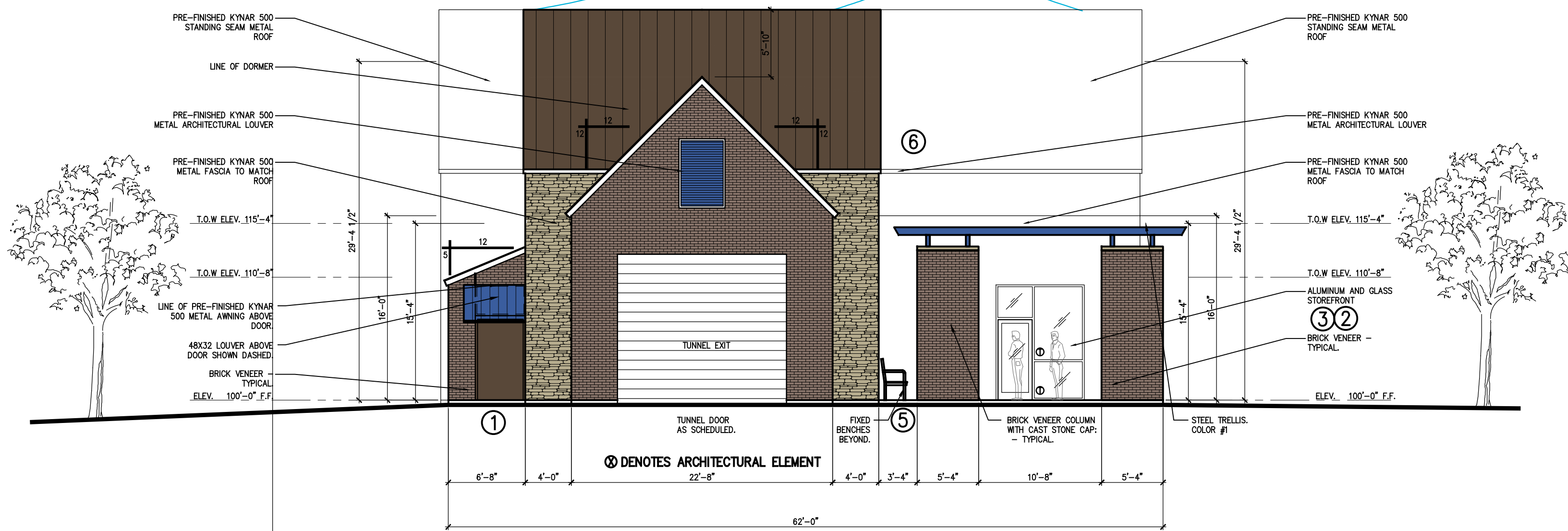
SHEET:
FA-1.2
3 OF (9) FA SHEETS

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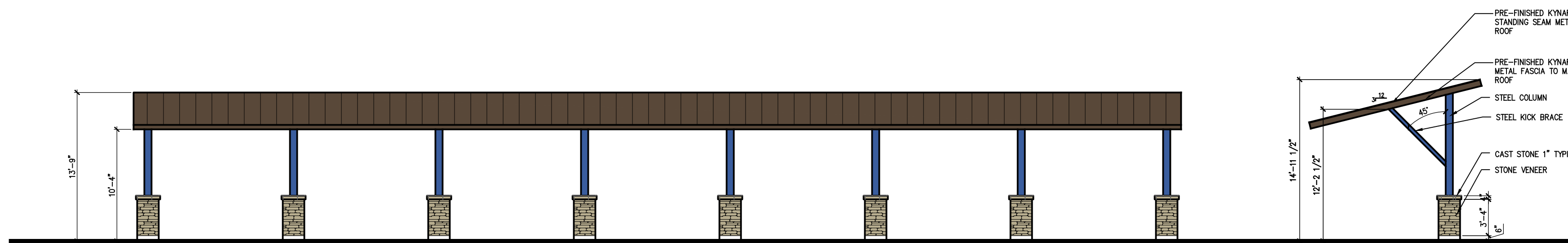
All drawings and other material appearing herein constitute a part of the contract and may not be duplicated, used or altered without the written consent of the architect.



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



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



CAR WASH VACUUM CANOPY VIEW AT APPROACH

3 VACUUM CANOPY 1/8" = 1'-0"

EXTERIOR WALL MATERIAL LIST:

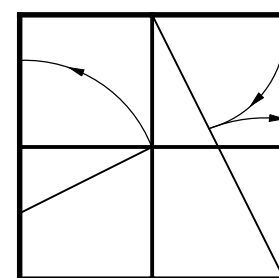
BRICK VENEER	'BORAL'	COLOR: OLD GUIGNARD	RUNNING BOND
MORTAR	'ARGOS'	COLOR: LITE BUFF	
STONE VENEER	'BORAL'	COLOR: ASPEN COUNTRY LEDGESTONE	DRystack APPLICATION
CAST STONE CAP	DALLAS CAST STONE	COLOR: CREAM	SMOOTH TEXTURE
STANDING SEAM METAL ROOF	'MBCI' 'LOKSEAM'	COLOR: MIDNIGHT BRONZE	18" PANEL
GLASS	'PPG'	COLOR: SOLARBAN 70XL LOW E	INSULATED GLASS
ALUMINUM STOREFRONT	'VISTAWALL'	COLOR: CLEAR ANODIZED ALUMINUM	
METAL LOUVRE	'GRANGER'	COLOR: KYNAR 500 TO MATCH MBCI HARBOR BLUE	

WALL MATERIAL CALCULATIONS IN SQUARE FEET:

FACADE	NET TOTAL	MASONRY REQ'D 80%	BRICK/STONE PROVIDED	CAST STONE PROVIDED	METAL LOUVER/AWNING PROVIDED
WEST (LEFT)	701	561	658 (94%)	4	27
SOUTH (GARLAND)	2505	1915	2352 (94%)	2	40
EAST (GARLAND)	979	783	912 (93%)	-	67
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ARCHITECTURAL ELEMENTS:

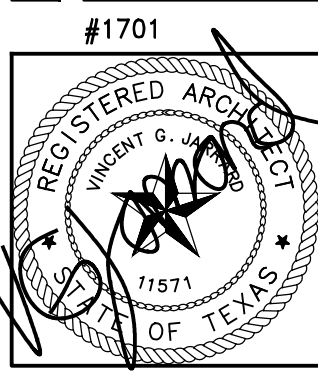
- 1) AWNINGS OR CANOPIES
- 2) DISPLAY WINDOWS
- 3) DIVIDED LIGHT WINDOWS
- 4) DISTINCTIVE LIGHT FIXTURES (MATCH RACETRAC)
- 5) BENCHES
- 6) VARIED ROOF
- 7) CABLE WINDOWS



EURYTHMIC
DESIGN GROUP
ARCHITECTS

GARLAND CAR WASH
3401 SOUTH GARLAND AVENUE AND SOUTH SHILOH ROAD
LOT 2 BLOCK 1 A REPLAT OF LOT 1, BLOCK 1 MYERS ADDITION
SUP CASE NUMBER: 170117-2
OWNER INFORMATION:
FRANK NUCHERENO
6631 LARANDA DALLAS, TEXAS 75231
214.683.9450 nucherenoland@gmail.com
APPLICANT INFORMATION:
BIG RED DOG ENGINEERING | CONSULTING
ONE ENERGY SQUARE
4925 GREENVILLE AVENUE SUITE 1250
DALLAS, TEXAS 75206
JENNIFER HAYNES, P.E.
214.307.4767 jennifer.haynes@bigreddog.com

4	07.14.17
1	04.17.17
2	06.07.17
3	07.05.17 3rd SUB



DEVELOPER:

FRANK NUCHERENO

6631 LARANDA DALLAS, TEXAS 75231

CONTACT: FRANK NUCHERENO

214.683.9450 nucherenoland@gmail.com

NEW EXPRESS CARWASH FOR GARLAND AVENUE CAR WASH:

GARLAND AVENUE CAR WASH

3401 SOUTH GARLAND AVENUE

GARLAND, TEXAS 75041

EXHIBIT F

EURYTHMIC DESIGN GROUP ARCHITECTS

V. G. JARRARD A.I.A.

11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230

tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com

ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

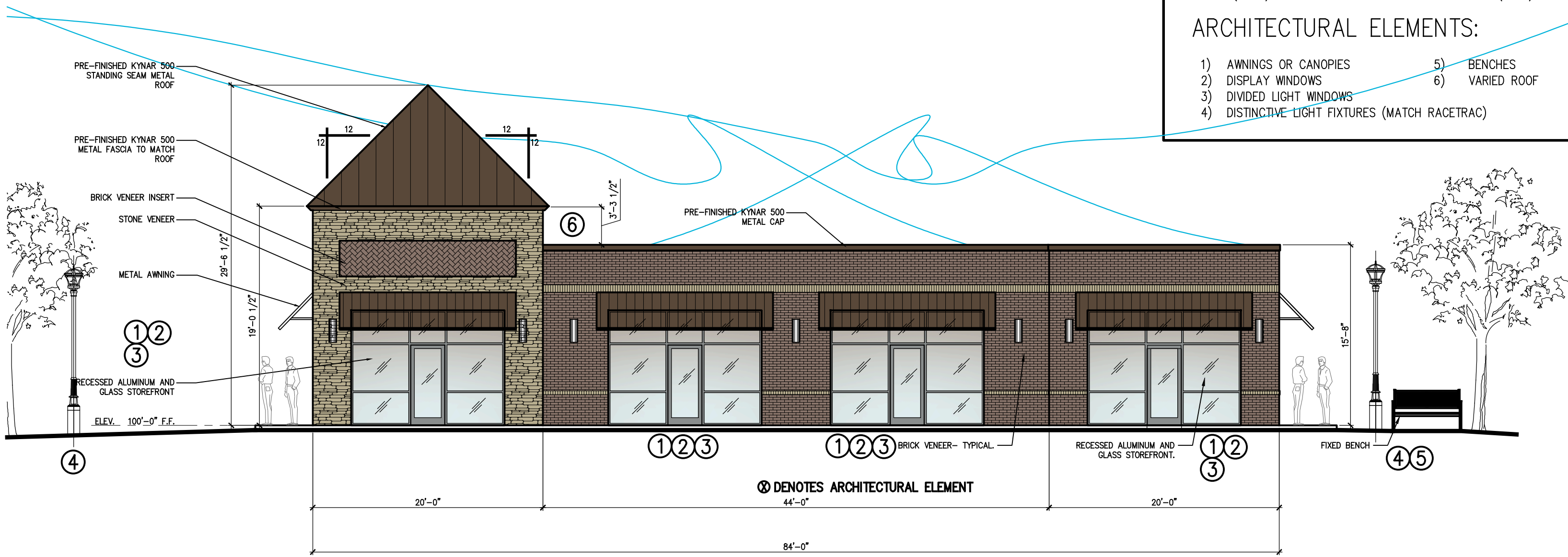
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FA-1.3

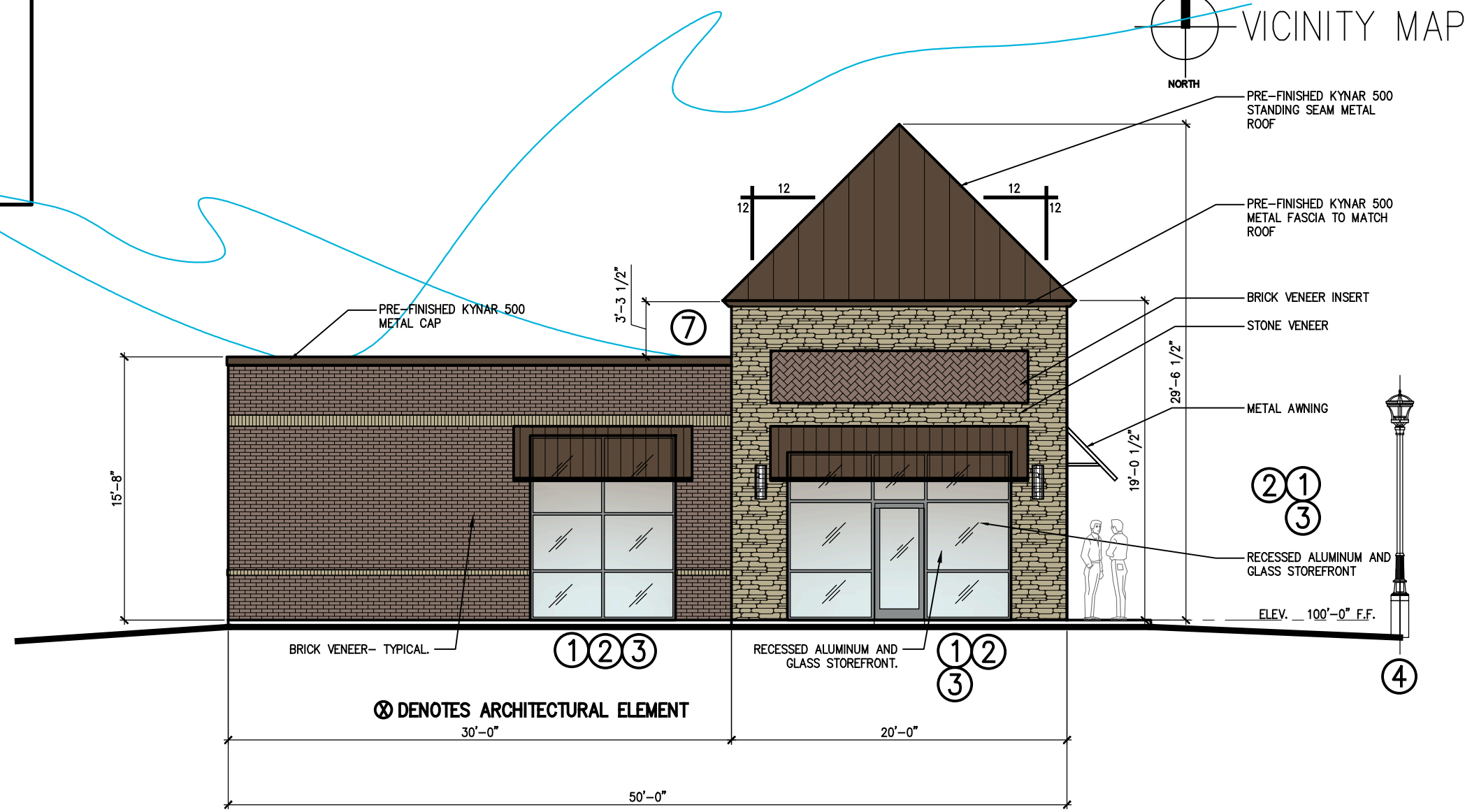
4 OF (9) FA SHEETS

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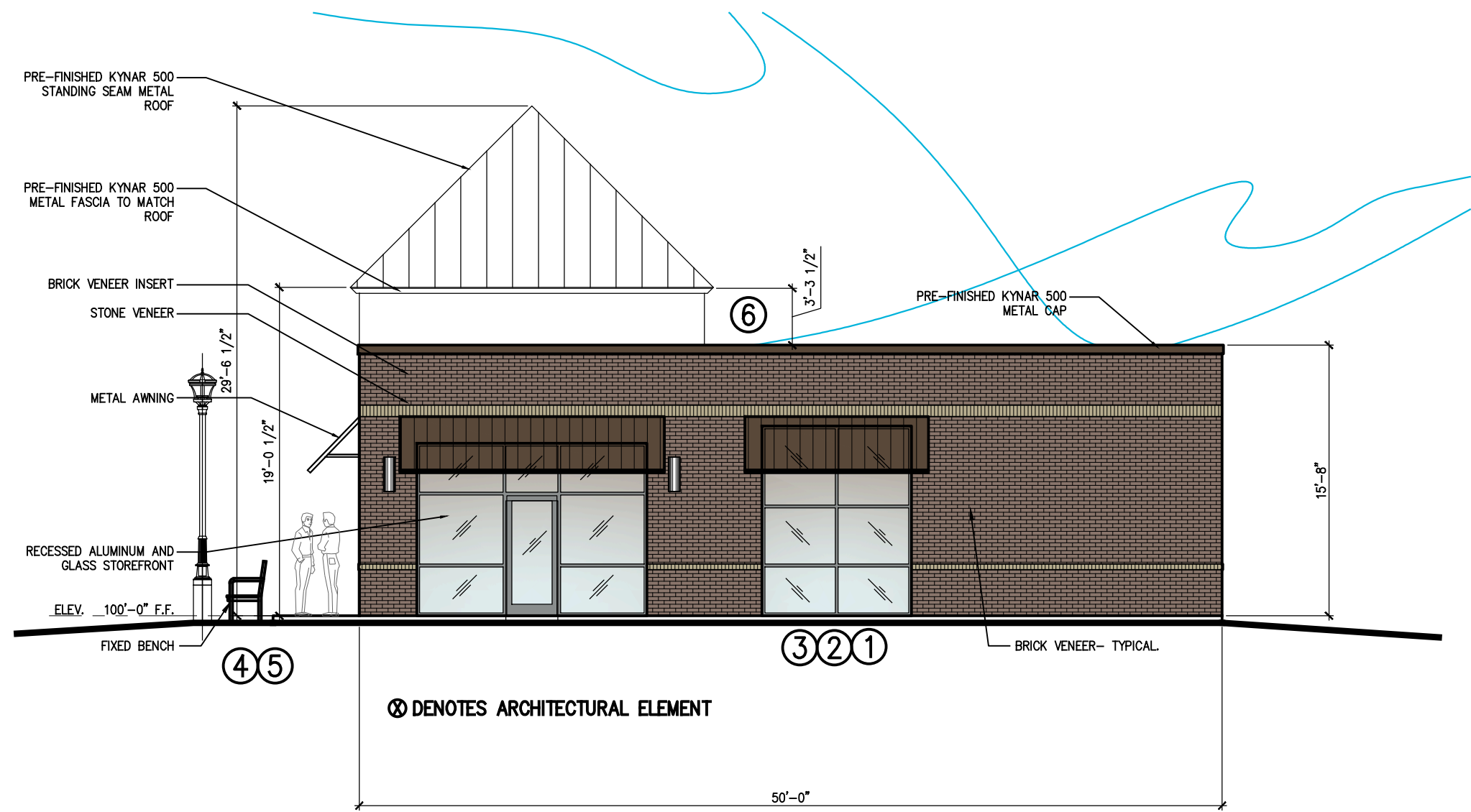
EXTERIOR WALL MATERIAL LIST:						
BRICK VENEER	'BORAL'	COLOR: OLD GUIGNARD	RUNNING BOND			
MORTAR	'ARGOS'	COLOR: LITE BUFF				
STONE VENEER	'BORAL'	COLOR: ASPEN COUNTRY LEDGESTONE	DRYSTACK APPLICATION			
CAST STONE CAP	DALLAS CAST STONE	COLOR: CREAM	SMOOTH TEXTURE			
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ALUMINUM STOREFRONT	'VISTAWALL'	COLOR: CLEAR ANODIZED ALUMINUM				
METAL LOUVRE	'GRANGER'	COLOR: KYNAR 500 TO MATCH MBCI HARBOR BLUE				
WALL MATERIAL CALCULATIONS IN SQUARE FEET:						
FACADE	NET TOTAL	MASONRY REQ'D 80%	BRICK/STONE PROVIDED	CAST STONE PROVIDED	METAL LOUVER/ AWNING PROVIDED	STEEL TRELLIS PROVIDED
WEST (SHILOH)	743	564	663 (89%)	-	80	-
SOUTH (FRONT)	1073	858	932 (87%)	1	141	-
EAST (GARLAND)	673	538	593 (88%)	-	80	-
NORTH (REAR)	1187	950	1187 (100%)	-	-	-
ARCHITECTURAL ELEMENTS:						
1) AWNINGS OR CANOPIES	5) BENCHES					
2) DISPLAY WINDOWS	6) VARIED ROOF					
3) DIVIDED LIGHT WINDOWS						
4) DISTINCTIVE LIGHT FIXTURES (MATCH RACETRAC)						



