



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 7, 2018
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.

Strategic Focus Areas

In November 2017, Council adopted ten Key Focus Areas reflecting the attributes they want to accurately describe the Garland community.

- **Growing Economic Base**
- **Commercially Thriving Downtown**
- **Well-Maintained City Infrastructure**
- **Enhanced Quality of Life Through Amenities, Arts, and Events**
- **Safe Community**
- **Vibrant Neighborhood and Commercial Center**
- **Reliable, Cost Efficient Utility Services**
- **Customer-Focused City Services**
- **Sound Governance and Finances**
- **Future-Focused City Organization**

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 July 17, 2018 Regular Meeting.
2. Consider approval of the following bids:
 - a. Rowlett Creek Administration Building Bid No. 0901-18
Renovation

MPI Architects \$145,900.00

This request is to provide professional architectural and engineering services for the renovation of the Rowlett Creek Wastewater Treatment Plant Administration Building.

- b. **Engineering Services for Repaving Parking Lots
at Carter Softball Complex in Audubon Park** **Bid No. 0966-18**

R-Delta Engineers, Inc. \$161,000.00

This request is to obtain professional engineering and surveying services to reconstruct deteriorating asphalt parking lot paving directly adjacent to Carter Softball Complex in Audubon Park along West Oates Road.

- c. **Single-Family New Home Construction - 512
Ford Street** **Bid No. 0790-18**

Lyon Construction Company \$133,320.13

This request is to award a bid for the construction of a new single-family residence with HUD HOME program funds.

- d. **GP&L Olinger to Firewheel Reconductor and
Reconstruction** **Bid No. 4515-14**

R-Delta Engineers \$60,000.00

This request is to approve Change Order #4 to Engineering Services Agreement COG134, Olinger to Firewheel Reconductor and Reconstruction.

- e. **Duck Creek Wastewater Treatment Plant Odor
Abatement Evaluation** **Bid No. 0949-18**

Perkins Engineering Consultants, Inc. \$126,377.00
Optional Contingency 12,600.00
TOTAL: \$138,977.00

This request is to provide Professional Engineering Services for conducting Phase II of the Air Emissions Testing at Duck Creek Wastewater Treatment Plant. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

f. GP&L Firewheel to Lookout 138 kV Transmission Line Construction **Bid No. 0829-18**

Utility Construction Services, LLC	\$1,449,722.92
Optional Contingency	<u>144,972.00</u>
TOTAL:	\$1,594,694.92

This request is to provide for the construction of the Firewheel to Lookout 138 kV Transmission Line as part of the Firewheel to Lookout Rebuild CIP project. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

g. GP&L Shelby to Dent Road 138 kV Transmission Line Construction **Bid No. 0310-17**

Burns & McDonnell	\$1,360,500.00
Optional Contingency	<u>128,050.00</u>
TOTAL:	\$1,488,550.00

This request is to approve Change Order #2 to Engineering Services Agreement COG016 Dent Road 138 kV Transmission Line CCN. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

h. GP&L Wylie to Firewheel 138 kV Transmission Line Construction **Bid No. 0806-18**

Maslonka Powerline Services	\$6,883,551.00
Optional Contingency	<u>1,207,413.00</u>
TOTAL:	\$8,090,964.00

This request is to provide construction labor for the Wylie to Firewheel, Elm Grove to Ben Davis, and Wynn Joyce to Ben Davis 138 kV transmission lines. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

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

a. Zoning File No. Z 17-42, Classic Design Group (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 01-03; and 2) a Detail Plan for a Car Wash, Automated/Rollover Use on property zoned Planned Development (PD) District 01-03 for Community Retail Uses and located east of Lavon Drive and south of Foster Road (immediately to the north of 2702 Lavon Drive); providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 18-21, Paul Taylor Homes, Ltd. (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) 86-53 District for Single-Family-7 Uses; and 2) a Detail Plan for Dwelling, Single-Family Detached on a 24.34-acre tract of land located at 4017 Lyons Crest Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Zoning File No. Z 18-23, Spiars Engineering, Inc. (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.24-acre tract of land zoned Light Commercial (LC) District and located at 2906 Lavon Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

d. Zoning File No. Z 18-31, Davis Land Surveying Co., Inc. (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District on a 5.20-acre tract of land located at 5150 Locust Grove 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 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 and sell the property to Mr. Ruben De Luis. This property has been held by the City of Garland since 2011 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

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 and sell the property to Mrs. Celerina Ramirez. This property has been held by the City of Garland since 2010 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

6. **Consider an ordinance amending Sections 2.51 and 6.03 of the Garland Development Code (Ordinance 6773, as amended) relating to the creation of a zoning classification for Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional; 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.**

Council is requested to approve amendments to the Garland Development Code (GDC) regarding Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional. A Public Hearing for this item was conducted at the July 17, 2018 Regular City Council Meeting.

7. **Consider an ordinance amending Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

Council is requested to restrict parking in limited sections to address the overparking on Kirby Street and Shephard Drive.

8. **Consider an ordinance amending Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

Council is requested to adopt the parking restrictions along S. Fifth Street between

McLemore Drive and Wembley Drive.

9. **Consider an ordinance amending Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

Council is requested to adopt the parking restrictions to update a portion of the Code of Ordinances that lists all allowed on-street parking locations in the city.

10. **Consider an ordinance amending Chapter 33, "Transportation," and Chapter 24, "Municipal Court and Administrative Enforcement" of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

At the August 6, 2018 Work Session, Council considered adopting an ordinance amending Chapter 33 "Transportation" and Chapter 24 "Municipal Court and Administrative Enforcement" of the Code of Ordinances to authorize the Chief of Police, at the request of the Director of Streets, to temporarily prohibit parking of vehicles along a street or alley as necessary for construction, repair or maintenance projects.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

11. **Request for development assistance from Quest USA, Inc.**

Council is requested to consider a development incentive request from Quest USA, Inc. for a partial rebate of applicable Business and Personal Property (BPP) tax required of a proposed new manufacturing project for a specific period of time.

12. **Amendment of the Economic Development Agreement with Digital Garland, LLC**

Council is requested to consider amending the current development agreement with Digital Garland, LLC.

13. Presentation of the 2018-19 Proposed Budget

In accordance with the City Charter and state law, the City Manager shall submit to the City Council a Proposed Budget for the coming fiscal year. The City Manager will formally present his Proposed Budget for 2018-19. 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.

14. Consider proposing a tax rate to be considered during the budget approval and tax rate setting process for FY 2018/2019 and establishing a schedule for adopting a budget and setting a tax rate for FY 2018/2019

The City Council is requested to propose a tax rate of 70.46 cents per \$100 of valuation to be considered during the tax rate setting process, and to establish a schedule for the public hearings that must be held as part of the tax rate and budget approval processes. The City Council is requested to set public hearings on the budget and on the tax rate for August 21, 2018 and September 4, 2018.

15. Hold public hearings on:

- a. Consider the application of Overland Property Group, LLC, requesting a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District. This property is located at 2017 Bunk House Road, and more specifically it is located approximately 650 feet east of East Centerville Road on the south side of East Miller Road. (File No. Z 18-14, District 3) (This case was postponed from the July 17, 2018 Regular City Council meeting.)**

BEING an approximate of 8.14-acre tract of land and being Lot 1R1, Block 1, Chiesa Ranch Addition Second Replat, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 201400245997, Plat Records, Dallas County, Texas. Approval of the request would allow a Change in Zoning to allow for a multi-family development.

- b. Consider the application of Cates-Clark & Associates, LLP, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard (unlimited outside storage); 3) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping. This property is located at 117 North Shiloh Road. (File No. Z 17-14, District 6) (The applicant requests postponement to the August 21, 2018 Regular City Council meeting.)**

BEING an approximate 9.39-acre tract of land situated in the John W. Keen Survey, Abstract No. 744, City of Garland, Collin County, Texas, and being all of that same tract of land as described in deed to Valley View Land Partnership, Ltd. recorded In

*Volume 2002117, Page 1053, Official Public Records, Dallas County, Texas.
Approval of the request would allow redevelopment of the subject property with a recycling salvage yard with outdoor storage.*

- c. **Consider the application of Kimley-Horn, requesting approval of a Detail Plan for Elder Care - Independent Living, and Elder Care - Assisted Living on property zoned Planned Development (PD) District 17-28 for Mixed Uses. This property is located at 2255 Arapaho Road. (File No. Z 17-52, District 7)**

BEING an approximate 34.49-acre tract of land, situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being part of a called 49.33 acre Tract No. 1 and part of a called 49.50 acre Tract No. 2 and part of a 49.33 acre Tract No. 3, described in Special Warranty Deed to Althec Partnership Ltd. recorded in Volume 2002049, Page 2378, Deed Records of Dallas County, Texas. Approval of the request would allow for the development of two buildings with associated open space common areas; one building is intended for use as an Elder Care Independent Living use (senior apartments) and the other building is intended for use as Elder Care Assisted Living use (a residential facility wherein personal care such as feeding, dressing, movement, bathing or other personal care needs are provided).

- d. **Consider the application of OM Housing, requesting approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses; and 2) a Detail Plan for Dwelling, Multi-Family. This property is located at 1603 East IH-30. (File No. Z 18-10, District 3) (The applicant requests postponement to the August 21, 2018 Regular City Council meeting.)**

BEING an approximate 5.84-acre portion of Lot 5, Block 1, Faulkner Point North No. 2, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 93149, Page 8084, Map Records, Dallas County, Texas (M.R.D.C.T.). Approval of the request would allow the applicant to develop a portion of the subject property with an apartment complex.

- e. **Consider the application of Charles Gojer & Assoc. requesting approval of 1) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses; 2) a Detail Plan for a Financial Institution; and 3) a Specific Use Provision for a Drive-Through Service. This property is located at 5005 North George Bush Turnpike. (File No. Z 18-29, District 1)**

BEING an approximate 1.7-acre tract of land identified as Lot 3, Block 3, Firewheel Hotel Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat recorded in instrument number 20070204435, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.). Approval of the request would allow the development of a bank with a drive-through.

- f. **Consider the application of John Johnston, requesting approval of a variance to Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages. This property is located at 601 West State Street. (File No. BW 18-02, District 2)**

BEING the East Fifty (50) feet of Lots 7,8,9 and 10, Block 11, of TOWN OF DUCK Creek (now City of Garland), Dallas County, Texas, according to the plat thereof, recorded in Volume 82, Page 352, Deed Records of Dallas County, Texas. Approval of the request would allow a restaurant that serves alcoholic beverages within the required distance of 300 feet to a church from an establishment that serves alcoholic beverages.

16. 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 Lori Barnett Dodson

- Alexis Ferrusquia - Garland Youth Council
- Victoria Penick - Garland Youth Council

Council Member David Gibbons

- Olivia Glick - Garland Youth Council
- Jibran Haroon - Garland Youth Council

Council Member Deborah Morris

- John Ball - Citizens Environmental and Neighborhood Advisory Committee

Council Member Jerry Nickerson

- Brian Nguyen - Garland Youth Council
- Leah Tharakan - Garland Youth Council

Council Member Jim Bookhout

- Esther Akapo - Garland Youth Council

Council Member Robert Vera

- Quenton Busby - Garland Youth Council

Deputy Mayor Pro Tem Scott LeMay

- Max Luna - Garland Youth Council
- Michelle Nguyen - Garland Youth Council

17. 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.