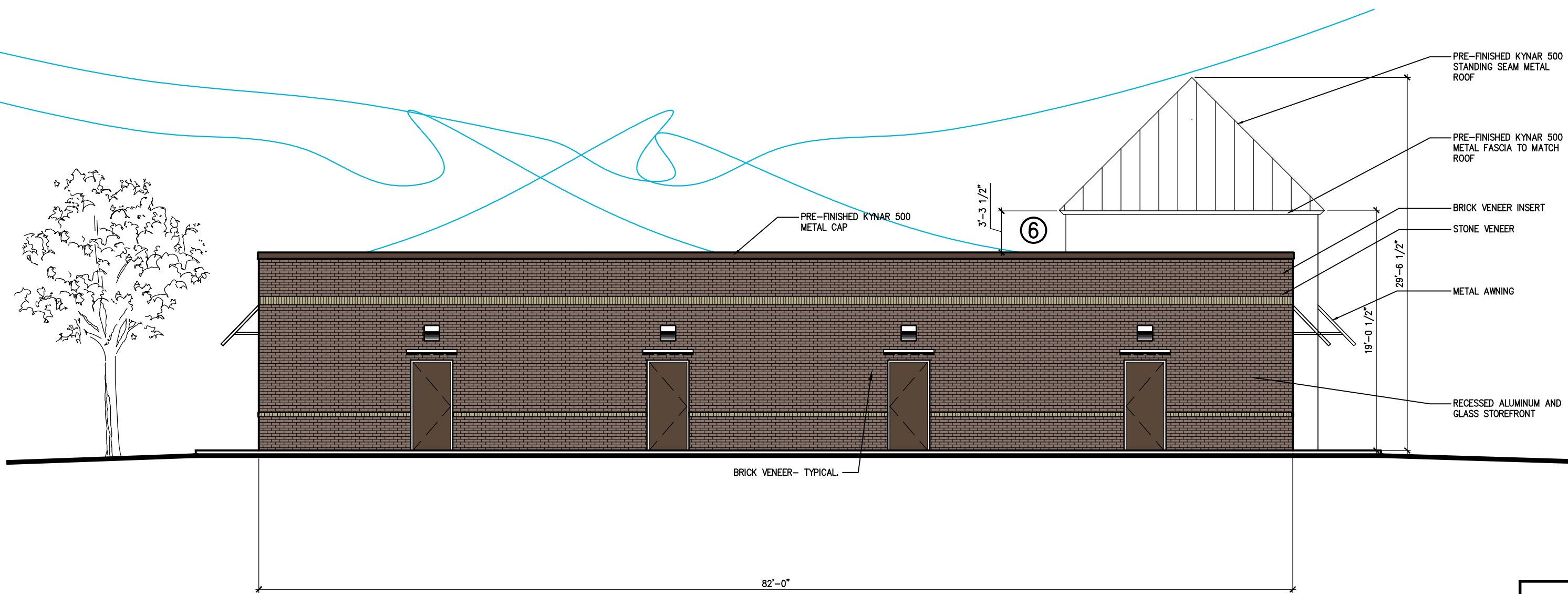
1 SOUTH ELEVATION 1/8" = 1'-0"



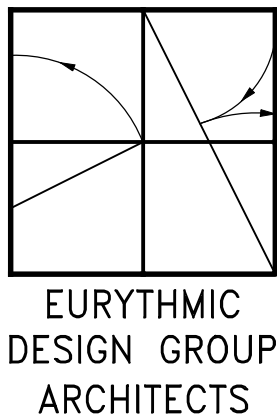
2 SHILOH ROAD WEST ELEVATION 1/8" = 1'-0"



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



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



EURYTHMIC
DESIGN GROUP
ARCHITECTS

GARLAND CAR WASH
3401 SOUTH GARLAND AVENUE AND SOUTH SHILOH ROAD
LOT 2 BLOCK 1 A REPLAT OF LOT 1, BLOCK 1 MYERS ADDITION
SUP CASE NUMBER: 170117-2

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BIG RED DOG ENGINEERING | CONSULTING
ONE ENERGY SQUARE
4925 GREENVILLE AVENUE SUITE 1250
DALLAS, TEXAS 75206
JENNIFER HAYNES, P.E.
214.307.4767 jennifer.haynes@bigreddog.com

GARLAND CAR WASH
11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com

○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

1 04.17.17
FIRST SUBMITTAL

2 06.07.17
SECOND SUBMITTAL

3 07.05.17 3rd SUBMITTAL

#1701

REGISTERED ARCHITECT
FRANK NUCHERENO
11571
OF TEXAS

DEVELOPER:
FRANK NUCHERENO
6631 LARWANDA DALLAS, TEXAS 75231
CONTACT: FRANK NUCHERENO
214.683.9450 nucherenoland@gmail.com

NEW EXPRESS CARWASH FOR GARLAND AVENUE CAR WASH:

GARLAND AVENUE CAR WASH

EXHIBIT F
3401 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75041

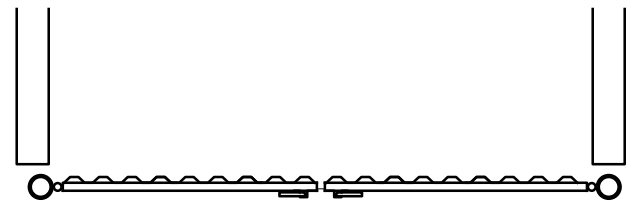
○ EURYTHMIC DESIGN GROUP ○ ARCHITECTS ○
V. G. JARRARD A.I.A.
11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com

○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

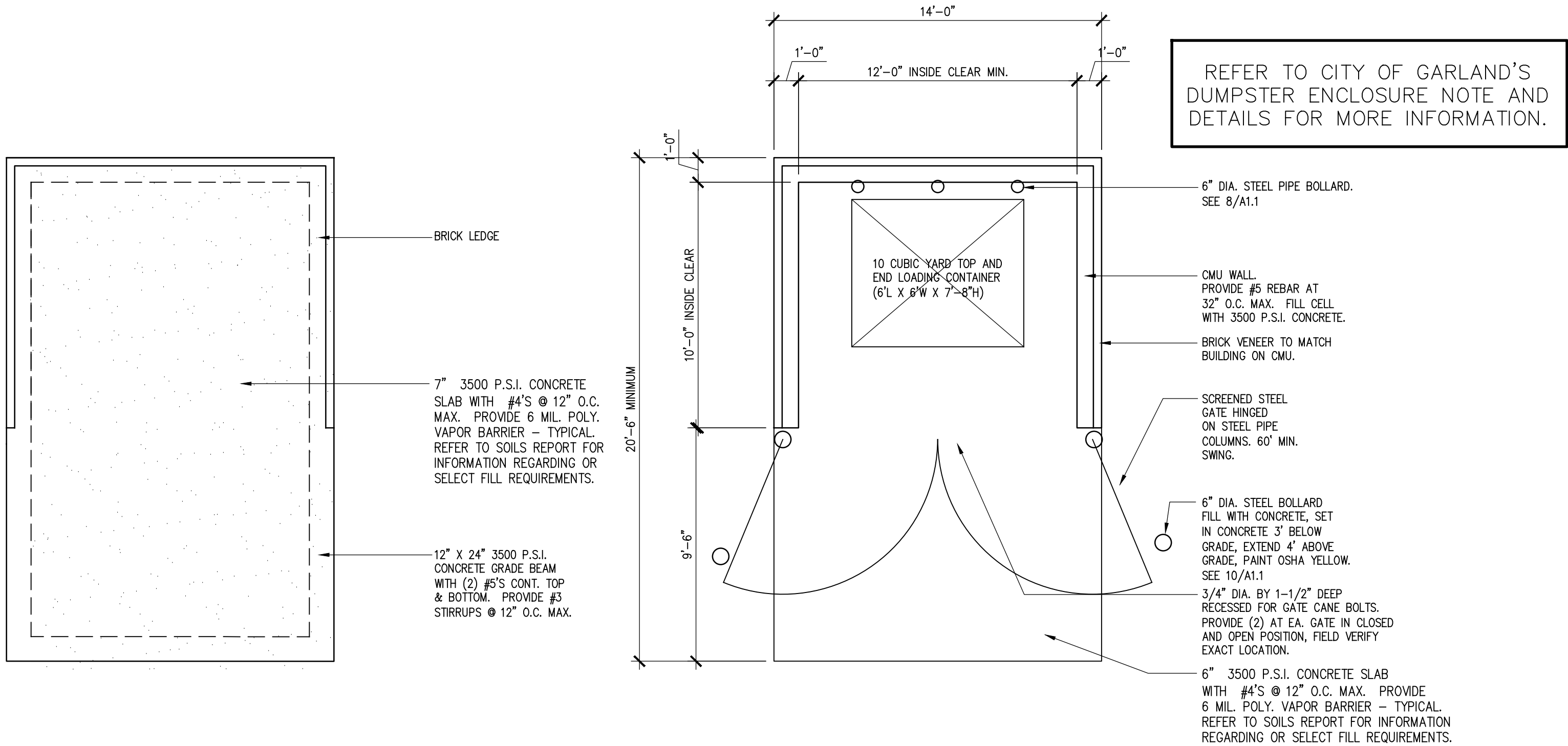
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FA-2.2
7 OF (9) FA SHEETS

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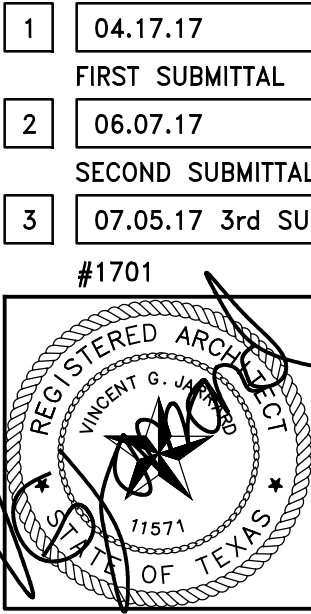
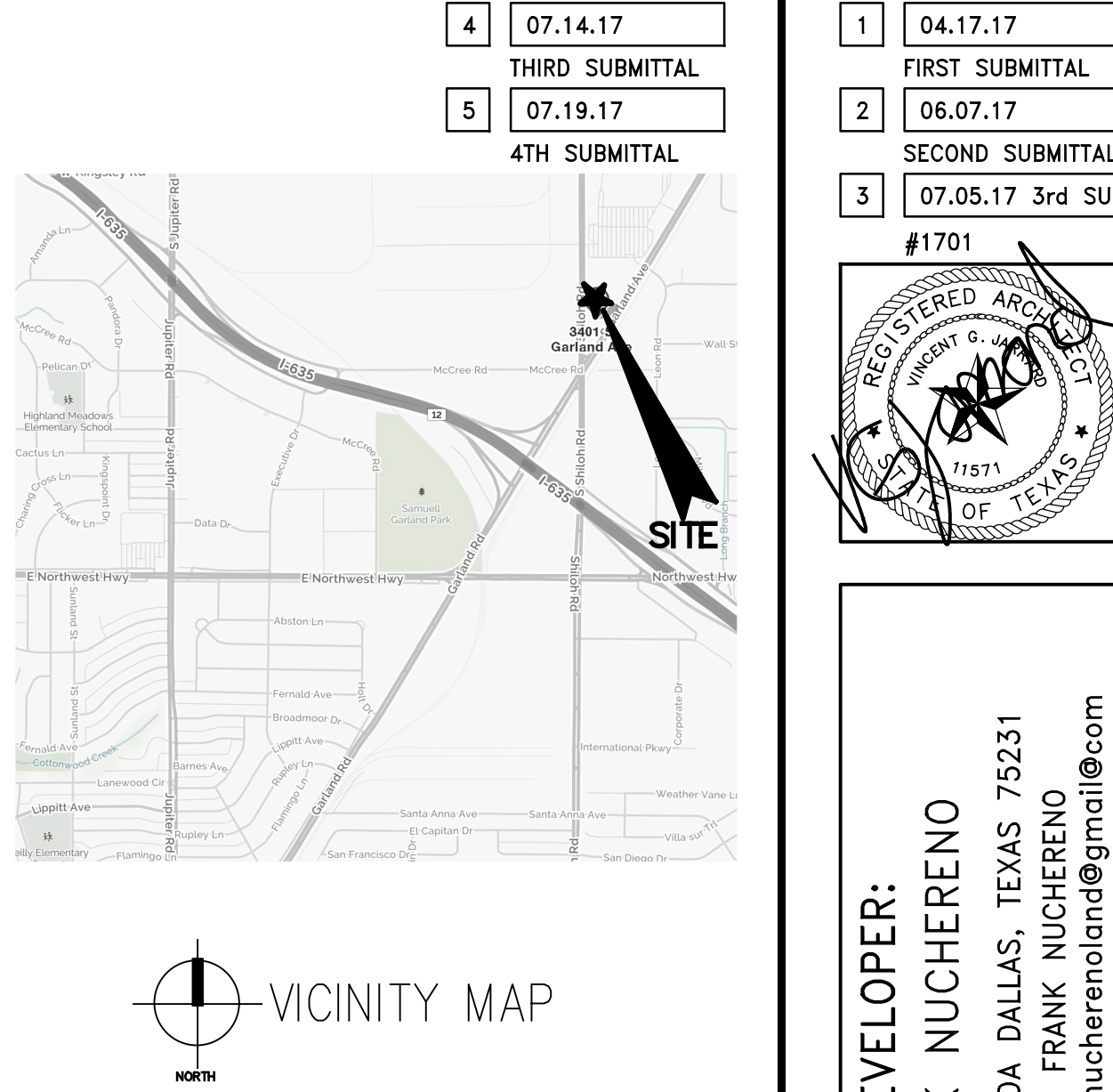