18. 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 ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: August 7, 2018

Item Title: Minutes July 17

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the July 17, 2018 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes July 17

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, July 17, 2018 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Lori Barnett Dodson
	Mayor Pro Tem	David Gibbons
	Council Member	Deborah Morris
	Council Member	Jerry Nickerson
	Council Member	Jim Bookhout
	Council Member	Rich Aubin
	Council Member	Robert Vera
	Deputy Mayor Pro Tem	Scott LeMay

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

ABSENT:	Council Member	Robert Smith
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CEREMONIALS: Mayor Dodson presented a proclamation to the Garland Citizens Police Academy Association for their 25th Anniversary, proclaiming August 2018 as Texas CPAAA Month in Honor of the 26th Annual State Convention.

Mayor Dodson presented a special recognition to the Radio Amateur Civil Emergency Service (RACES) Volunteers for their decades of communications support to the City during emergencies.

Gerold Nichols made an announcement about the upcoming Senior Awareness Day to be held at The Atrium on August 3 from 8 a.m. to 12 noon.

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

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Dodson read those items into the record. Motion was made by Mayor Pro Tem Aubin to approve the Consent Agenda as presented, with the exception of Items 4 and 6, seconded by Council Member Vera, to approve items 1, 2a, 2b, 2c, 3, 5, 7, 8, 9, 10 and 11. Motion carried, 8 ayes, 0 nays.

Items 4 and 6 were pulled for individual consideration.

1. APPROVED** Approval of the Minutes of the July 10, 2018 Regular Meeting.

- 2a. APPROVED** Bid No. 0921-18 awarded to Caterpillar, Inc. in the amount of \$992,418.00 for Replacement Wheel Loaders for Street Department.

This request is to purchase four replacement wheel loaders and one replacement telehandler wheel loader with accessories for the Garland Street Department to use in their daily operations.

- 2b. APPROVED** Bid No. 0841-18 awarded to LAM Consulting Engineering in the amount of \$153,285.00 for Professional Engineering Design Services for Water Improvements.

This request is to provide professional engineering design services for the replacement of 6-inch water lines on Davidson Drive, Quincy Drive, Kirby Drive and Benton Drive.

- 2c. APPROVED** Bid No. 0590-18 awarded to Ferguson Waterworks in the amount of \$126,677.58 for Water Meter Test Bench.

This request is to purchase a new water meter test bench to replace the current 40-year old model used to test 5/8" to 2" water meters throughout the City for precision and accuracy.

3. APPROVED** Ordinance No. 6996 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Fuel Pump, Retail Use on a property zoned Community Retail (CR) District and located at 806 West Centerville 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 Saving Clause and a Severability Clause; and providing an effective date. (File No. Z 18-26, The Dimension Group, District 5)

5. APPROVED** Resolution No. 10347 approving the City of Garland Housing Agency Administrative Plan for the Housing Choice Voucher Program and providing an effective date.

The U. S. Department of Housing and Urban Development (HUD) requires each Housing Agency to develop and adopt an Administrative Plan that identifies the policies the agency will follow to administer the Housing Choice Voucher Program Funds (better known as Section 8).

7. APPROVED**

Resolution No. 10348 adopting and approving the Garland Housing Agency's third year update on the 2015-2019 Five Year Plan; and providing an effective date.

8. APPROVED**

Minute action approving a Chapter 380 Development Agreement between the City of Garland and Parks at Rose Hill, LLC.

Council approved a Chapter 380 Development Agreement between the City of Garland and parks at Rose Hill, LLC. This project facilitates the implementation of the IH-30 Catalyst Plan and the Rose Hill Targeted Investment area as authorized and approved by City Council.

9. APPROVED**

Resolution No. 10349 approving the sale of real property generally located in the area of east Interstate Highway 30 and Rosehill (the "Property"); authorizing the Mayor of the City of Garland to execute a deed conveying the property to the Garland Foundation for Development; and providing an effective date.

10. APPROVED**

Minute action approving the revised draft of an amended citizen speaker policy.

At the suggestion of Mayor Lori Barnett Dodson, The City Council was requested to consider an amendment to its policies governing the open mic portion of regular session meetings. The amendment will provide a priority to citizens of Garland, letting them speak before other speakers are given the opportunity to speak. A draft of such a policy was submitted to and considered by the City Council at the July 9 work session. Suggestions for changes were made and a consensus was reached on the revised proposal.

11. APPROVED**

Minute action authorizing the Mayor to make appointments to the Council's standing committees.

Council policies authorize the Mayor to make appointments to the Council's standing committees. Those policies further provide that the City Council may accept or disapprove the Mayor's nominations. Mayor Dodson announced her committee appointments at the July 9 work session.

ITEMS FOR INDIVIDUAL CONSIDERATION

4. POSTPONED

Consider an ordinance amending Chapter 33, "Transportation", and Chapter 24, "Municipal Court and Administrative Enforcement: of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

Council is requested to adopt an ordinance that authorizes the Director of Streets to temporarily restrict parking as necessary for the construction, repair or maintenance of streets and alleys and have vehicles that are in violation of those parking restrictions towed outside of the restricted area.

Motion was made by Mayor Pro Tem Aubin to postpone to August 21, 2018, seconded by Council Member Bookhout. Motion carried 8 ayes, 0 nays.

6. POSTPONED

Consider an ordinance amending Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

Council is requested to adopt the attached ordinance revising the speed limits on Naaman Forest Boulevard.

12. APPROVED

Amendment of Council Policies to Establish a Transportation Infrastructure Committee

At the July 9, 2018 Work Session, the City Council discussed revising its policies to add a committee that will address transportation and related issues such as street infrastructure and mobility. A draft of the necessary amendment was attached for debate and approval.