DUMPSTER GATE PLAN VIEW



DUMPSTER - FOUNDATION

DUMPSTER PLAN VIEW

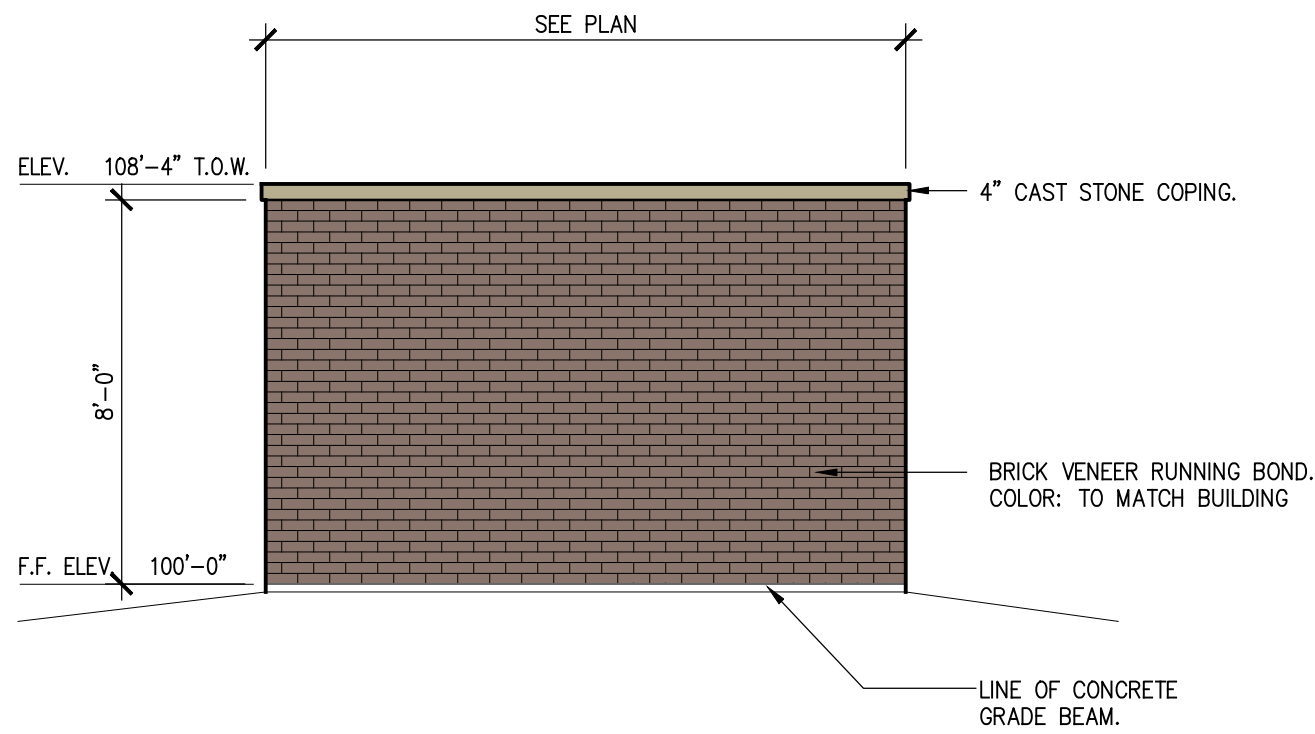


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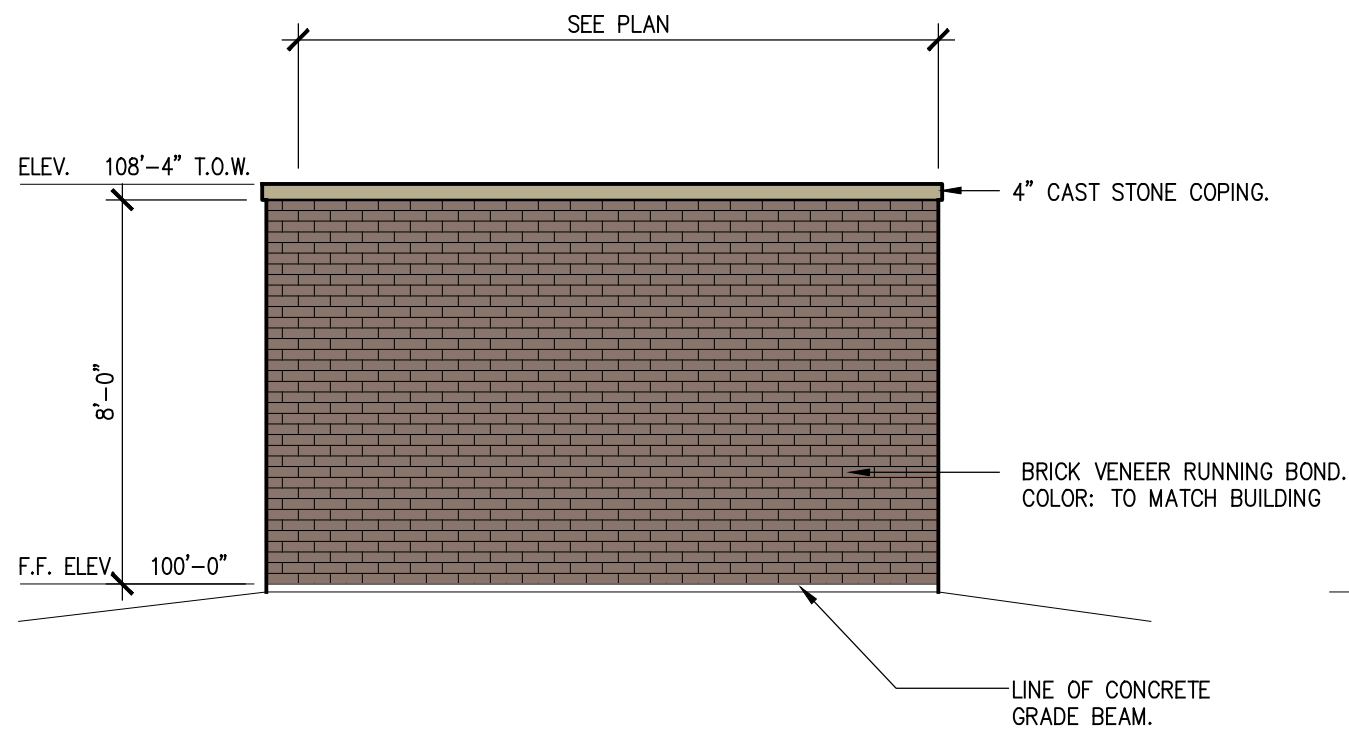
NEW EXPRESS CARWASH FOR GARLAND AVENUE CAR WASH:
GARLAND AVENUE CAR WASH
EXHIBIT F
3401 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75041

EURYTHMIC DESIGN GROUP ARCHITECTS
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ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

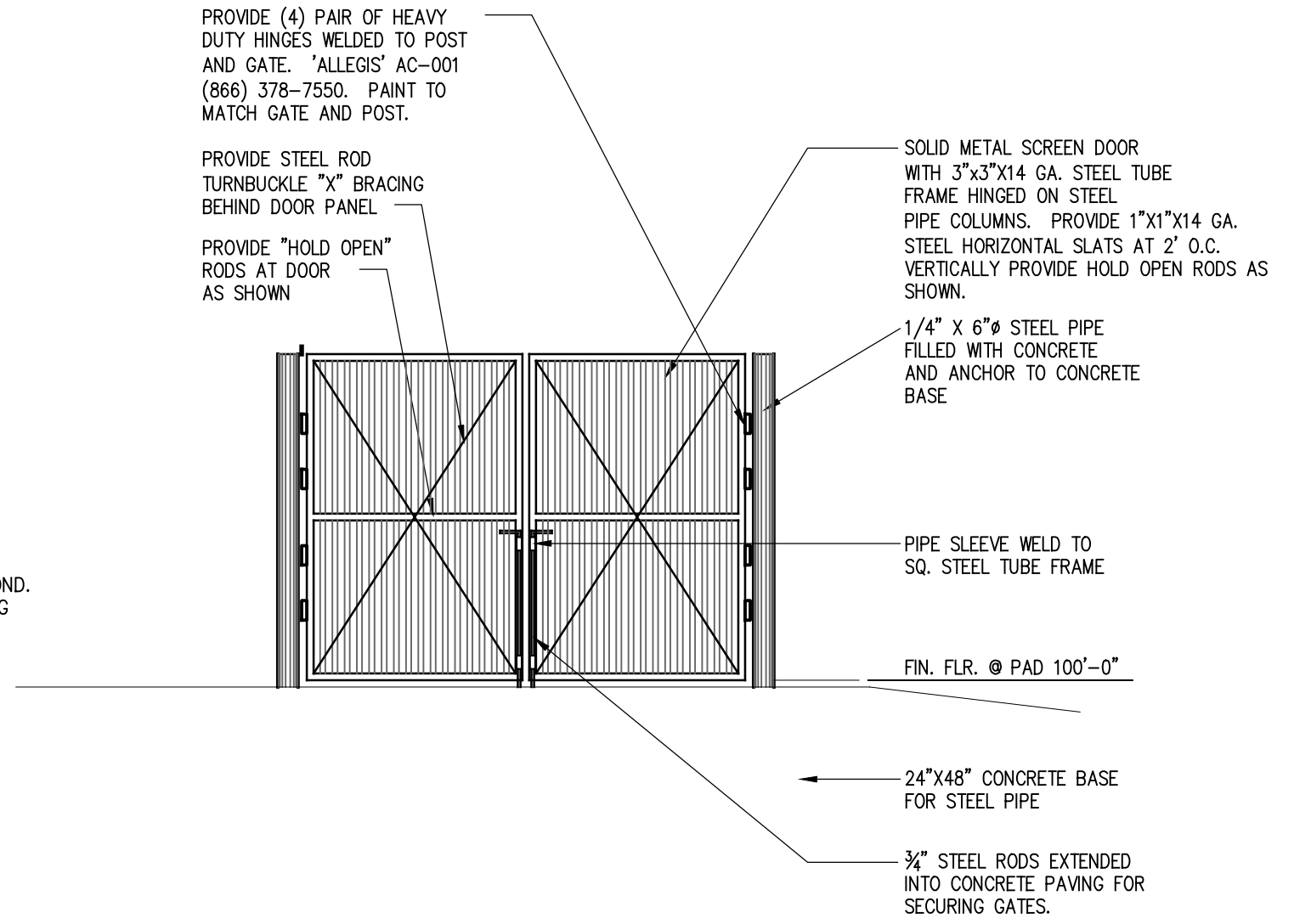
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FA-3.0
8 OF (9) FA SHEETS



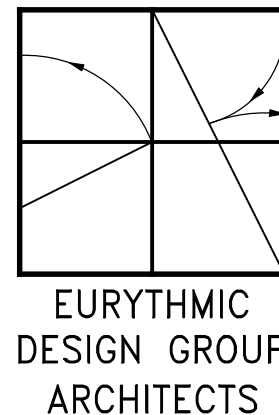
DUMPSTER ELEVATION - REAR



DUMPSTER ELEVATION - SIDE



DUMPSTER GATE ELEVATION



GARLAND CAR WASH
3401 SOUTH GARLAND AVENUE AND SOUTH SHILOH ROAD
LOT 2 BLOCK 1 A REPLAT OF LOT 1, BLOCK 1 MYERS ADDITION
SUP CASE NUMBER: 170117-2
OWNER INFORMATION:
FRANK NUCHERENO
6631 LARMANDA DALLAS, TEXAS 75231
214.683.9450 nucherenoland@gmail.com
APPLICANT INFORMATION:
BIG RED DOG ENGINEERING | CONSULTING
ONE ENERGY SQUARE
4925 GREENVILLE AVENUE SUITE 1250
DALLAS, TEXAS 75206
JENNIFER HAYNES, P.E.
214.307.4767 jennifer.haynes@bigreddog.com



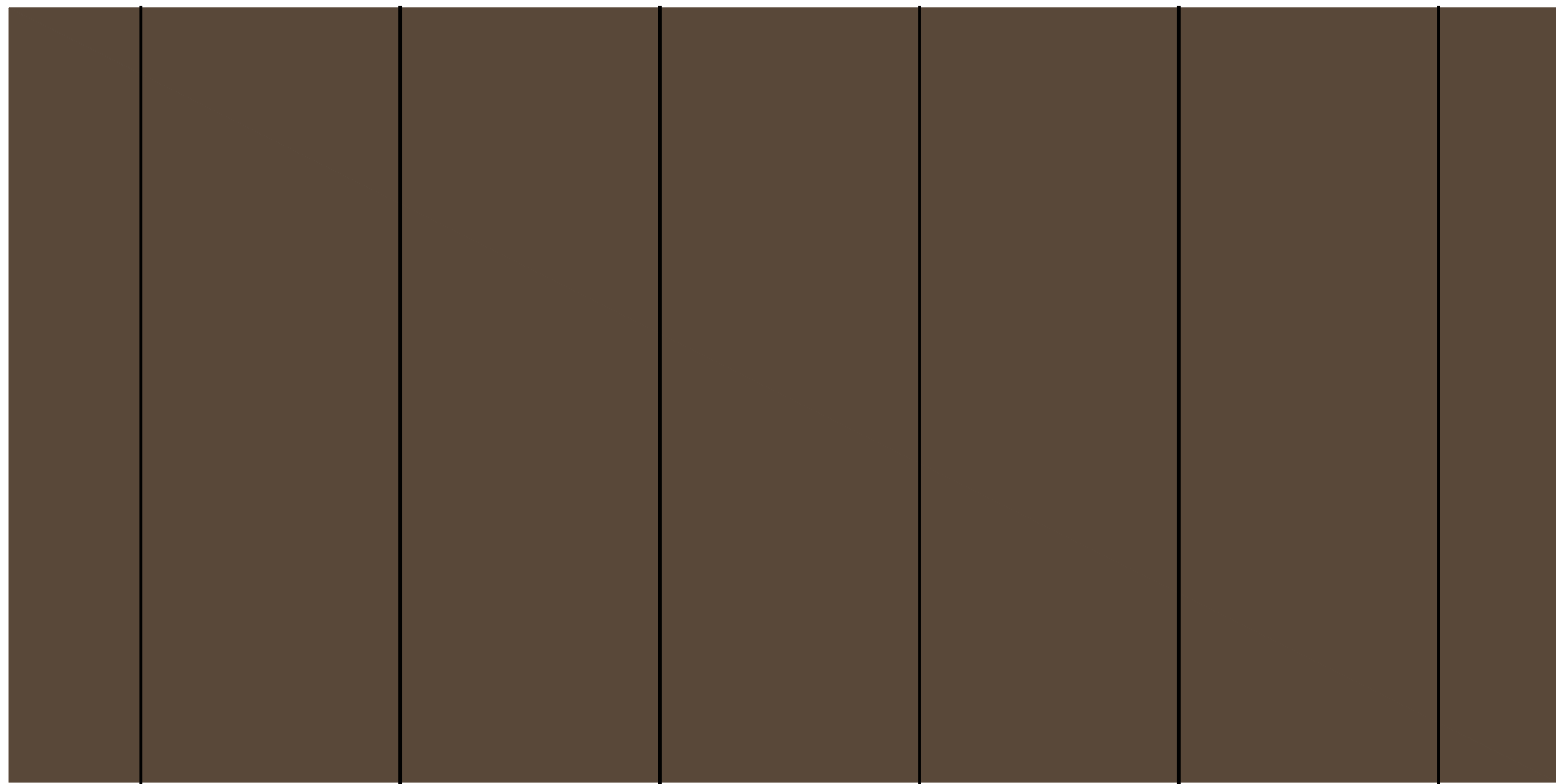
BRICK VENEER – RUNNING BOND



STONE VENEER – DRYSTACK



GLASS AND FRAME

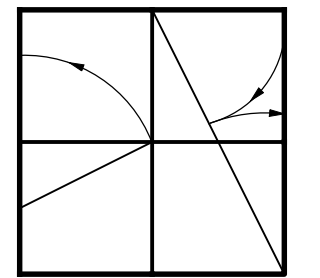


STANDING SEAM METAL ROOF AND AWNINGS

LOUVERS

STEEL TRELLIS

CAST STONE

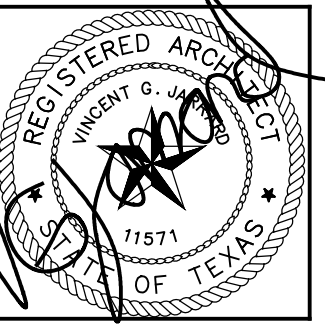


EURYTHMIC
DESIGN GROUP
ARCHITECTS

GARLAND CAR WASH
3401 SOUTH GARLAND AVENUE AND SOUTH SHOLOH ROAD
LOT 2 BLOCK K A REPLAT OF LOT 1, BLOCK 1 MYERS ADDITION
SUP CASE NUMBER: 170117-2
OWNER INFORMATION:
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APPLICANT INFORMATION:
BIG RED DOG ENGINEERING | CONSULTING
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4	07.14.17	THIRD SUBMITTAL
5	07.19.17	4TH SUBMITTAL

1	04.17.17
	FIRST SUBMITTAL
2	06.07.17
	SECOND SUBMITTAL
3	07.05.17 3rd SUB



DEVELOPER:
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NEW EXPRESS CARWASH FOR GARLAND AVENUE CAR WASH:

GARLAND AVENUE CAR WASH

EXHIBIT F

3401 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75041

○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

SHEET:

$\equiv A - 4.0$

9 OF (9)FA SHEETS

REPORT & MINUTES

P.C. Meeting, July 24, 2017

Consideration of the application of **Big Red Dog Engineering**, requesting approval of 1) an amendment to Planned Development (PD) District 13-31; 2) an amendment to a Concept Plan; 3) a Detail Plan and 4) a Specific Use Provision for a Car Wash, (Automated/Rollover) Use on a property zoned Planned Development (PD) District 13-31 for Community Retail Uses. This property is located at 3401 South Garland Avenue. (District 5) (File Z 17-22)

The applicant Frank Nucherino, 4310 Nashwood Lane, Dallas, Texas 75244 provided an overview of the request and remained available for questions.

Chairman Roberts questioned the applicant if any steps have been taken to reduce the noise level.