Mayor Dodson opened the floor for discussion. There was no additional discussion. Motion was made by Mayor Pro Tem Aubin to approve the item, seconded by Council Member Vera.

Brad Neighbor, City Attorney, requested clarification on the name of the committee. Consensus of the Council was to name the committee Transportation Infrastructure and Mobility. A vote was cast on the motion. Motion carried 8 ayes, 0 nays.

13a. APPROVED

Consider the application of Classic Design Group, requesting approval of 1) an amendment to Planned Development (PD) District 01-03; and 2) a Detail Plan for a Car Wash, Automated/Rollover Use on property zoned Planned Development (PD) District 01-03 for Community Retail Uses. This property is located east of Lavon Drive and south of Foster Road. (File No. Z 17-42, District 1)

Being an approximate 1.3-acre tract of land located in the T. V. GRIFFIN SURVEY, ABSTRACT No. 528, City of Garland, Dallas, Texas and being a portion of that certain tract of land described in deed Garland-FB, Ltd., recorded in Volume 2001229, Page 10037 of the Official Public Records of Dallas County, Texas. Approval of the request would allow for the development of one building providing an automated/rollover car wash on the subject property.

The staff report was presented by Kira Wauwie, Principal Development Planner. Speaker on this item was: Danny Griffith, applicant. A card was submitted in support of the project by Bob Bruner. There was discussion by the Council.

Motion was made by Council Member Gibbons to approve the application based on staff and Plan Commission recommendation, seconded by Mayor Pro Tem Aubin. Motion carried 8 ayes, 0 nays.

13b. POSTPONED

Consider the application of Overland Property Group, LLC, requesting a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District. This property is located at 2017 Bunk House Road, and more specifically it is located approximately 650 feet east of East Centerville Road on the south side of East Miller Road. (File No. Z 18-14, District 3) (This case was postponed from the June 5, 2018 Regular City Council meeting.)

BEING an approximate 8.14-acre tract of land and being Lot 1R1, Block 1, Chiesa Ranch Addition Second Replat, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 201400245997, Plat Records, Dallas County, Texas. Approval of the request would allow a Change in Zoning to allow for a multi-family development. Motion was made by Council Member Nickerson to postpone this item to August 7, 2018, seconded by Mayor Pro Tem Aubin. Motion carried 8 ayes, 0 nays.

13c. APPROVED

Consider the application of Paul Taylor Homes, Ltd, requesting approval of 1) an Amendment to Planned Development (PD) 86-53 for Single-Family-7 Uses; and 2) a Detail Plan for Dwelling, Single-Family Detached. This property is located at 4017 Lyons Crest Drive. (File No. Z 18-21, District 3)

BEING approximately a 24.34-acre tract of land identified as Lots 17-22 in Block 1, Lots 1-8 in Block 2, Lots 1-10 in Block 3, Lots 1-24 in Block 4, Lots 1-18 in Block 5 and Lots 1-10 in Block 6, and all streets and alleys in between out of LYONS CREST ESTATES, an Addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 89033, Page 2281, of the Map Records of Dallas County, Texas; together with Correction of error recorded in Volume 89035, Page 2638, Real Property Records, Dallas

County, Texas Approval of the request would allow development of a residential subdivision with 76 residential lots.

The staff report was presented by Josue De la Vega. Speakers on this item were: Bill Dower, applicant, Amanda Maddox, Brian Holloway, Jack McDermott, Stephen Stanley and Matt Kostial, Civil Engineer for the applicant. There was discussion by the Council. Motion was made by Council Member Nickerson to approve the application based on staff and Plan Commission recommendation, seconded by Deputy Mayor Pro Tem LeMay. Motion carried 8 ayes, 0 nays.

13d. APPROVED

Consider the application of Spiars Engineering, Inc., requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Light Commercial (LC) District. This property is located at 2906 Lavon Drive. (File No. Z 18-23, District 1)

BEING an approximate 0.240-acre tract of land situated in the Jacob Reagor Survey, Abstract No. 1258, City of Garland, Dallas County, Texas, and being a portion of Lot 1R, Block 1, Crist 78 Addition Replat, an addition to the City of Garland according to the plat recorded in Document Number 20070330594, Official Public Records, Dallas County, Texas. Approval of the request would allow the development and operation of a restaurant/coffee shop with a drive-through.

The staff report was presented by Jose De la Vega. Speakers on this item were Mike Martinie, Civil Engineer for the applicant and Edward Straub, owner. There was discussion by the Council. Motion was made by Council Member Gibbons to approve the application as recommended by staff and the Plan Commission, seconded by Mayor Pro Tem Aubin. Motion carried 8 ayes, 0 nays.

13e. APPROVED

Consider the application of Davis Land Surveying Co., Inc., requesting a Change of Zoning from Agriculture (AG) District to Single-Family-10 (SF-10) District. This property is located at 5150 Locust Grove Road. (File No. Z 18-31, District 3)

BEING an approximate of 5.2037-acre tract of land and whereas, Rex W. Heckelman and Maricella Heckelman, are the owners of part of Lot 1, Block 1 of Rexico Addition, part of Lot 1, Block 1 of Anchor Point No. 3 and part of Lot 1, Block 1 of Anchor Point No. 5, additions to the City of Garland, Texas, recorded in Instrument Number 201200333762, Volume 89176, Page 1325 and Volume 97132, Page 2931, respectively, of the Map Records of Dallas County, Texas, and being situated in the R. Bateman survey, Abstract No. 129 and the J. Loving Survey, Abstract No. 791, and parts of those same tracts of land described in General Warranty Deed to Rex W. Heckelman, recorded in Volume 2005104, Page 11922 and Warranty Deed to Rex W. Heckelman and Maricella Heckelman, recorded in Instrument No. 201700117563 of the Deed Records of Dallas County, Texas. Approval of the request would allow a Change in Zoning to allow for the construction of one (1) single-family home on a proposed 18,748 square-foot lot.