Motion was made by Commissioner Welborn, seconded by Commissioner Dalton to **approve** the request per staff recommendation and to allow a partial masonry wrapping on the canopy columns. **Motion carried: 6 Ayes, 0 Nays.**



O = IN FAVOR
X = AGAINST

0 100 200 Feet
1 inch = 329 feet

ZONING MAP Z 17-22



INDICATES AREA
OF REQUEST



GARLAND

July 12, 2017

HEARING DATE/TIME: Plan Commission: July 24, 2017 – 7:00 PM

APPLICANT: Big Red Dog Engineering

File: Z 17-22

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 24, 2017, of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Big Red Dog Engineering**, requesting approval of 1) an amendment to Planned Development (PD) District 13-31; 2) an amendment to a Concept Plan; 3) an amendment to a Detail Plan; and 4) a Specific Use Provision for a Car Wash, (Automated/Rollover) Use on property zoned Planned Development (PD) District 13-31 for Community Retail Uses. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 2.39-acre lot tract or parcel of land located in the J. Casey Survey, A-351, City of Garland, Dallas County, Texas, being described as Lot 2, Block 1, of Racetrac Garland Avenue Addition, according to the map recorded in CC# 201500033334 of the real property records, Dallas County, Texas. This property is located at 3401 South Garland Road, Garland, Texas. (District 5).

Note: Approval of the request will allow for a development with two buildings providing an automated/rollover car wash and retail use on the subject property.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002**, fax to 972-205-2474, deliver to the Planning Department at 800 Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address: 2766 W. Kingsley Road Garland TX 75041
RRRE Limited Partnership

Printed Name
PO. Box 1047 Addison TX 75001
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature

Title

Date:

7/20/17

Secretary
Outside
notification area



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.b.

Meeting Date: August 15, 2017

Item Title: Z 17-23 Skorborg Company (District 2)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of a 1) a Planned Development amendment and 2) a Detail Plan for Dwelling, Single-Family Detached on a property zoned Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Use.

OWNER

Amlop Developoment LLC

PLAN COMMISSION RECOMMENDATION

On July 24, 2017 the Plan Commission, by a vote of five (5) to one (1), recommended approval of a 1) a Planned Development amendment and 2) a Detail Plan for Dwelling, Single-Family Detached on a property zoned Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Use per staff recommendation. The Plan Commission also recommended for clarification that the sides and rear of the houses shall be a minimum of eighty (80) percent masonry; this clarification has been added to the draft PD Conditions.

Additionally, the Plan Commission granted an Alley Waiver request.

STAFF RECOMMENDATION

Approval of 1) a Planned Development amendment, and 2) a Detail Plan for Dwelling, Single-Family Detached on a property zoned Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Use.

Staff also recommends that Lots 16 and 17 be landscaped and irrigated as well as maintained by the HOA if the flood study results in these lots being unachievable.

BACKGROUND

In 2004 City Council approved Planned Development (PD) District 04-09 with a Detail Plan (Exhibit E) to allow the development of a single-family detached subdivision on 39.3 acres that included the subject property. Subsequently, most of the 39.3 acres developed in accordance with the approved Detail Plan and the specific conditions in Planned Development (PD) District 04-09, with exception of the subject property which has remained undeveloped.

In April 2017, City Council approved Planned Development (PD) District 17-11, with conditions, for Single-Family-5 (SF-5) Uses to allow single-family detached dwelling development.

The applicant proposes to amend Planned Development (PD) District 17-11, establish a Detail Plan, and allow development without alleys for the development of single-family detached dwellings on smaller lots.

SITE DATA

The subject property consists of approximately 11.721 acres. The site has approximately 565 linear feet of frontage along East Centerville Road and approximately 735 linear feet of frontage along South Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 17-11 limits the permitted land uses on the subject property for Dwelling, Single-Family Detached in accordance with conditions.

CONSIDERATIONS

1. The applicant proposes an amendment to the existing Planned Development (PD) District 17-11 and a Detail Plan for development of a single-family residential community. The existing PD 17-11 allows development, except as specified by conditions, in accord with the regulations in the Single-Family-5 (SF-5) District as set forth in the Garland Development Code (GDC). The table below provides a side by side comparison between the zoning requirements in Planned Development (PD) District 17-11 and the proposed Planned Development (PD) District:

	Existing Planned Development (PD) District 17-11	Proposed Planned Development (PD) District 17-23
Min. Lot Area	6,000 square feet	6,000 square feet; except 5,500 square feet on the following: Lots 7, Lot 17, and Lot 18
Min. Front Setback	20'/15' curvil. or staggered or cul-de-sac	20'/15' curvil. or staggered or cul-de-sac
Min. Front Setback Corner Lots	20' each street frontage where adjacent lot frontage is a front yard (resulting in the same setback from the	15' front yard on the south side of Lot 26

	street on adjacent lots)	
Min. Side Setback Adjacent To Street	15'	15'
Min. Rear Setback Adjacent To Street	25'/15' curvil. or staggered or cul-de-sac	20'/15' curvil. or staggered or cul-de-sac
Min. Side Setback	5' each side	5' each side
Min. Rear Setback	10'	10'
Min. Dwelling Unit Area	1,800 sf: 30% or more of the dwelling units shall be greater than 2,000 sf	1,800 sf: 30% or more of the dwelling units shall be greater than 2,000 sf
Min. Lot Width	55' internal lots and 60' corner lots	55' internal lots and 60' corner lots; except 50' on Lot 17 and Lot 7
Min. Lot Depth	100'	100'
Max. Lot Coverage	60%	75%
Max. Height	35'	35'
Masonry Percentage	Street facing elevations shall be a minimum of 90% masonry	Street facing elevations shall be a minimum 90% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.

2. The proposed development will comply with the applicable Screening and Landscape Standards in the GDC including the required perimeter screening between residential development and thoroughfares which the applicant intends to meet with the placement of a perimeter ornamental screening fence, high level screening shrubs, and large canopy trees (along the outside of the fence) contained within a ten (10) foot wide landscape buffer dedicated to the Homeowners Association.
3. In addition to the required landscaping, the applicant proposes to screen the exposed above-ground gas line at the corner of Country Club Road and Centerville Road. The sidewalk would be relocated to meander around the pipe toward the northeast and low

screening grasses would be installed along the street side of the pipe.

4. Access to the proposed Dwelling, Single-Family Detached community would be from two entrances, one from Country Club Road which is the existing entrance to the already developed subdivision to the north, and the other entrance would be from East Centerville Road. These entrances would be constructed with the first phase of the development.
5. Along with the Detail Plan, the applicant requested and was granted an Alley Waiver from the Plan Commission. The inclusion of the development standard modifications result in a subdivision layout that may be feasible without alleys. However, lots 16 and 17, with or without alleys, may not be feasible as discussed in Consideration 6 below.

As a result of the Alley Waiver, the Detail Plan shows a site layout with street-facing garages. To mitigate the visual impact of street-facing garages, Section 4.84(C)(2) of the GDC requires one of the following designs for front entry properties:

- “J” drives;
- “Swing” drives; or
- Offset front entry with the garage door setback at least five feet behind the front building line.

The applicant proposes that the garages be allowed front facing and setback twenty feet from the property line. Front entry mitigation Planned Development (PD) conditions are proposed:

- Condition H. Front elevations would include a covered front porch with a minimum area of fifty (50) square feet and a minimum depth of five (5) feet.
- Condition I. Garage architectural elements on the garage would include two of the following:
 - sconce lighting
 - decorative banding or moldings
 - decorative overhangs above garage doors
 - window openings on garage doors
 - eyebrow soldier course over garage doors
 - decorative vent covers on gable above garage
- Condition J. Garages would include one of the following:
 - two-car garage with split single doors
 - garage arches
 - detailed garage door designs with decorative brackets
 - carriage garage door appearance
 - columns flanking garage doors

Previously approved Planned Development (PD) Districts for single-family detached subdivisions with front loading garages have included the above conditions or a similar condition to lessen the visual impact of the garages and ensure that the front façade of dwelling units is well-designed. The GDC requires two enclosed parking spaces per dwelling unit; the application does not propose to eliminate the second enclosed parking space.

5. Section 4.84(C)(3)(e)(ii) of the GDC stipulates that each dwelling unit must be constructed with a roof overhang of not less than eighteen inches, as measured from the finished exterior building façade to the soffit.

The applicant proposes a Planned Development (PD) condition to forego the above design standard and allow a roof overhang of not less than twelve (12) inches, as measured from the finished exterior building façade to the soffit. This condition supports a steeper incline of the roof. A steeper roof results in a narrower overhang. The proposed development roof overhang standard is twelve (12) inches because the proportionality of the pitched roof results in a 12-inch overhang.

6. The Detail Plan proposes development in two (2) phases with a total of forty-six (46) single-family residential lots or forty-four (44) single-family residential lots depending upon the outcome of a flood analysis.

The first phase consists of forty-four (44) single-family lots and five (5) Home Owner Association (HOA) lots. The first phase HOA lots comprise of perimeter lots with an ornamental fence and landscape buffer, as well as an internal lot with a walking path, picnic tables and barbeque stations. The picnic area is intended as a gathering place where residents may continue the movie nights and concerts that the existing neighborhood to the north currently conducts on the Detail Plan site.

The second phase includes two proposed lots (lot 16 and 17 on the Detail Plan) that are not feasible due to the results of the Preliminary Flood Study, and therefore if the future flood analysis demonstrates these two lots are not feasible then the entirety of phase two would remain undeveloped and dedicated as an additional HOA open space lot.

A condition is included to make more obvious the phased development approach.

In addition it is recommended that a condition be included that would require lot 16 and 17, if these lots become an HOA open space lot, to be landscaped and irrigated as well as maintained by the HOA.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Traditional Neighborhoods. Traditional Neighborhoods provide areas for low to moderate density single-family detached residential housing. Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. The Traditional Neighborhood development type is primarily characterized as low density, between one (1) and six (6) dwelling units per acre, with single-family detached dwellings.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

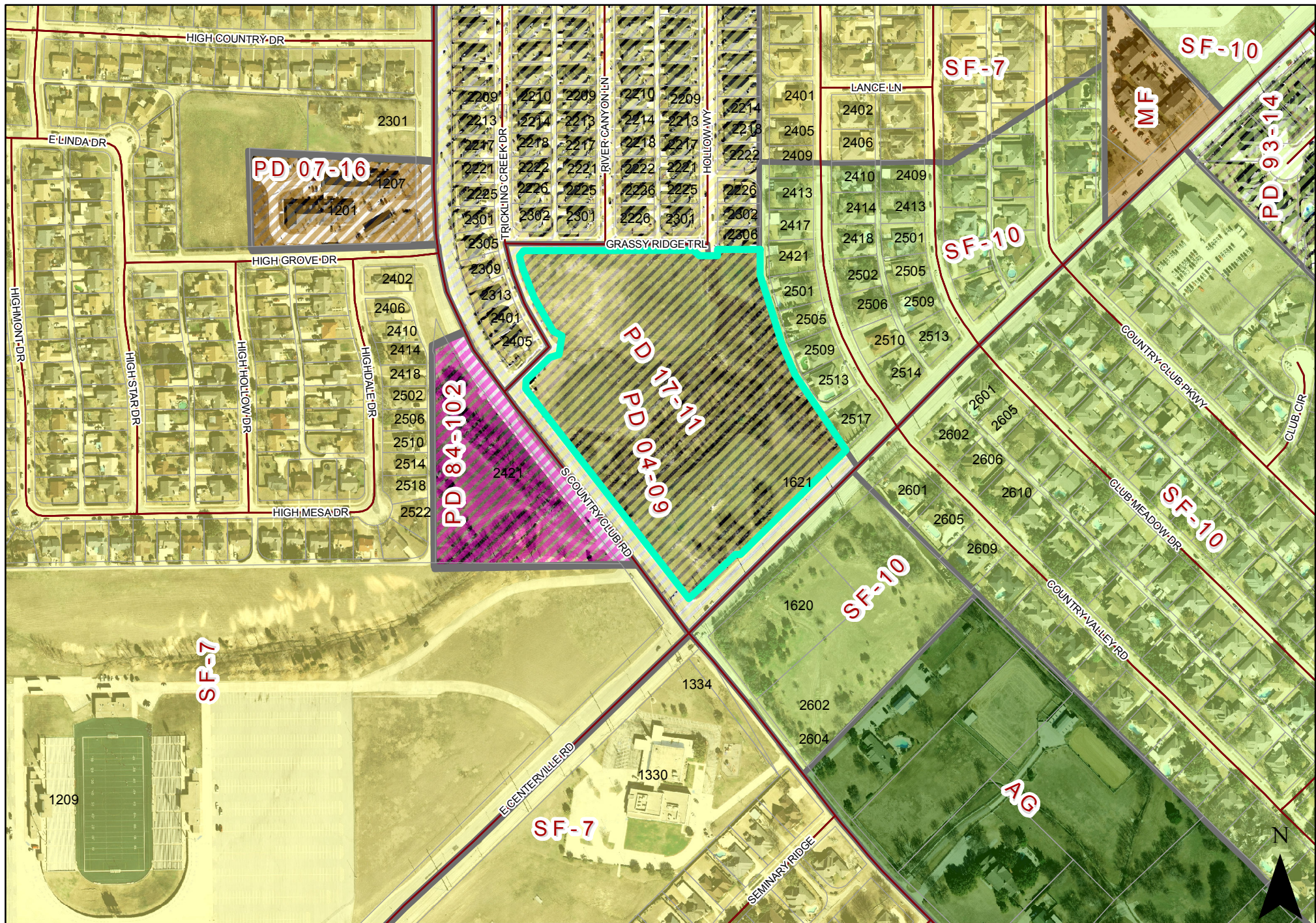
With the exception of the undeveloped property that is immediately across South Country Club Road and zoned for Neighborhood Services Uses, most of the surrounding properties are zoned for Single-Family Uses and developed with single-family detached residential neighborhoods.

The proposed Planned Development (PD) District with Dwelling, Single Family Detached is compatible with the surrounding land uses. However, the proposal includes deviations from development standards that should be considered in evaluation of the proposal's compatibility with surrounding development. Most of the residential zoned properties surrounding the subject property have a minimum lot area of 7,000 square feet and 10,000 square feet, whereas the proposed Planned Development (PD) District would permit a minimum lot area of 6,000 square feet with three (3) lots having a minimum size of 5,500 square feet. The Planned Development (PD) District of the existing properties to the north has a minimum lot size of 6,600 square feet.

Attachments

Z 17-23 Skorburg Company Attachments

Z 17-23 Skorburg Company Responses



0 200 400 Feet
1 inch = 337 feet

ZONING MAP Z 17-23

 INDICATES AREA OF INTEREST

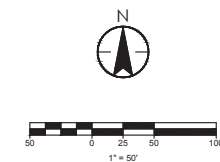
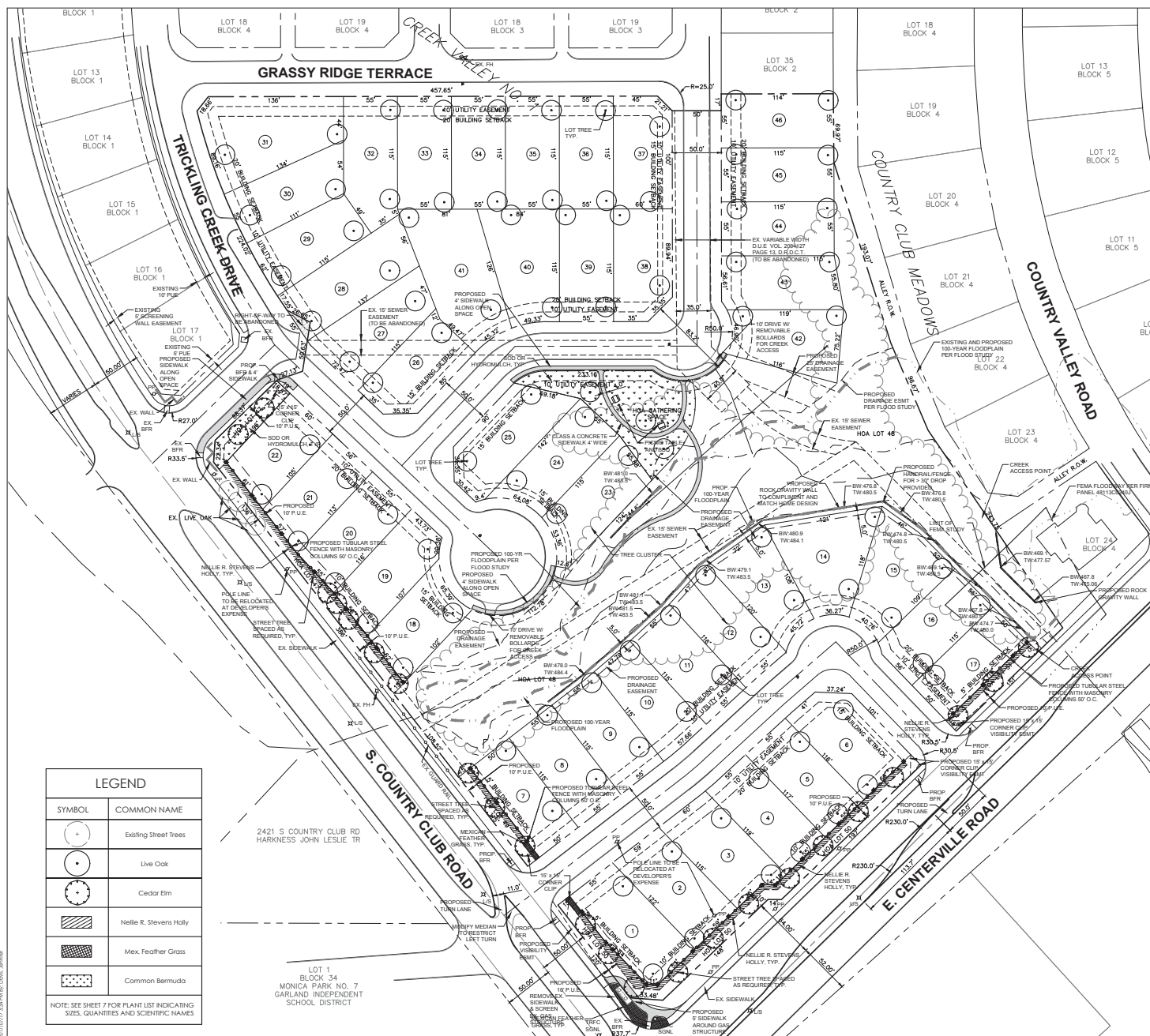
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-23

- I. Statement of Purpose:** The purpose of this Planned Development is to allow Dwelling, Single-Family Detached.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Use are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. Any conflicts between the Detail Plan and the following conditions, the conditions shall prevail.
- V. Specific Conditions:**
- A. Permitted Uses: Only Dwelling, Single-Family Detached is permitted.
- B. Minimum Lot Area: The minimum lot area is 6,000 square feet. A reduced minimum lot area of 5,500 square feet is allowed on Lot 7, Lot 17, and Lot 18.
- C. Minimum Lot Depth: The minimum lot depth is 100 feet.
- D. Minimum Lot Width: The minimum lot width is fifty-five (55) feet for all interior lots and sixty (60) feet for all corner lots, except the minimum lot width may be reduced up to five feet for a lot fronting onto the arc portion of a cul-de-sac or "eyebrow" street and the minimum lot width may be reduced up to five feet for a lot fronting on a curvilinear street. A reduced minimum lot width of fifty (50) feet will be allowed on Lot 17 and Lot 7.

- E. Dwelling Unit Area: The minimum dwelling unit area is 1,800 square feet; however, thirty (30) percent or more of the dwelling units shall be greater than 2,000 square feet.
- F. Garages/Alleys: Front entry garages shall be allowed. Alleys will not be required with this development. Offset front entry with the garage door set back at least five feet behind the front of building face will not be required. Garage setback of twenty feet from property line will be required. "J" and "Swing" drives will not be required.
- G. Masonry Requirement: All elevations facing a dedicated street shall be a minimum of ninety (90) percent masonry excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents. All side and rear elevations not facing a dedicated street shall be a minimum of eighty (80) percent masonry excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.
- H. Additional Front Entry Mitigation: All front elevation shall contain a covered front porch with a minimum area of fifty (50) square feet with a minimum depth of five feet.
- I. Additional Front Entry Mitigation: Each garage shall incorporate at least two of the following architectural elements: sconce lighting, decorative banding or moldings, decorative overhangs above garage doors, window/openings on garage doors, eyebrow soldiers course over garage doors, decorative vent covers on gable above garage.
- J. Additional Front Entry Mitigation: Each garage shall incorporate at least one of the following architectural elements: two-car garage with split single doors, garage arches, detailed garage door designs with decorative brackets, carriage garage door appearance, columns flanking garage doors.
- K. Roof Design: Each dwelling unit must be constructed with a roof overhang of not less than twelve inches, as measured from the finished exterior building façade to the soffit.
- L. Lot Coverage: Building coverage shall not exceed seventy-five (75) percent of each platted lot.

- M. Key Lot Setback: A twenty (20) foot key lot side setback shall be reduced to fifteen (15) feet for Lot 26 along its southern boundary.
- N. Phase II. Phase II consists of Lot 16 and Lot 17. Phase II Reclamation: Lot 16 and Lot 17 in Phase II shall engage in a Floodway and Floodplain reclamation study that shall be submitted to and approved by FEMA. If reclamation is not successful in removing all Flood Plain and Floodway from Lot 16 and Lot 17, Lot 16 and Lot 17 are to become permanent green space owned and maintained by the Homeowners Association in perpetuity.
- O. Landscaping. Except as provided in these conditions, landscaping shall be in general conformity to the Landscape Plan in Exhibit D.
- P. Homeowners Association: A Homeowners Association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.
- Q. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences In HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.



NOTES

Landscape Tabulations
Garland Development Code
Section 437 Residential Development Landscaping

Single-Family Detached	REQUIRED	PROVIDED
Required Trees	92	92
	(46 lots*2)	

REPORT & MINUTES

P.C. Meeting, July 24, 2017

Consideration of the application of **Skorburg Company**, requesting approval of 1) a Planned Development amendment, 2) a Detail Plan for Dwelling, Single-Family Detached on a property zoned Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Dwelling Use, and 3) an Alley Waiver. This property is located on the north corner of East Centerville Road and South Country Club Road. (District 2) (File Z 17-23) (This item was postponed from the July 10, 2017 Plan Commission Meeting.)

The applicant Trey Walette, 8214 Westchester Drive, #710, Dallas, Texas 75225, provided an overview of the request and remained available for questions.

The applicant John Arnold, 8214 Westchester Drive, #710, Dallas, Texas 75225 identified the importance of the area and presented specific landscaping plans for the area around the gas line.

Jerry Carter, 2725 Country Valley Road, Garland, Texas, stated he is not speaking against the project; however, there is a need to begin lifting up the area and to do more than just the minimum standards as stated in the Garland Development Code.

Chairman Roberts expressed concern regarding the fifteen (15) foot side yards, preferred to have 50-70 percent of the homes over 2,000 square feet, additional upgrades to mimic the surrounding area, side and rear of the homes should be 80 percent masonry for clarification, and the proposal of three car garages. Also if development of lot 16 and lot 17 is not allowable, the possibility of creating a cul-de-sac for that street.

Commissioner Hedrick asked of staff if there is maximum number of homes allowed on a cul-de-sac.

Commissioner Dalton spoke in support of the request as presented to staff.

Motion was made by Commissioner Hedrick, seconded by Commissioner Dalton to close the public hearing and **approve** the request as recommended per staff with the requirement of 80 percent masonry on the sides and rears of the dwellings. **Motion carried: 5 Ayes, 1 Nay** from Chairman Roberts.

We did not receive any responses for this case.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.c.

Meeting Date: August 15, 2017

Item Title: Z 17-30 Reeyaz Thanawalla (District 3)

Submitted By: Isaac Williams, Development Planner

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District.

OWNER

Jestin Uthup and Shiny Uthup

PLAN COMMISSION RECOMMENDATION

On July 24, 2017, the Plan Commission by a vote of six (6) to zero (0) recommended approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District.

STAFF RECOMMENDATION

Staff recommends approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District.

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District for the development of a single-family detached dwelling community.

The properties immediately to the north of the subject site are currently zoned Single-Family-10 (SF-10). These properties, totaling approximately 2.48 acres, will ultimately be platted with the subject property to establish the site for the single-family development.

SITE DATA

The subject site contains approximately 5.45 acres and will have primary frontage from Bobtown Road. However, the applicant proposes to develop an extension of Blue Creek Drive through the development to Bobtown Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland.

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
2. The Single-Family-10 (SF-10) District is intended to provide for development of primarily low-density detached single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The applicant proposes to develop the site in a manner consistent with the stated purpose of the Single-Family-10 (SF-10) District and the surrounding residential development.
3. The Agricultural (AG) District requires a minimum lot size of 87,120 square feet for development with a minimum dwelling size of 1,100 square feet. Setbacks within the Agricultural (AG) Districts are much greater than the more urban residential districts and more reflective of a rural development pattern. Accordingly, residential development on agricultural land typically consists of homesteads on large tracts. Conversely, the Single-Family-10 (SF-10) District requires a minimum lot area of 10,000 square feet, a minimum dwelling size of 1,900 square feet and setbacks to accommodate a more dense development type.

Residential properties surrounding the subject site have developed on lot sizes between 0.15 acres and 5.15 acres. Large tract homesteads typically found on agricultural land represent a portion of the surrounding development; however, the current development pattern is indicative of urbanized residential growth. The proposed Change of Zoning to Single-Family-10 (SF-10) District supports the development pattern and is consistent with the surrounding residential development.

4. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
5. The single-family residential development is appropriate for this area and consistent with the Land Use Goals and Policies of Envision Garland 2030 Comprehensive Plan.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services.

The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between one and six dwelling units per acre); Single-Family 10 (SF-10) District yields approximately 4.3 units per acre.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential uses. Immediately to the north properties are developed with single-family residential uses within Agricultural (AG) and Single-Family-10 (SF-10) Districts. Property east of the site is zoned Planned Development 06-64 for Single-Family uses and developed as the Cypress Cove single-family residential neighborhood. Property west of the site is zoned Single-Family-7 (SF-7) District and developed as the Lake Crest Park single-family residential neighborhood. An approximately five (5) acre lot to the adjacent south is developed with a communication antenna (SUP 92-18). Property further south is zoned Planned Development (PD) 85-18 for single-family uses. Rezoning from Agricultural (AG) District is consistent with the intended transition from agricultural land to more urban land. Also while the Agricultural (AG) District is categorized as a residential district, the Single-Family-10 (SF-10) District supports a more flexible building and site design facilitating development that is more consistent with nearby zoning and development.

Due to the predominately residential nature of the surrounding area the request would not introduce any new uses or standards that may be incompatible with the surrounding area.

Attachments

Z 17-30 Location Map
Z 17-30 R&M
Z 17-30 Responses

REPORT & MINUTES

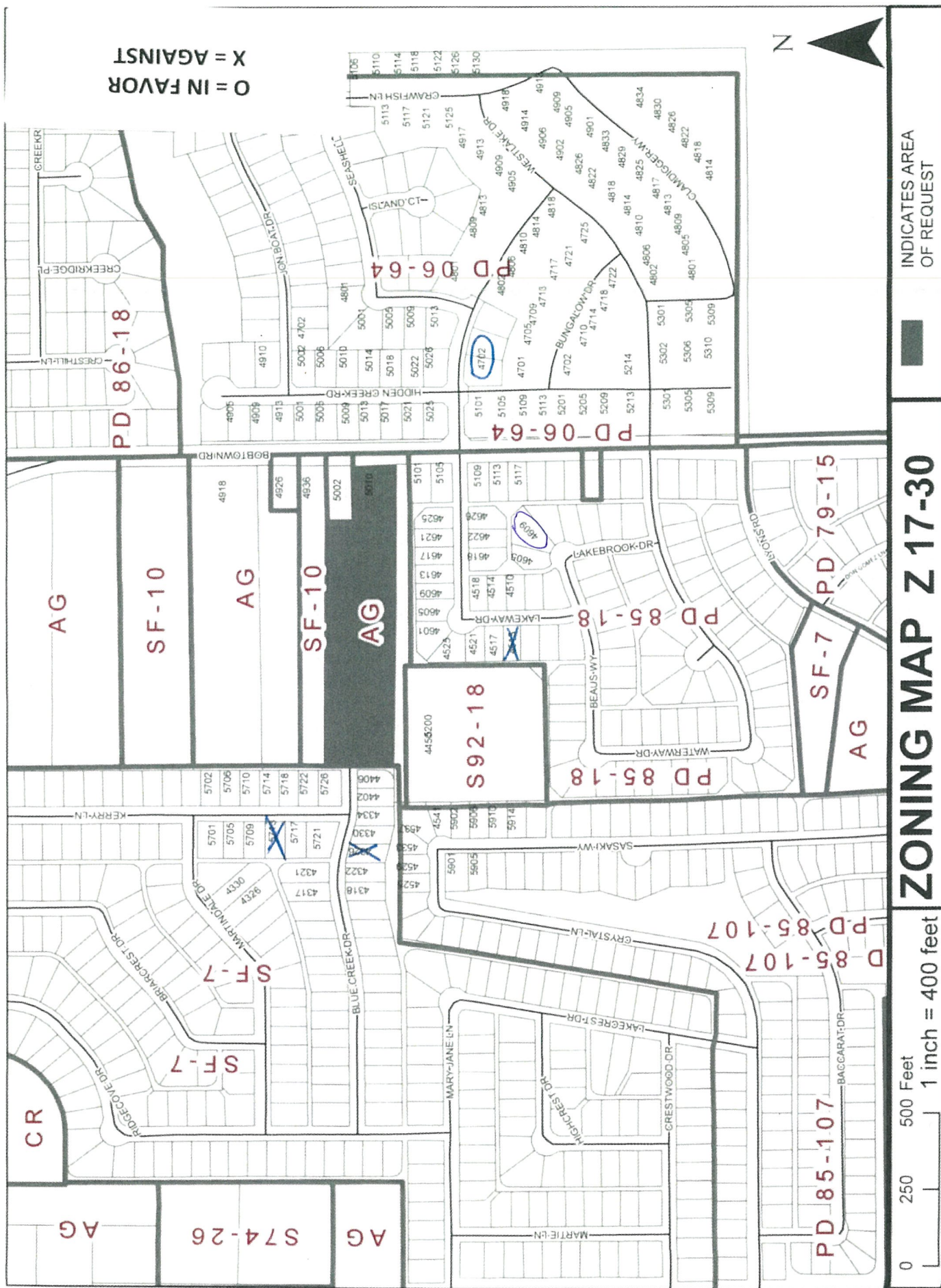
P.C. Meeting, July 24, 2017

Consideration of the application of **Reeyaz Thanawalla**, requesting approval of a Change in Zoning from Agriculture (AG) District to Single Family-10 (SF-10) District. This property is located at 5010 Bobtown Road. (District 3) (File Z 17-30)

The applicant Reeyaz Thanawalla, 1657 McGee Lane, Carrollton, Texas, provided an overview of the request and remained available for questions.

Commissioner Dalton asked if there were previously houses on the surrounding properties.

Motion was made by Commissioner Dalton, seconded by Commissioner O'Hara to **approve** the request per staff recommendation. **Motion carried: 6 Ayes, 0 Nays.**





GARLAND

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

July 12, 2017

HEARING DATE/TIME: Plan Commission: July 24, 2017 – 7:00 PM

APPLICANT: Reeyaz Thanawalla

File Z 17-30

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 24, 2017, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Reeyaz Thanawalla**, requesting a Change of Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 5.42-acre tract or parcel of land situated in the HENRY K. VALENTINE SURVEY, ABSTRACT NO. 1510, City of Garland, Dallas County, Texas, and being a part of a 5.00 acre tract of land as described in a Warranty Deed from Sam B. Dick, Jr. and James H. Goodson to Carl W. Clouse, dated December 14, 1965 and being recorded in Volume 719, Page 581 of the Deed Records of Dallas County, Texas, and also being a part of a tract of land as described in a Warranty Deed from Lena Lyons to Carl Wilson Clouse and Wanda L. Clouse, dated February 1, 1980 and recorded in Volume 80040, Page 1827 of the Deed Records of Dallas County, Texas, and also in a Deed from T. G. Brown and Jewell M. Brown to Carl Wilson Clouse and Wanda L. Clouse, dated February 1, 1980 and recorded in Volume 80041, Page 3546 of the Deed Records of Dallas County, Texas. This property is located at 5010 Bobtown Road, on the west side of Bobtown Road, approximately 165 feet northwest of the intersection of Bobtown Road and Lakeway Drive Road. (District 3)

Note: The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District for single-family detached dwelling development.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Isaac Williams at 972-205-2459.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:



GARLAND

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

July 12, 2017

HEARING DATE/TIME: Plan Commission: July 24, 2017 – 7:00 PM

APPLICANT: Reeyaz Thanawalla

File Z 17-30

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BEING an approximate 5.42-acre tract or parcel of land situated in the HENRY K. VALENTINE SURVEY, ABSTRACT NO. 1510, City of Garland, Dallas County, Texas, and being a part of a 5.00 acre tract of land as described in a Warranty Deed from Sam B. Dick, Jr. and James H. Goodson to Carl W. Clouse, dated December 14, 1965 and being recorded in Volume 719, Page 581 of the Deed Records of Dallas County, Texas, and also being a part of a tract of land as described in a Warranty Deed from Lena Lyons to Carl Wilson Clouse and Wanda L. Clouse, dated February 1, 1980 and recorded in Volume 80040, Page 1827 of the Deed Records of Dallas County, Texas, and also in a Deed from T. G. Brown and Jewell M. Brown to Carl Wilson Clouse and Wanda L. Clouse, dated February 1, 1980 and recorded in Volume 80041, Page 3546 of the Deed Records of Dallas County, Texas. This property is located at 5010 Bobtown Road, on the west side of Bobtown Road, approximately 165 feet northwest of the intersection of Bobtown Road and Lakeway Drive Road. (District 3)

Note: The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District for single-family detached dwelling development.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Isaac Williams at 972-205-2459.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:



GARLAND

July 12, 2017

HEARING DATE/TIME: Plan Commission: July 24, 2017 – 7:00 PM

APPLICANT: Reeyaz Thanawalla

File Z 17-30

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 24, 2017, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Reeyaz Thanawalla**, requesting a Change of Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 5.42-acre tract or parcel of land situated in the HENRY K. VALENTINE SURVEY, ABSTRACT NO. 1510, City of Garland, Dallas County, Texas, and being a part of a 5.00 acre tract of land as described in a Warranty Deed from Sam B. Dick, Jr. and James H. Goodson to Carl W. Clouse, dated December 14, 1985 and being recorded in Volume 719, Page 581 of the Deed Records of Dallas County, Texas, and also being a part of a tract of land as described in a Warranty Deed from Lena Lyons to Carl Wilson Clouse and Wanda L. Clouse, dated February 1, 1980 and recorded in Volume 80040, Page 1827 of the Deed Records of Dallas County, Texas, and also in a Deed from T. G. Brown and Jewell M. Brown to Carl Wilson Clouse and Wanda L. Clouse, dated February 1, 1980 and recorded in Volume 80041, Page 3546 of the Deed Records of Dallas County, Texas. This property is located at 5010 Bobtown Road, on the west side of Bobtown Road, approximately 185 feet northwest of the intersection of Bobtown Road and Lakeway Drive Road. (District 3)

Note: The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District for single-family detached dwelling development.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Isaac Williams at 972-205-2459.
(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

The roads are overcrowded now - Bobtown-Eion intersection is

(Please complete the following information)

Your Property Address

Joseph D. Stanley

Printed Name

5713 KERRY LN

Address

Garland TX

City, State

75043

Zip

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

[Signature]

Signature

Title

Owner

Date: *7-15-17*

Allmendinger, Tracy

From: sreames@tx.rr.com
Sent: Tuesday, July 18, 2017 11:42 AM
To: Planning Group
Subject: file Z 17-30

I am opposed to the request

Property Address

4326 Blue Creek Dr.

Name

Hazel M. Walker

4326 Blue Creek Dr.

Garland, TX. 75043

Title

Homeowner

Date

07.18.2017

Some land just needs to be left alone.