The staff report was presented by Nabihah Ahmed, Development Planner. Speaker on this item was Rex W. Heckelman. Elaine Bell and Donald Bell did not testify but submitted speaker cards in opposition to the application. Motion was made by Council Member Nickerson to approve the application, seconded by Deputy Mayor Pro Tem LeMay. Motion carried 8 ayes, 0 nays.

13f. APPROVED

Amendments to the Garland Development Code (GDC) Regarding Institutionalized Care of Alcoholic, Drug Dependent or Psychiatric Patients

Public Hearing and Consideration of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding "Care of Alcoholic, Drug Dependent or Psychiatric

Patients, Institutionalized”; and to Chapter 6, Section 6.03, Definitions, to define “Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized.”

The staff report was presented by Will Guerin, Director of Planning. There were no speakers on this item. Motion was made by Deputy Mayor Pro Tem LeMay to approve the item based on staff and Plan Commission recommendation, seconded by Council Member Vera. Motion carried 8 ayes, 0 nays.

14. APPOINTED

The following names were placed in nomination; a vote was cast to approve the appointments with 8 ayes, 0 nays.

Council Member Deborah Morris

- Steven Hallman – Plan Commission
- Michael Degen – Library Board
- Cynthia Carillo – Garland Youth Council
- Sydney Colòn – Garland Youth Council

Council Member Jim Bookhout

- Julian Humphrey – Garland Youth Council

Council Member Rich Aubin

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

Council Member Robert Vera

- Ximena Coronado – Garland Youth Council

Council Member Robert Smith

- Katherine Sinclair – Garland Youth Council
- Patricio Gonzalez – Garland Youth Council

15. CITIZEN COMMENTS: Sandra Brown

16. ADJOURN There being no further business to come before the City Council, Mayor Dodson adjourned the meeting at 9:07 p.m.

CITY OF GARLAND, TEXAS

/s/ Lori Barnett Dodson, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: August 7, 2018

Item Title: Rowlett Creek Administration Building Renovation

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0901-18

Purchase Justification:

This request is to provide professional architectural and engineering services for the renovation of the Rowlett Creek Wastewater Treatment Plant Administration Building. This renovation will provide more functionality for the Administrative and Pretreatment staff, address storage needs, and modernize the aging infrastructure. Interior renovations include upgrades to the fire alarm system, improved accessibility, HVAC system replacement, and voice-data technology. Other energy-efficiency upgrades include replacement of fluorescent light fixtures with LED fixtures and repair or replacement of the roofing system.

Evaluation:

MPI Architects was selected as the Most Qualified firm for this project from the short list of architects evaluated and ranked in RFQ 0484-17.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	MPI Architects	All	\$145,900.00
		TOTAL:	\$145,900.00

Basis for Award: Most Qualified

Purchase Requisition #: 40073

Fiscal Impact

Total Project/Account: \$155,000
Expended/Encumbered to Date: 898
Balance: \$154,102
This Item: 145,900

Proposed Balance: \$8,202
Account #: 230-4229-3303200-7101
Fund/Dept/Project – Description and Comments:
Wastewater Treatment CIP Fund / Rowlett Creek Administration Building Renovation

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page WW23

Budget Director Approval: Ron Young

Approval Date: 07/25/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/24/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: August 7, 2018

Item Title: Engineering Services for Repaving Parking Lots at Carter Softball Complex in Audubon Park

Submitted By: Jermel Stevenson, Managing Director

Bid Number: 0966-18

Purchase Justification:

This request is to obtain professional engineering and surveying services to reconstruct deteriorating asphalt parking lot paving directly adjacent to Carter Softball Complex in Audubon Park along West Oates Road.

Evaluation:

R-Delta Engineers, Inc., was selected as the Most Qualified firm for this project from the short list of engineers evaluated and ranked in RFQ 3617-13.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers, Inc.	All	\$161,000.00
TOTAL:		\$161,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 40085

Fiscal Impact

Total Project/Account:	\$1,995,000
Expended/Encumbered to Date:	1,683,690
Balance:	\$311,310
This Item:	161,000
Proposed Balance:	\$150,310
Account #:	692-4749-1834512-7101

Fund/Dept/Project – Description and Comments:

Parks & Recreation / Repaving of Parking Lots for Parks Department

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page P15

Budget Director Approval: Ron Young

Approval Date: 07/25/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/24/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: August 7, 2018

Item Title: Single-Family New Home Construction - 512 Ford Street

Submitted By: Mona Woodard, Neighborhood Services Administrator

Bid Number: 0790-18

Purchase Justification:

This request is to award a bid for the construction of a new single-family residence with HUD HOME program funds. The vacant lot at 512 Ford Street was purchased to construct a in-fill residence in accordance with HUD's goal to expand the supply of affordable housing within a community for low to moderate-income qualified program participants.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with Lyon Construction Company submitting the Lowest Responsible Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Lyon Construction Company	All	\$133,320.13
TOTAL:		\$133,320.13

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 39960

Fiscal Impact

Total Project/Account:	\$160,000
Expended/Encumbered to Date:	0
Balance:	\$160,000
This Item:	133,320
Proposed Balance:	\$26,680
Account #:	823-8231-3919416-711128

Fund/Dept/Project – Description and Comments:

HOME Grant Fund / HOME Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2017-18

Document Location: Page 229

Budget Director Approval: Ron Young

Approval Date: 07/25/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/25/2018

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: August 7, 2018

Item Title: GP&L Olinger to Firewheel Reconductor and Reconstruction

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 4515-14

Purchase Justification:

This request is to approve Change Order #4 to Engineering Services Agreement COG134, Olinger to Firewheel Reconductor and Reconstruction. During the completion of Wylie to Firewheel - Phases I and III of the project, it was determined that additional engineering support services were required. This Change Order will provide for engineering services necessary to support project permitting and construction activities associated with Wylie to Firewheel - Phase II. These services include permitting assistance, fabrication drawing review, construction staking, and technical support.

Evaluation:

R-Delta Engineers was selected as the Most Qualified firm for this project from the short list of engineers evaluated and ranked in RFQ 3617-13. They were awarded the original contract at the July 01, 2014, City Council Meeting in the amount of \$766,700.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
R-Delta Engineers	All	\$60,000.00
TOTAL:		\$60,000.00

Basis for Award: Change Order

Purchase Requisition #: 40112

Fiscal Impact

Total Project/Account: \$20,265,995
Expended/Encumbered to Date: 16,554,522
Balance: \$3,711,473

This Item: 60,000
Proposed Balance: \$3,651,473
Account #: 210-3599-3142101-7111
Fund/Dept/Project – Description and Comments:
Electric CIP Fund / Transmission Lines

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2018
Document Location: Page E01

Budget Director Approval: Ron Young
Approval Date: 07/26/2018
Purchasing Director Approval: Gary L. Holcomb Approval Date: 07/25/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: August 7, 2018

Item Title: Duck Creek Wastewater Treatment Plant Odor Abatement Evaluation

Submitted By: Wes Kucera, Managing Director

Bid Number: 0949-18

Purchase Justification:

This request is to provide Professional Engineering Services for conducting Phase II of the Air Emissions Testing at Duck Creek Wastewater Treatment Plant. Services include:

- Conduct pilot studies using two different chemicals to mitigate odors.
- Perform additional air samples and fence line monitoring during the pilot testing.
- Provide assistance in responding to and coordinating with the Texas Commission on Environmental Quality (TCEQ).

This was included as part of the 2016 Wastewater Treatment Master Plan. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

Perkins Engineering Consultants, Inc., was selected as the Most Qualified firm for this project from the short list of engineers evaluated and ranked in RFQ 3617-16.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Perkins Engineering Consultants, Inc.	All	\$126,377.00
Optional Contingency		12,600.00
	TOTAL:	\$138,977.00

Basis for Award: Most Qualified

Purchase Requisition #: 40156

Fiscal Impact

Total Project/Account: \$7,665,315

Expended/Encumbered to Date: 4,706,937

Balance: \$2,958,378
This Item: 138,977
Proposed Balance: \$2,819,401
Account #: 231-4211-7101
Fund/Dept/Project – Description and Comments:
Wastewater Fund / Wastewater Treatment Operations

Attachments

Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2017-18
Document Location: Page 288

Budget Director Approval: Ron Young
Approval Date: 07/25/2018
Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/25/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: August 7, 2018

Item Title: GP&L Firewheel to Lookout 138 kV Transmission Line Construction

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0829-18

Purchase Justification:

This request is to provide for the construction of the Firewheel to Lookout 138 kV Transmission Line as part of the Firewheel to Lookout Rebuild CIP project. This request includes labor, mobilization, equipment, structure and conductor removal, erection and installation, erosion and traffic control, and all incidentals. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on the published criteria of price, experience, qualifications, equipment, and safety. Utility Construction Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Utility Construction Services, LLC	All	\$1,449,722.92
Optional Contingency		144,972.00
TOTAL:		\$1,594,694.92

Basis for Award: Best Value

Purchase Requisition #: 40012

Fiscal Impact

Total Project/Account: \$3,627,000
Expended/Encumbered to Date: 1,774,113
Balance: \$1,852,887

This Item: 1,594,695
Proposed Balance: \$258,192
Account #: 210-3599-3143501-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines

Attachments

Bid Recap 1 of 2
Bid Recap 2 of 2

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2018
Document Location: Page E01

Budget Director Approval: Ron Young
Approval Date: 07/26/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/25/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.g.

Meeting Date: August 7, 2018

Item Title: GP&L Shelby to Dent Road 138 kV Transmission Line Construction

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0310-17

Purchase Justification:

This request is to approve Change Order #2 to Engineering Services Agreement COG016 Dent Road 138 kV Transmission Line CCN. This is a known and anticipated addendum for the final release of Phase III and a full release of Phase IV engineering services for this project. The final release of Phase III will allow for right-of-way (ROW) acquisition, engineering for the Shelby to Dent Road Transmission Line and the Dent Road Substation, and environmental services and permitting surveys. Full release of Phase IV services will cover ROW management and environmental services and permitting during construction of the Shelby to Dent Road Transmission Line and Dent Road Substation. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for this project from the short list of engineers evaluated and ranked in RFQ 5771-15. They were awarded the original contract at the February 7, 2017, City Council meeting in the amount of \$485,000. Change Order #1 was approved at the June 6, 2017, City Council meeting in the amount of \$1,050,000.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Burns & McDonnell	All	\$1,360,500.00
Optional Contingency		128,050.00
TOTAL:		\$1,488,550.00

Basis for Award: Change Order

Purchase Requisition #: 40152

Fiscal Impact

Total Project/Account: \$8,986,000

Expended/Encumbered to Date: 3,993,840

Balance: \$4,992,160

This Item: 1,488,550

Proposed Balance: \$3,503,610

Account #: 210-3599-3143401-7111, 210-3799-3177401-7111

Fund/Dept/Project – Description and Comments:

Electric CIP Fund / Transmission Lines = 210-3599-3143401-7111

Electric CIP Fund / Substations Upgrades = 210-3799-3177401-7111

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Pages E01 and E10

Budget Director Approval: Ron Young

Approval Date: 07/26/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/24/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.h.