Thank You



GARLAND

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

July 12, 2017

HEARING DATE/TIME: Plan Commission: July 24, 2017 – 7:00 PM

APPLICANT: Reeyaz Thanawalla

File Z 17-30

Dear Property Owner:

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BEING an approximate 5.42-acre tract or parcel of land situated in the HENRY K. VALENTINE SURVEY, ABSTRACT NO. 1510, City of Garland, Dallas County, Texas, and being a part of a 5.00 acre tract of land as described in a Warranty Deed from Sam B. Dick, Jr. and James H. Goodson to Carl W. Clouse, dated December 14, 1965 and being recorded in Volume 719, Page 581 of the Deed Records of Dallas County, Texas, and also being a part of a tract of land as described in a Warranty Deed from Lena Lyons to Carl Wilson Clouse and Wanda L. Clouse, dated February 1, 1980 and recorded in Volume 80040, Page 1827 of the Deed Records of Dallas County, Texas, and also in a Deed from T. G. Brown and Jewell M. Brown to Carl Wilson Clouse and Wanda L. Clouse, dated February 1, 1980 and recorded in Volume 80041, Page 3546 of the Deed Records of Dallas County, Texas. This property is located at 5010 Bobtown Road, on the west side of Bobtown Road, approximately 165 feet northwest of the intersection of Bobtown Road and Lakeway Drive Road. (District 3)

Note: The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District for single-family detached dwelling development.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Isaac Williams at 972-205-2459.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

as long as it stays single family, I am in favor.

(Please complete the following information)

Your Property Address

Jacqueline Parker

Printed Name

4609 Beaus Way

Address

Garland, Tx.

City, State

75043

Zip

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

Signature

Jacqueline Parker

Title

Date:

7/29/17



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.d.

Meeting Date: August 15, 2017

Item Title: Z 17-31 Balcones Urban, LLC (District 7)

Submitted By: Isaac Williams, Development Planner

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District.

OWNER

Horst Reetz

PLAN COMMISSION RECOMMENDATION

On July 10, 2017, the Plan Commission by a vote of seven (7) to zero (0) recommended approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District.

STAFF RECOMMENDATION

Staff recommends approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District.

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District for the development of a single-family detached dwelling community. The subject site contains approximately 7.05 acres.

On August 1, 2017 the City Council postponed the request to the August 15, 2017 City Council meeting per the applicant's request.

SITE DATA

The subject site will have primary access from Holford Road. However, the 2015 Garland Thoroughfare Plan reflects an extension of Mapleridge Drive as a two-lane minor collector through the subject site. The expected Mapleridge Drive alignment is intended to form a southern boundary between the adjacent Spring Creek Forest Preserve and the proposed residential development.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland.

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
2. The Single-Family-7 (SF-7) District is intended to provide for development of primarily low-density detached single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The applicant proposes to develop the site in a manner consistent with the stated purpose of the Single-Family-7 (SF-7) District and the surrounding residential development.

The Agricultural (AG) District requires a minimum lot size of 87,120 square feet for development with a minimum dwelling size of 1,100 square feet. Setbacks within the Agricultural (AG) Districts are much greater than more urban residential districts and more reflective of a rural development pattern. Accordingly, residential development on agricultural land typically consists of homesteads on large tracts. Large tract homesteads are inconsistent with the established residential development pattern of the surrounding area. Comparatively, the Single-Family-7 (SF-7) District requires a minimum lot area of 7,000 square feet, a minimum dwelling size of 1,500 square feet and setbacks to accommodate more a more dense development type. Residential properties surrounding the subject site have developed on lot sizes between 7,000 and 10,000 square feet similar to the development proposed. Single-Family-7 (SF-7) zoning standards are consistent with the surrounding residential development.

3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for development of single-family residential uses in the area. The request is consistent with the Land Use Goals and Policies of Envision Garland 2030 Comprehensive Plan.

COMPREHENSIVE PLAN

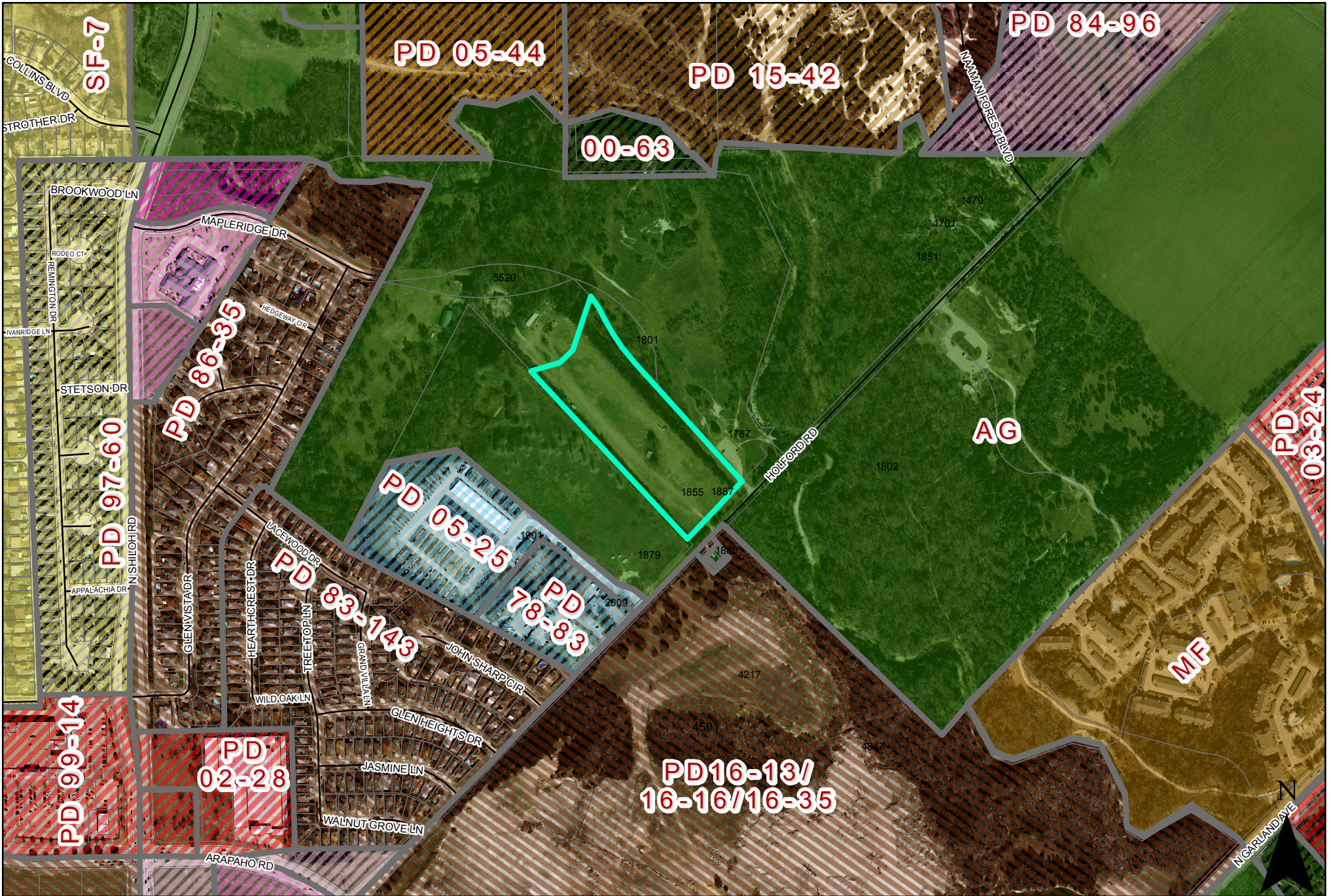
The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential and park uses. To the southwest, properties are developed with single-family residential uses within the Planned Development (PD) District 86-35. Property north and east of the site is zoned Agricultural (AG) District and developed as park and open space land dedicated to the Spring Creek Forest Preserve. Immediately to the south is undeveloped property and a City of Garland Fire Station, all zoned Agriculture (AG) District. Nearby there are existing residential developments; therefore, the request would not introduce any new uses that may be incompatible with the surrounding area.

Attachments

Z 17-31 Location Map
Z 17-31 R&M
Z 17-31 Responses



0 250 500 Feet

1 inch = 543 feet

ZONING MAP Z 17-31



INDICATES AREA
OF REQUEST

REPORT & MINUTES

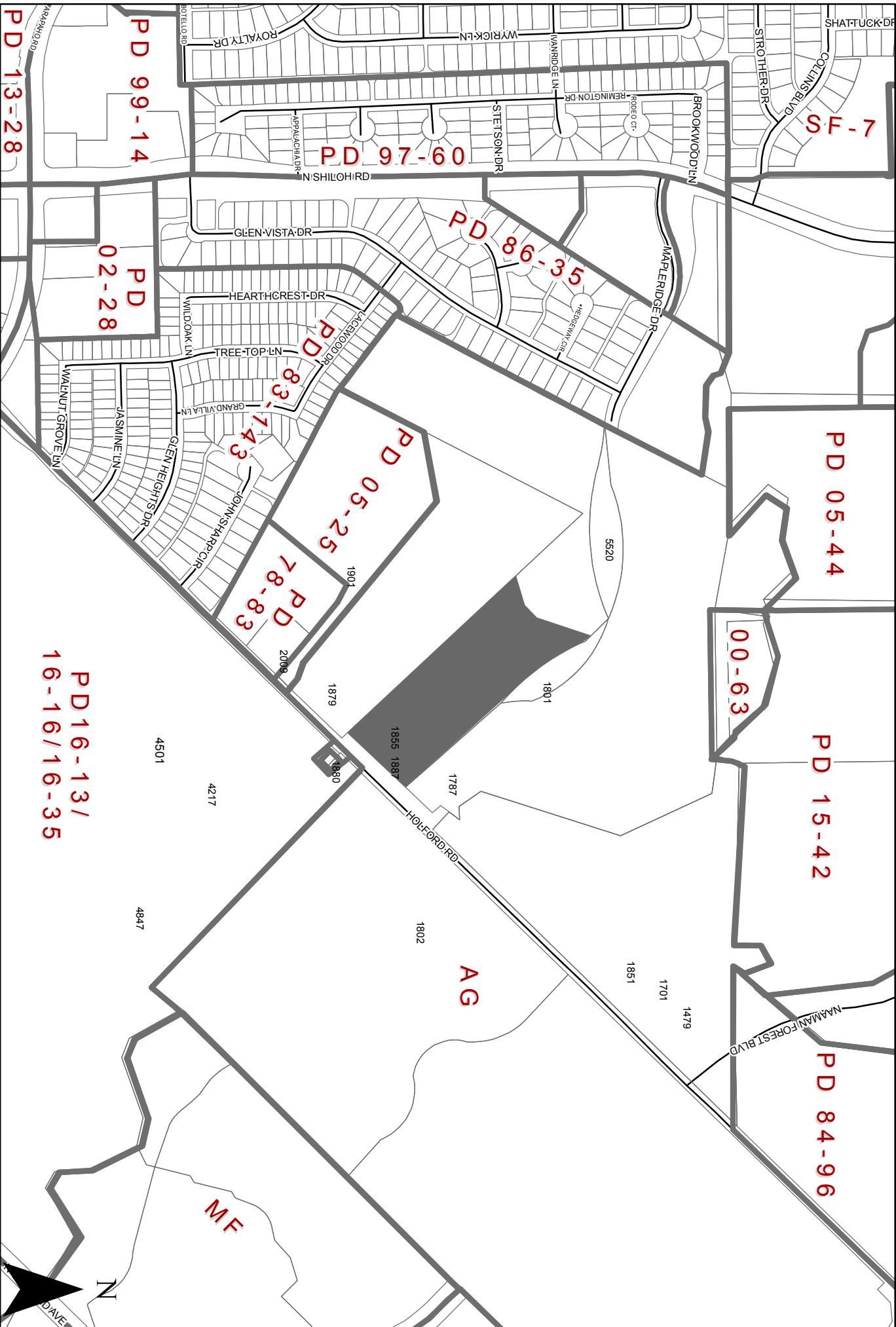
P.C. Meeting, July 10, 2017

Consideration of the application of Balcones Urban, LLC, requesting approval of a Change in Zoning from Agriculture (AG) District to Single-Family-7 (SF-7) District for Single-Family Detached Dwelling Use. This property is located at 1855 Holford Road. (District 7) (File Z 17-31)

Representing the applicant Bill Dahlstrom, 2323 Ross Avenue, Ste. 600 Dallas, Texas, 75201 was available for questions.

Chairman Roberts inquired if a builder has been designated for the development of this site.

Motion was made by Commissioner Hedrick, seconded by Commissioner Ott to approve the request per staff recommendation.
Motion carried: 7 Ayes, 0 Nays.



ZONING MAP Z 17-31

INDICATES AREA
OF REQUEST

We did not receive any responses for this case.



GARLAND

City Council Regular Session Agenda

Meeting Date: August 15, 2017

Item Title: Boards & Commission Appointment

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Mayor Pro Tem David Gibbons

- Jon W. Six - Downtown TIF Board
 - William (Bill) Swisher - I-30 TIF Board
-

Attachments

Jon W. Six - Downtown TIF Board

William (Bill) Swisher - I-30 TIF Board



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUL 14 2017
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: June 8, 2017

Name: Jon W Six

Phone:

(Home)

Address: 6001 Murphy Rd

Phone:

(Other)

City, State, Zip: Garland, TX 75048

Email:

Resident of Garland for 63 years

Resident of Texas for 63 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.

Garland business owner since 1979.

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

Charter Review

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

Jaycess, Noon Exchange Club

What is your educational background?

Texas Tech University, 1973 bachelor degree

What is your occupational experience?

CPA since 1979

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

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

TIF BOARD

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Disclosure Form Filed

Revised 03/2017



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 8-10-2017

Name: William (Bill) Swisher Phone: [REDACTED] (Home)

Address: 4422 Scenic Cir Phone: [REDACTED] (Other)

City, State, Zip: Garland, Tx. 75043 Email: [REDACTED]

Resident of Garland for 30 years Resident of Texas for 33 years

Dallas County Voter Registration Number _____ 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:		
☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☒ TIF Board (South)
☐ Building and Fire Codes Board	☐ Garland Youth Council **	☐ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Property Standards Board	☐ Plan Commission *
☐ Community Multicultural Commission	☐ Library Board	☐ Plumbing and Mechanical Codes Board
☐ Electrical Board		☐ Senior Citizens Advisory Committee

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☐

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Disclosure Form Filed _____

Hayden Sullivan

Revised 03/2017



GARLAND

City Council Regular Session Agenda

Meeting Date: August 15, 2017

Item Title: Boards & Commission Appointment

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Anita Goebel

- Marie Purser - Downtown TIF Board & I-30 TIF Board
-

Attachments

Marie Purser - Downtown TIF Board



GARLAND

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CITY OF GARLAND
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CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 20, 2017

Name: Marie Purser

Phone: [REDACTED]

(Home)

Address: 1418 Quail Crest Drive

Phone: _____

(Other)

City, State, Zip: Garland, Texas 75040

Email: [REDACTED]

Resident of Garland for 28 years

Resident of Texas for 39 years

Dallas County Voter Registration Number [REDACTED]

Garland City Council District Number 2

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

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

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

Leadership Garland Graduate.

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

2014-2017 - TIF Downtown Garland and South Garland - Boards and Commissions (TIF) Tax Incremental

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

List attached: Leadership Garland, Board of Directors Good Samaritans of Garland, Sponsor for 2016-2017 GISD

What is your educational background?

Realtor, Small Business owner, 6 years of college and other.

What is your occupational experience?

Commercial and Residential Real Estate and Small Business Owner.