Meeting Date: August 7, 2018

Item Title: GP&L Wylie to Firewheel 138 kV Transmission Line Construction

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0806-18

Purchase Justification:

This request is to provide construction labor for the Wylie to Firewheel, Elm Grove to Ben Davis, and Wynn Joyce to Ben Davis 138 kV transmission lines. This construction is for Phase II of the Wylie Switchyard to Firewheel 138 kV Transmission Line CIP project as part of the Lookout to Firewheel Rebuild CIP project. This request includes all labor, mobilization, equipment, excavation, erosion control, and traffic control. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on the published criteria of price, experience, qualifications, equipment, and safety. Utility Construction Services, LLC, submitted the incorrect pricing detail, causing their bid to be non-responsive. Maslonka Powerline Services received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Maslonka Powerline Services	All	\$6,883,551.00
Optional Contingency		1,207,413.00
	TOTAL:	\$8,090,964.00

Basis for Award: Best Value

Purchase Requisition #: 39996

Fiscal Impact

Total Project/Account: \$27,144,795

Expended/Encumbered to Date: 15,742,840

Balance: \$11,401,955
This Item: 8,090,964
Proposed Balance: \$3,310,991
Account #: 210-3599-3142101-7111

Fund/Dept/Project – Description and Comments:

Electric CIP Fund / Transmission Lines

Note that additional funding of \$6,878,800 was needed for this project and was provided through a transfer from another project in the Transmission Lines program.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page E01

Budget Director Approval: Ron Young

Approval Date: 07/27/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/25/2018



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3.a.

Meeting Date: August 7, 2018

Item Title: Z 17-42 Classic Design Group (District 1)

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Zoning Ordinance Z 17-42 Classic Design Group

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 17-42 Ordinance

Z 17-42 Exhibit A

Z 17-42 Exhibit B

Z 17-42 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 01-03; AND 2) A DETAIL PLAN FOR A CAR WASH, AUTOMATED/ROLLOVER USE ON A 1.3-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) 01-03 DISTRICT FOR COMMUNITY RETAIL USES AND LOCATED EAST OF LAVON DRIVE AND SOUTH OF FOSTER ROAD (IMMEDIATELY TO THE NORTH OF 2702 LAVON DRIVE); PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 25th day of June, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of 1) an amendment to Planned Development (PD) District 01-03; and 2) a Detail Plan for a Car Wash, Automated/Rollover Use made by **Classic Design Group**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an amendment to Planned Development (PD) District 01-03; and 2) a Detail Plan for a Car Wash, Automated/Rollover Use on property zoned Planned Development (PD) District 01-03 for Community Retail Uses and located east of Lavon Drive and south of Foster Road (immediately to the north of 2702 Lavon Drive) and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

ZONING FILE NO. Z 17-42

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 _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

ZONING FILE NO. Z 17-42

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

ZONING FILE Z 17-42

BEING a tract of land located in the T. V. GRIFFIN SURVEY, ABSTRACT No. 528, City of Garland, Dallas County, Texas and being a portion of that certain tract of land described in deed Garland-FB, Ltd., recorded in Volume 2001229, Page 10037 of the Official Public Records of Dallas County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found with red plastic cap stamped "PEISER & MANKIN" at the Northwest corner of Lot 1R, Block 1, Golden Chick of Garland Addition Replat, an addition to the City of Garland, Dallas County, Texas according to the replat recorded in Clerk's File No. 201500188800 of the Official Public Records of Dallas County, Texas and lying in the Southeast right-of-way line of Foster Road (a variable width right-of-way);

THENCE N 44° 06' 02" E, 511.96 feet along the said Southeast right-of-way line of Foster Road to a ½-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294";

THENCE S 13° 56' 10" W, 442.63 feet departing said right-of-way line to a ½-inch iron rod found with red plastic cap stamped "PEISER & MANKIN" at the Northeast corner of aforesaid Lot 1R;

THENCE N 76° 03' 50" W, 257.25 feet along the North boundary line of said Lot 1R to the PLACE OF BEGINNING, containing 1.307 acre (56,934 square feet) of land.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-42

East of Lavon Drive and south of Foster Road (immediately to the north of 2702 Lavon Drive)

I. Statement of Purpose: The purpose of this Planned Development District is to permit the development of a Car Wash, Automated/Rollover 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 01-03 are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plan:

A. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. In the event of a conflict between the Detail Plan and the following conditions, the conditions shall prevail.