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

DocuSigned by:

Marie Purser

7/20/2017

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

___ Board of Adjustment

___ Building and Fire Codes Board

___ Citizens Environmental and Neighborhood Advisory Committee

___ Community Multicultural Commission

___ Electrical Board

1) Downtown Tax Incremental Finance 2) I-30 Tax Incremental Finance. 3) Both TIFs

___ Garland Cultural Arts Commission

___ Garland Youth Council **

___ Property Standards Board

___ Library Board

___ Parks and Recreation Board

___ Plan Commission *

___ Plumbing and Mechanical Codes Board

___ Senior Citizens Advisory Committee

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Utility Account Status

CSO Suit/Claim Filed

Clerk Signature & Date

Current ☒

Current ☒

Yes ___ No ☒

Past Due ___

Past Due ___

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

Revised 03/2017



GARLAND

City Council Regular Session Agenda

Meeting Date: August 15, 2017

Item Title: Boards & Commission Appointment

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Jerry Nickerson

- Jerry DeFeo - Board of Adjustment
 - Calvin Nichols - Building and Fire Codes Board
 - Robert Burns - Citizens Environmental and Neighborhood Advisory Committee
 - Jason Rodriguez - Community Multicultural Commission
 - Deanne Driver - Garland Cultural Arts Commission
 - Jena Bjornson - Property Standards Board
 - Melissa Barnett - Library Board
 - Lisa Roark - Parks and Recreation Board
 - Preston Edwards - Plan Commission
 - Shondrieka Turman - Senior Citizens Advisory Committee
 - Wesley Johnson - Downtown TIF Board
-

Attachments

Jerry DeFeo - Board of Adjustment

Calvin Nichols - Building and Fire Codes Board

Robert Burns - Citizens Environmental and Neighborhood Advisory Committee

Jason Rodriguez - Community Multicultural Commission

Deanne Driver - Garland Cultural Arts Commission

Jena Bjornson - Property Standards Board

Melissa Barnett - Library Board

Lisa Roark - Parks and Recreation Board

Preston Edwards - Plan Commission

Shondrieka Turman - Senior Citizens Advisory Committee

Wesley Johnson - Downtown TIF Board



GARLAND

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CITY OF GARLAND
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JUL 14 2017

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: JULY 9, 2017

Name: JERRY J. DEFEO

Phone:

[REDACTED]

(Home)

Address: 1806 EASTERN HILLS

Phone:

[REDACTED]

(Other)

City, State, Zip: GARLAND 75043

Email:

[REDACTED]

Resident of Garland for 48 years

Resident of Texas for 49 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.

HAVE SERVED ON BD OF ADJ AS VICE-CHAIR - SURVEYING EXP
DESIGN + BUILD HOMES + LIGHT COMMERCIAL

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

BOARD OF ADJUSTMENT 1992 TO PRESENT
SOUTH GARLAND DEVELOPMENT COMAN 1991

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

NOON EXCHANGE CLUB OFFICER/MEMBER - CHAIR GARLAND LABOR DAY
NEW BEGINNING CENTER BOARD MEMBER FRIENDS OF SOUTH GARLAND PARADE
FIRST UNITED METHODIST CHURCH PAST MEMBER/Now LIVING HOPE BAPTIST CHURCH

What is your educational background?

BA ENGINEERING-CONSTRUCTION MGT - UT ARLINGTON
MULTIPLE GRADUATE COURSES

What is your occupational experience?

SURVEYOR MATERIALS MGR PURCHASING AGENT/MGR
HOME DESIGN + BUILD SWIMMING POOL DESIGN + BUILD
LIGHT COMMERCIAL DESIGN + BUILD FACILITIES MGR WESTERN ELECTRIC

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

[Signature]

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

☒ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒
[Signature]

Date Notified _____

Disclosure Form Filed _____

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GARLAND

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JUN 12 2017

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 6/6/17

Name: CALVIN NICHOLS Phone: [REDACTED] (Home)

Address: 2401 NORTHRIDGE DR Phone: [REDACTED] (Other)

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

Resident of Garland for 18 years Resident of Texas for 55 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.

20YRS AS A FIRE INSPECTOR, 10YRS AS AN ARSON/FIRE INVESTIGATOR
10YRS ADJUNCT INSTRUCTOR IN CARPENTRY AT NORTHLAKE COLLEGE
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.

VOLUNTEER WITH GOOD SAMARITANS OF GARLAND, GARLAND CODE CARES AND GARLAND POSSIBILITIES, SIERRA CLUB MEMBER
What is your educational background?

COLLEGE DEGREE IN INDUSTRIAL ARTS. CONTINUED STUDY IN COMPUTER AID DESIGN

What is your occupational experience? INDUSTRIAL ENGINEER AT YOUNG CORP. 1 YR
NUMERICAL CONTROL PROGRAMMER AT STILES CORP, ADJUNCT INSTRUCTOR
NORTHLAKE COLLEGE 10YRS, 30YRS DALLAS FIRE-RESCUE.

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

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

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current Y Past Due
Current Y Past Due

CSO Suit/Claim Filed
Clerk Signature & Date

Yes No
Henry Sullivan

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed



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: June 2, 2017

Name: Robert Bruns

Phone: [REDACTED]

(Home)

Address: 1800 Country Club Cir.

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 75043

Email: [REDACTED]

Resident of Garland for 22 years

Resident of Texas for 22 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.

Chairman of the Board Hilltop United Methodist Church

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.

- Hosted over 20 Public Electronics Recycling Events

- Hosted a fund raising event for State Representative Cindy Burkett

What is your educational background?

Some College

What is your occupational experience?

Own and Operate a electronics recycling company

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

[Signature]

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

☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Building and Fire Codes Board	☐ Garland Youth Council **	☒ 3 Plan Commission *
☒ 1 Citizens Environmental and Neighborhood Advisory Committee	☒ 2 Property Standards Board	☐ Plumbing and Mechanical Codes Board
☐ Community Multicultural Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Electrical Board	* Plan Commission members must live in district ** Garland Youth Council has a separate application	

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Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due
Past Due

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

[Signature]

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CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 5/3/2017

Name: Jason Rodriguez

Phone: [REDACTED]

(Home)

Address: 4110 Stone Haven Dr.

Phone: _____

(Other)

City, State, Zip: Garland, TX, 75043

Email: [REDACTED]

Resident of Garland for 1y9m years

Resident of Texas for 37 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.

Currently serve on our HOA Board as the Vice President.

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

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

What is your educational background?

Bachelors Degree from SMU

What is your occupational experience?

IT Director

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

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

1 ☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

1st ☒ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

2nd ☐ 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

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Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐

No ☒

Date Notified _____

Disclosure Form Filed _____

Maya Sullivan

Revised 03/2017



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: 6-15-17

Name: Deanne Drivel Phone: [REDACTED]

✓ Address: 1401 Seminary Ridge Phone: [REDACTED]

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

Resident of Garland for 62 years Resident of Texas for 62 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. danced with Harkness Ballet NY, Dallas Ballet, Garland Summer Musicals

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

QCAC 1989-present

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

New Beginning Ctr. Noon Exchange Club FUMC - Garland

What is your educational background? BA. SMU, magna cum laude

What is your occupational experience? professional ballet dancer, sales mgr & service @ SF Insurance

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

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

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒ Past Due ☐
Current ☒ Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Maureen Sullivan



GARLAND

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CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 6/5/17

Name: Jena Bjornson Phone: [REDACTED] (Home)

✓ Address: 3106 Club Meadow Dr Phone: [REDACTED] (Other)

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

Resident of Garland for 7 years Resident of Texas for 18 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.

I currently work for a real estate private equity fund which must consider community planning in its underwriting process.

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.

Member of Texas Wall Street Women

OSU Women's Council Dallas

What is your educational background?

I have a B.S. degree from Oklahoma State University 1995.

What is your occupational experience?

Hudson Advisors/Lone Star Funds-2012-present

Walker Smith Advisors-2012

Blue River Partners-2011

Carlson Capital 2008-2011

Highland Capital Management 2007-2008

1st Global Capital Corp.-1998-2007

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

Jena A. Bjornson

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

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Disclosure Form Filed _____

Clayton Seelmann

Revised 03/2017



GARLAND

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CITY OF GARLAND
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JUN 12 2017
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 6/2/2017

Name: Melissa Barnett Phone: _____ (Home)

Address: 3601 Clover Meadow Phone: _____ (Other)

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

Resident of Garland for 50 years Resident of Texas for 55 years

Dallas County Voter Registration Number _____ 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. I have a bachelors degree in Literature, I have 10 hrs toward masters in Library Science. I have served on Library board previously.

If you have previously served on a City Board or Commission, please specify and list dates of service.
City of Garland Library Board 2000-2007

List civic or community endeavors with which you have been involved.
City of Garland PTA Membership coordinator
PTA President.

What is your educational background?
BSED - American Literature/History

What is your occupational experience? I did an internship for my masters degree at the UNT Library. I have worked as a volunteer in the G.I.S.D. library systems

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

Melissa Barnett
Signature of Applicant

Board or Commission of first, second, and third choice:		
☐ Board of Adjustment	<u>2</u> ☒ Garland Cultural Arts Commission	<u>3</u> ☒ 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	<u>1</u> ☒ 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 _____	Date Appointed _____
Utility Account Status	Current ☒	Past Due _____	Appointed By _____
CSO Suit/Claim Filed	Yes _____ No ☒		Date Notified _____
Clerk Signature & Date	<u>Layna Sellman</u>		Disclosure Form Filed _____



GARLAND

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CITY OF GARLAND
RECEIVED
JUL 06 2017
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 1, 2017

Name: Lisa Roark

Phone: [REDACTED]

(Home)

Address: 2313 Tiffany Ct.

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 75043

Email: [REDACTED]

Resident of Garland for 14 years

Resident of Texas for 34 years

Dallas County Voter Registration Number [REDACTED]

and 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.

- 15 years managing teams, profit + loss, training, and client service.
- Passion for helping our neighbors in need, as well as the environment

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.

- S.O. V.L. Church - clothing + feeding Dallas' homeless
- Dallas Life - homeless outreach
- North Texas Food Bank - client help, food distribution

(see resume)

What is your educational background?

- Certified in Holistic Nutrition and Urban Farming by Southwest Institute of Healing Arts

What is your occupational experience?

- 15 years retail management and corporate training
- Small business owner / urban farmer since 2015

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

[Signature]

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

2 Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

1 Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

3 Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

[Signature: L. Sullivan]

Date Notified _____

Disclosure Form Filed _____

Revised 03/2017



GARLAND

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CITY OF GARLAND
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JUN 19 2017
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 6-13-17

Name: Preston Edwards Phone: [REDACTED] (Home)

Address: 1005 Seminary Ridge Phone: [REDACTED] (Other)

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

Resident of Garland for 59 years Resident of Texas for 73 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.

City Council member - District 3 2007-2013

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

South Garland Plan Implementation Committee - 1997
Housing Standards Board
Ad Hoc Committee - Rental Properties

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

First Baptist Garland - Deacon
Masonic Lodge
Community Parent Advisory Committee - Carver Elementary

What is your educational background?

HS

What is your occupational experience?

Professional
Barber - 54 yrs
Retired

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

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

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status Current Date Appointed 6-13-17
 Utility Account Status Current Appointed By [Signature]
 CSO Suit/Claim Filed No Date Notified [Signature]
 Clerk Signature & Date [Signature]



GARLAND

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CITY OF GARLAND
RECEIVED
JUL 06 2017
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 06/09/17

Name: Shondrieka Turman

Phone: _____

(Home)

Address: 4370 Point Blvd #116

Phone: _____

(Other)

City, State, Zip: Garland, TX 75043

Email: _____

Resident of Garland for 6 years

Resident of Texas for 16 years

Dallas County Voter Registration Number _____

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.

Caregiver for my grandmother for 5 years; project management & problem solving skills - work

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

NA

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

I volunteered with a center that provided counseling services to women affected by domestic violence.

What is your educational background?

Bachelor's Biochemistry

What is your occupational experience?

Quality Control, QA, Quality & Regulatory Manager - Cosmetics & Beauty Industry

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

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

☒ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☒ Community Multicultural Commission

☐ Library Board

☒ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒ Past Due ☒
Current ☒ Past Due ☒

Past Due ☒ Past Due ☒

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☒ No ☒

Date Notified _____

Revised 02/01



GARLAND

TEXAS MADE HERE

Application for City of Garland Charter Review Committee

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

Please Type or Print Clearly:

Date: 10 July 2017

Name: Wesley Johnson

Phone:

[Redacted]

(Home)

Address: 3007 Bluffview Drive

Phone:

[Redacted]

(Other)

City, State, Zip: Garland, Texas 75043

Email:

[Redacted]

Resident of Garland for 25 years

Resident of Texas for 38 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.

Citizen homeowner in Garland 25 years, licensed Texas lawyer 34 years, Leadership Garland graduate.

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.

See answer to "experience" question above and resume attached.

What is your educational background?

High school diploma, BA, JD

What is your occupational experience?

Lawyer 34 years, concerned citizen.

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

Wesley Johnson

FOR OFFICE USE ONLY

Date Appointed _____

Ad Valorem Tax Status
Utility Account Status

Current

Current

Yes

Past Due

Past Due

No

Appointed By _____

Date Notified _____

CSO Suit/Claim Filed
Clerk Signature & Date

Disclosure Form Filed _____



GARLAND

City Council Regular Session Agenda

Meeting Date: August 15, 2017

Item Title: Boards & Commission Appointment

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member B.J. Williams

- Robert (Bob) Duckworth - Downtown TIF Board
 - Joseph Vu - I-30 TIF Board
-

Attachments

Robert (Bob) Duckworth - Downtown TIF Board

Joseph Vu - I-30 TIF Board



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 21, 2017

Name: Robert (Bob) Duckworth

Phone:

[Redacted]

(Home)

Address: 909 Wakefield

Phone:

[Redacted]

(Other)

City, State, Zip: Garland, Texas 75040

Email:

[Redacted]

Resident of Garland for 55 years

Resident of Texas for 73 years

Dallas County Voter Registration Number

[Redacted]

Garland City Council District Number 8

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

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

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

Currently serve on the Downtown TIF Committee

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

Currently serve on DTIF, Served on Bond Study Committee several years ago.

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

2016-17 Pres. Garland Host Lions Club, Director/AD Hope Clinic, Director North Texas Rehabilitation

What is your educational background?

Graduated HS in 1962, Southwestern Graduate School of Banking @SMU 1987.

What is your occupational experience?

Worked in the Banking industry for almost 50 years in the Garland community.

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

[Signature]

Board or Commission of first, second, and third choice:		
☐ Board of Adjustment	☒ Downtown TIF Committee	☐ 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
☐ Community Multicultural Commission	☐ Property Standards Board	☐ Senior Citizens Advisory Committee
☐ Electrical Board	☐ Library Board	

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Disclosure Form Filed _____

[Signature] 7/24



Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 7/10/2017

Name: Joseph Vu

Phone: _____

(Home)

Address: 510 Ridgedale Drive

Phone: _____

(Other)

City, State, Zip: Garland, TX 75041

Email: _____

Resident of Garland for 4 years

Resident of Texas for 30 years

Dallas County Voter Registration Number _____

Garland City Council District Number 5

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

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

Please list any experience that qualifies you to serve in the areas you have indicated.
Experience with redevelopment brownfield initiatives, environmental industry and budgeting.

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.

Part Time Adjunct Professor Environmental Science Richland DCCCD, 10 year Highschool Small Group Leader for Church,

What is your educational background?

BS - Geoscience MS - Environmental Science, Professional Geoscientist 11/2016 - Present

What is your occupational experience?

10 Years Environmental Industry (7 yrs consulting, 3 yrs local government)

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


Signature of Applicant
Tiff Board

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Housing Standards Board

☐ Community Multicultural Commission

☐ Library Board

☐ Electrical Board

* Plan Commission members must live in district

** Garland Youth Council has a separate application

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Plumbing and Mechanical Codes Board

☐ Senior Citizens Advisory Committee

Return completed application to:

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

Revised 03 2015

Utilities: Current ms
Taxes: Current ms
Claims: none ms



GARLAND

City Council Regular Session Agenda

Meeting Date: August 15, 2017

Item Title: Boards & Commission Appointment

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Rich Aubin

- Cary Hodson - Downtown TIF Board
 - Tom Jefferies - I-30 TIF Board
-

Attachments

Cary Hodson - Downtown TIF Board

Tom Jefferies - I-30 TIF Board



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: 7/17/17

Name: Cary Hodson

Phone: [REDACTED]

(Home)

Address: 1219 Saturn Springs

Phone: _____

(Other)

City, State, Zip: Garland TX 75041

Email: [REDACTED]

Resident of Garland for 15+ years

Resident of Texas for 31 years

Dallas County Voter Registration Number [REDACTED]

Garland City Council District Number 5

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

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

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

Business and Property owner in Downtown Garland

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

I have not yet served on a City Board, but would like to be considered for the Downtown Garland TIF

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

Served as Orchard Hills Neighborhood Association Co-Chair

What is your educational background?

South Garland High School. Associates Degree from Austin Community College

What is your occupational experience?

Real Estate, Building Inspections/Material Testing, Furniture Maker/Designer, Restaurant/Brewery Owner

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

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due _____
Past Due _____

Date Appointed _____

Appointed By _____

Date Notified _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes _____ No ☒

972-205-2810

I-30 TIFF



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 8/2/17Name: TOM JEFFERIES Phone: _____Address: 1606 HEXINGTON DR Phone: _____ (Home)City, State, Zip: 75041 Email: _____Resident of Garland for 49 years Resident of Texas for 49 yearsDallas County Voter Registration Number _____ Garland City Council District Number 5Have you ever been convicted of a felony? ☐ Yes ☒ NoHave 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.

81-85 PLAN COM 87-91 # 06 TO COMMITTEE TO A R
85-89 COUNCIL

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

What is your educational background?

BBA Accounting CPA

What is your occupational experience?

CPA / Residential Construction

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

Signature of Applicant

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

☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Building and Fire Codes Board	☐ Garland Youth Council **	☐ Plan Commission *
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ Property Standards Board	☐ Plumbing and Mechanical Codes Board
☐ Community Multicultural Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Electrical Board		

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account StatusCurrent ☒
CurrentPast Due _____
Past Due

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & DateYes _____ No ☒

Date Notified _____

Disclosure Form Filed _____

Revised 03/2017



GARLAND

City Council Regular Session Agenda

Meeting Date: August 15, 2017

Item Title: Boards & Commission Appointment

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Robert Vera

- Fran Brown - Citizens Environmental and Neighborhood Advisory Committee
 - Perry Don Starkey - Parks and Recreation Board
-

Attachments

Fran Brown - Citizens Environmental and Neighborhood Advisory Committee

Perry Don Starkey - Parks and Recreation Board



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: 07-28-17

Name: FRAN GROVE BROWN ^{BROWN} Phone: [REDACTED] (Home)

Address: 550 SANTA CRUZ Phone: [REDACTED] (Other)

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

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

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

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

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

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

BEEN ON CENAC BOARD FOR YEARS

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

CENAC - YEARS?

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

POLICE ALUMI FIRE ALUMI FIREALUMI BOARD CRIME STOPPERS

What is your educational background?

COMPUTERS - RICHLAND COLLEGE

What is your occupational experience?

APT. MGR. 40 YEARS

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

[Signature]

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

☒ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

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
Clerk Signature & Date

Yes ☐ No ☒

Date Notified 7/28

[Signature]

Disclosure Form Filed

Revised 03/2017



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: 27 July 2017

Name: Perry Don Starkey

Phone:

Address: 4622 Ancilla Drive

Phone:

City, State, Zip: Garland, TX 75042

Email:

Resident of Garland for 54 years

Resident of Texas for 59 years

Dallas County Voter Registration Number

Garland City Council District Number 6

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

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

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

Served 20 years as coach and board member for Garland Soccer Association.

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

Began Parks Advisory Board in September 2014

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

Served on Board of Directors for youth soccer association as Facility & Equipment Director

What is your educational background?

Associate Degree

What is your occupational experience?

41 years with Texas Instruments, Inc. as an equipment technician.

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

Perry Don Starkey

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

☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Building and Fire Codes Board	☐ Garland Youth Council **	☐ Plan Commission *
☐ Citizens Recreation and Neighborhood Advisory Committee	☐ Property Standards Board	☐ Plumbing and Mechanical Codes Board
☐ Community Multicultural Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Electrical Board		

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current
Current

Past Due
Past Due

Date Appointed

Appointed By

CSO Suit Claim Filed
Clerk Signature & Date

Yes
No

Date Notified

Disclosure Form Filed

Laura Sullivan 7/28

Revised 03/2017



GARLAND

City Council Regular Session Agenda

Meeting Date: August 15, 2017

Item Title: Boards & Commission Appointment

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Scott LeMay

- Susan L. Nye - Board of Adjustment
 - Martha Melaku - Property Standards Board
 - Terri Chepregi - Library Board
 - David Parrish - Parks and Recreation Board
 - Dylan Hedrick - Plan Commission
 - Reba Collins - Citizens Environmental and Neighborhood Advisory Committee
-

Attachments

Susan L. Nye - Board of Adjustment

Martha Melaku - Property Standards Board

Terri Chepregi - Library Board

David Arthur Parrish - Parks and Recreation Board

Dylan Hedrick - Plan Commission

Reba Ann Collins - Citizens Environmental and Neighborhood Advisory Committee



GARLAND

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CITY OF GARLAND
RECEIVED
JUL 26 2017
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 7/8/17

Name: JUSAN L NYE Phone: [REDACTED] (Home)

Address: 3442 KING ARTHUR DR Phone: [REDACTED] (Other)

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

Resident of Garland for 21 years Resident of Texas for 27 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 7 ✓

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

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

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

CURRENT MEMBER, SECOND VICE CHAIR

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

BOARD OF ADJUSTMENT 2001 - PRESENT

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

CAMEROT NEIGHBORHOOD ASSOCIATION
JUVENILE DIABETES RESEARCH FOUNDATION
VOLUNTEER MENTOR AT BURKE AND JEDA, MCKINNEY

What is your educational background?

ASSOCIATE DEGREE - MIS

What is your occupational experience?

PROJECT COORDINATOR / ADMIN - RETIRED

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

Jusan L Nye

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

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☐

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Disclosure Form Filed _____

[Signature]



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: 05/23/2017

Name: Martha Melaku

Phone:



(Home)

Address: 2518 Bison Ct

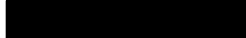
Phone:



(Other)

City, State, Zip: Garland, TX 75044

Email:



Resident of Garland for 14 years

Resident of Texas for 25 years

Dallas County Voter Registration Number



Garland City Council District Number 7

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

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

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

I am a real estate attorney familiar with the steps needed to maintain the value of property.

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

Yes. CMC 2009-2014

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

Garland Civic Theater, organized many program with the DFW International Community Alliance, etc

What is your educational background?

College and professional degree (BA, MA and JD)

What is your occupational experience?

Worked in a title company, oil and gas firm and currently real estate attorney for White and Wiggins LLP

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

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

☐ Citizens Environmental and Neighborhood Advisory Committee

☒ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☐

Date Notified _____

Disclosure Form Filed _____

Revised 03/2017

Clayton Williams
Voter ID # given
6/23/17



GARLAND

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: JULY 3, 2017

Name: Terri Chepregi Phone: [REDACTED] (Home)

Address: 1906 Timbercreek Dr Phone: [REDACTED] (Other)

City, State, Zip: Garland, TX 75042 Email: [REDACTED]

Resident of Garland for 34 years Resident of Texas for 36 years

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

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

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

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

Master's degree in Library Science

Part-time librarian, Richland College, 2011-present

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

Library Board, 2013-present

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

Literacy Instruction for Texas, Board Member 2011-2017; BikeDFW 2017; Leadership Richardson

What is your educational background?

Master of Library Science, TWU, 2010; Certified Management Accountant, CPA (Texas)

What is your occupational experience?

Full-time financial accountant, part-time librarian

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

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

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due _____
Past Due _____

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes _____ No _____
Mayra Sullivan



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 27, 2017

Name: David Arthur Parrish

Phone: [REDACTED]

(Home)

Address: 2526 Pepperidge Drive

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 37 years

Resident of Texas for 39 years

Dallas County Voter Registration Number [REDACTED]

Garland City Council District Number 07

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.

Env.Sc. 36.5 yrs. Certified TX Master Naturalist. Volunteer U.S. Fish & Wildlife Service.

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

Parks & Recreation Board, Sept. 2016 to present

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

Achievement Center of TX. Boy Scouts. Leadership Garland. Oakridge NA. Spring Creek Forest Society.

What is your educational background?

BS in Zoology (Ecology option) Oklahoma State University

What is your occupational experience?

U.S. Environmental Protection Agency 36.5 years. Now retired.

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

David Arthur Parrish

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

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

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Date Appointed 7/28

Utility Account Status

Current ☒

Past Due ☐

Appointed By [Signature]

CSO Suit/Claim Filed

Yes ☐

No ☒

Date Notified 7/28

Clerk Signature & Date

Mayra Sullivan 7/28

Disclosure Form Filed 7/28

Revised 03/2017



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: 7/28/17

Name: Dylan Hedrick

Phone: [REDACTED]

(Home)

Address: 2722 Oak Point Drive

Phone: _____

(Other)

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 2 years

Resident of Texas for 32 years

Dallas County Voter Registration Number [REDACTED]

Garland City Council District Number 7

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

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

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

I currently serve on the Planning Commission. I am a civil engineer who has presented to many Planning Commissions including those in Texas, Maryland, and Colorado.

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

Garland Planning Commission - November 2016 - Present

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

Garland Code Cares, Canstruction - Benefiting North Texas Food Bank, Habitat for Humanity

What is your educational background?

BS - Civil Engineering, Rice University, 2004; MBA, Rice University, 2011

What is your occupational experience?

I work for Hall Associates in Richardson, TX. I have previously worked for engineering firms in Houston, TX and Annapolis, MD.

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

[Signature]

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☒ Plan Commission *

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current
Current

Past Due
Past Due

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes _____ No _____

Date Notified _____

Disclosure Form Filed _____

[Signature]

Revised 03/2017



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 27, 2017

Name: Reba Ann Collins

Phone: [REDACTED]

(Home)

Address: 5010 Drawbridge Lane

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 19 years

Resident of Texas for 20 years

Dallas County Voter Registration Number [REDACTED]

Garland City Council District Number 7

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

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

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

Served on CENAC past 4 years; several non-profits boards for the past 20 years

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

Currently serving on CENAC for District 7 since 2013.

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

Keep Garland Beautiful Board Member; President of Camelot Neighborhood Association

What is your educational background?

BA from UNV (formerly NTSU)

What is your occupational experience?

36 years with Social Security Administration; retired

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

Reba Collins

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

☒ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☐

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Disclosure Form Filed _____

[Signature]
89



GARLAND

City Council Regular Session Agenda

Meeting Date: August 15, 2017

Item Title: Boards & Commission Appointment

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Robert J. Smith

- Joseph Schroeder - Downtown TIF Board
 - Ronnie Smith - Building and Fire Codes Board
 - Sheri Stevens - Garland Cultural Arts Commission
 - Michael Francis - Property Standards Board
 - Molly Bishop - Parks and Recreation Board
 - George House - Senior Citizens Advisory Committee
-

Attachments

Joseph Schroeder - Downtown TIF Board

Ronnie Smith - Building and Fire Codes Board

Sheri Stevens - Garland Cultural Arts Commission

Michael Francis - Property Standards Board

Molly Bishop - Parks and Recreation Board

George House - Senior Citizens Advisory Committee



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Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: July 10, 2017

Name: Joseph Schroeder

Phone: [REDACTED] (Home)

Address: 1726 Archery Ln.

Phone: [REDACTED] (Other)

City, State, Zip: 75044

Email: [REDACTED]

Resident of Garland for 30 years

Resident of Texas for 30 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 7

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

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

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

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

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

What is your educational background?

MBA Graduate

Student for Texas Real Estate License

What is your occupational experience?

Photographer - 4 years at personal studio and Heritage Auctions

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

Joseph F. Schroeder
Signature of Applicant

Board or Commission of first, second, and third choice: X Tax Increment Finance Board (Downtown)

Board of Adjustment

Garland Cultural Arts Commission

Parks and Recreation Board

Building and Fire Codes Board

Garland Youth Council **

Plan Commission *

Citizens Environmental and Neighborhood Advisory Committee

Housing Standards Board

Plumbing and Mechanical Codes Board

Community Multicultural Commission

Library Board

Senior Citizens Advisory Committee

Electrical Board

* Plan Commission members must live in district

** Garland Youth Council has a separate application

Return completed application to:

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

Revised 03/2015

Utilities: Current
Taxes: Current
Claims: none MS 7/19



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: 07/27/2017

Name: Ronnie B Smith

Phone:

(Home)

Address: 302 Bellmeade Dr

Phone:

(Other)

City, State, Zip: Garland, TX 75040

Email:

Resident of Garland for 41 years

Resident of Texas for 53 years

Dallas County Voter Registration Number

Garland City Council District Number 8

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

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

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

35 years with Garland Fire Department

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

Building and Fire Codes Board 8/2013 to present

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

None

What is your educational background?

Mid Management and Fire Protection

What is your occupational experience?

35 years with Garland Fire Department

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

Ronnie B Smith

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☒ Building and Fire Codes Board

☐ Garland Youth Council **

☒ Plan Commission *

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current
Current

Past Due
Past Due

Date Appointed

Appointed By

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified

Disclosure Form Filed

Revised 03/2017

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 75044

Please Type or Print Clearly:

Date: 5/20/2017

Name: Sheri Stevens

Phone:

(Home)

Address: 710 Weeping Willow Rd

Phone:

(Other)

City, State, Zip: Garland, Texas 75044

Email:

Resident of Garland for 40 years

Resident of Texas for 40 years

Dallas County Voter Registration Number

Garland City Council District Number 1

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

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

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

Held this position for 4 years. Have worked, lived and been very active in Garland.

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

Garland Cultural Arts Commission I believe 20+ years (since 11-3-92)

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

Commission of Cultural Arts. President of Historic Garland Business Assoc. Leadership Garland graduate. Very active history supporting many different activities for the betterment of Garland.

What is your educational background?

High School Grad. TX. Dept of Ins. Of. Of Agent. Dept. of Ins. 0000 Solicitor 15 hr. per yr. continued education State of Tx. for Insurance. Law & Finance (grandfathered in this year 20 yrs. of cont. education now not required).

Garland Leadership Program What is your occupational experience?

Retired currently. Previously ran Joe Driver & Marshall Drive S. Farm office, position office mgr. held agent license (still current). Previously legislative asst to Joe Driver when first few years as State Representative, Office mgr for Bob Schuler and active 16 yrs) history owners of F&N raising et. and Paragon Store LLC. and (* Represent. with husband Greg).

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

Sheri Stevens

(second app. general answers on spec)

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

- | | | |
|---|--|--|
| ☐ Board of Adjustment | ☒ Garland Cultural Arts Commission | ☐ Parks and Recreation Board |
| ☐ Building and Fire Codes Board | ☐ Garland Youth Council ** | ☐ Plan Commission * |
| ☐ Citizens Environmental and Neighborhood Advisory Committee | ☐ Property Standards Board | ☐ Plumbing and Mechanical Codes Board |
| ☐ Community Multicultural Commission | ☐ Library Board | ☐ Senior Citizens Advisory Committee |
| ☐ Electrical Board | | |

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current
Current

Past Due
Past Due

Date Appointed

Appointed By

CSO Suit/Claim Filed

Yes No

Date Notified



GARLAND

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CITY OF GARLAND
RECEIVED
JUL 31 2017
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 27, 2017

Name: MICHAEL E FRANCIS Phone: [REDACTED] (Home)

Address: 1916 HILLTOP DR Phone: [REDACTED] (Other)

City, State, Zip: GARLAND TX 75042 Email: [REDACTED]

Resident of Garland for 22 years Resident of Texas for 49 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.

PROP STANDARD BOARD 2015 - 2017

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

PROP STANDARD BOARD 2015 - 2017

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

DEACON - LIVINGSTONE BAPTIST
ELECTION CLERK 2015 - 2017

What is your educational background?

3 YRS COLLEGE

What is your occupational experience?

ANALYST - FEDERAL 24 YRS CO'OPS
FRT IND 41 YRS

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

Michael E Francis

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

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status ☒ Current ☐ Past Due
Utility Account Status ☒ Current ☐ Past Due
Date Appointed _____
Appointed By _____
Date Notified _____
CSO Suit/Claim Filed Yes ☐ No ☒
Clerk Signature & Date Laura Sullivan
Disclosure Form Filed _____



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: 7/27/2017

Name: Molly Bishop

Phone: [REDACTED]

(Home)

Address: 438 Trail View Lane

Phone: [REDACTED]

(Other)

City, State, Zip: Garland Tx 75043

Email: [REDACTED]

Resident of Garland for 19 years

Resident of Texas for 35 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4/8

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.

Participated in Park Board Meetings, committee meetings and educational classes by TRAPS

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

District 8, Garland Park Board, March 2003 to present

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

Volunteer with Disaster recovery and repair for affected residents (2005 to present)

What is your educational background?

Bachelor of Science in Accounting, CPA

What is your occupational experience?

Accountant

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

Molly Bishop

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

☐ Board of Adjustment

☐ Garland Cultural Arts Commission



☒ Parks and Recreation Board

☐ Building and Fire Codes Board

☐ Garland Youth Council **

☐ Plan Commission *

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plumbing and Mechanical Codes Board

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Electrical Board

* Plan Commission members must live in district ** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Date Appointed

Utility Account Status

Current ☒

Past Due ☐

Appointed By

CSO Suit/Claim Filed

Yes ☐ No ☒

Date Notified

Clerk Signature & Date

Mayra Sullivan

Disclosure Form Filed

Revised 03/2017



GARLAND

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 31 - 2017

Name: George R House Phone: [REDACTED] (Home)

Address: 809 E. Linda Dr Phone: [REDACTED] (Other)

City, State, Zip: Garland 75041 Email: [REDACTED]

Resident of Garland for 56 years 61 Resident of Texas for Life years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 2

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

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

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

1st Governor of State

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

2001-2015

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

What is your educational background?

What is your occupational experience?

High School Teacher

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

George R House
Signature of Applicant

Board or Commission of first, second, and third choice:		
☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Building and Fire Codes Board	☐ Garland Youth Council **	☐ Plan Commission *
☐ Citizens Environmental and Neighborhood Advisory Committee	☐ 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 ☐	Date Appointed <u> </u>
Utility Account Status	Current ☒	Past Due ☐	Appointed By <u> </u>
CSO Suit/Claim Filed	Yes ☐ No ☒		Date Notified <u> </u>
Clerk Signature & Date	<u> </u>		Disclosure Form Filed <u> </u>