IV. Specific Regulations:

A. Permitted Land Uses: Land Uses are permitted as in Planned Development (PD) District 01-03.

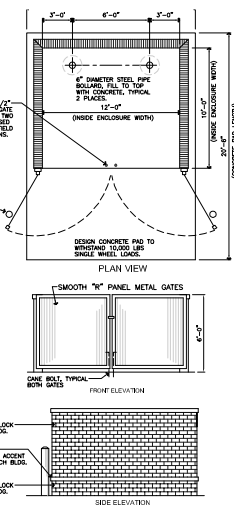
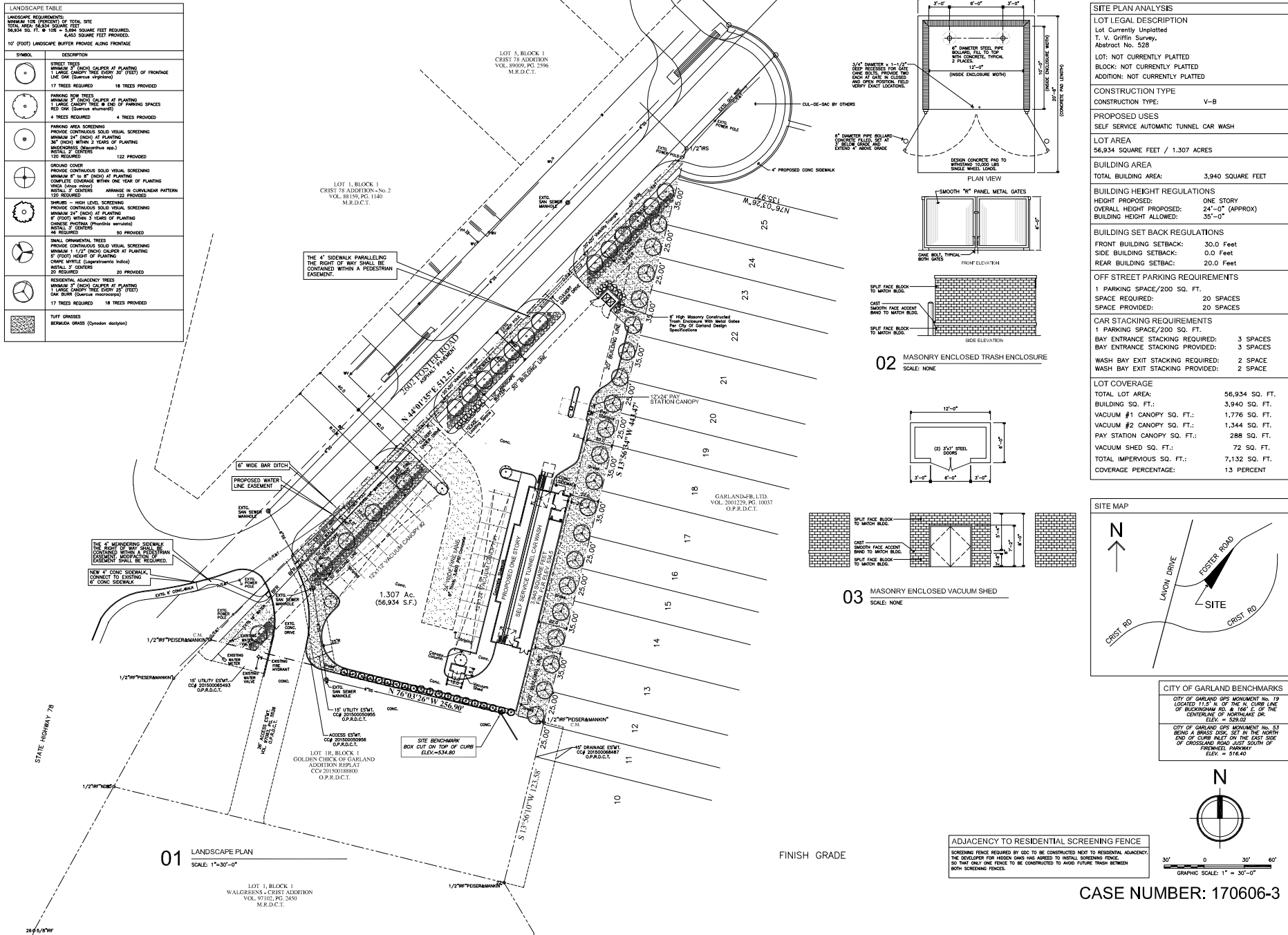
B. Site Plan: Development shall be in conformance with the approved site plan (Exhibit C).

C. Landscape Plan: Development shall be in conformance with the approved landscape plan (Exhibit D).

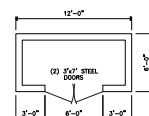
D. Elevations: The building materials, articulations and architectural elements shall be in conformance with the approved elevations (Exhibit E).

- E. Hours of Operation: The Car Wash, Automated/Rollover facility hours of operation shall be Sunday through Saturday 8:00 a.m. until 8:30 p.m. in late spring and summer months. Additionally, the hours of operation shall be Sunday through Saturday 8:00 a.m. until 6:00 p.m. for fall and winter months.
- F. Lighting: Lighting shall not include building mounted wall pack lighting or pole lights installed on the east side of the building or along the east side of the property.
- G. Deviations:
- a. The car wash bay door is allowed facing towards Foster Road as shown in Exhibit C.
 - b. The refuse enclosure shall be allowed as shown on Exhibit D.
 - c. The horizontal and vertical articulation requirements of the Garland Development Code shall not apply and the elevations shall adhere to the building design as shown in Exhibit E.

LANDSCAPE TABLE	
LANDSCAPE REQUIREMENTS: MINIMUM 10% (TWO) OF TOTAL SITE SHALL BE PLANTED WITH TREES 56,934 SQ. FT. @ 10% = 5,694 SQUARE FEET REQUIRED. 6,463 SQUARE FEET PROVIDED. 10' (FOOT) LANDSCAPE BUFFER PROVIDED ALONG FRONTAGE	
SYMBOL	DESCRIPTION
	STREET TREES MINIMUM 3" (INCH) CALIPER AT PLANTING LARGE CANOPY TREES EVERY 50' (FEET) OF FRONTAGE LIVE OAK (Quercus virginiana) 17 TREES REQUIRED 18 TREES PROVIDED
	PARKING ROW TREES MINIMUM 3" (INCH) CALIPER AT PLANTING LARGE CANOPY TREES EVERY 50' (FEET) OF FRONTAGE LIVE OAK (Quercus virginiana) 4 TREES REQUIRED 4 TREES PROVIDED
	PARKING AREA SCREENING PROVIDE CONTINUOUS SOLID VISUAL SCREENING MINIMUM 3" (INCH) AT PLANTING 30' (FOOT) WITHIN 3 YEARS OF PLANTING MAGNOLIA (Magnolia speciosa) RETAIL 2' CENTERS 122 PROVIDED
	GROUND COVER PROVIDE CONTINUOUS SOLID VISUAL SCREENING MINIMUM 4" (INCH) AT PLANTING COMPLETE COVERAGE WITHIN ONE YEAR OF PLANTING VINCA (Vinca minor) RETAIL 2' CENTERS 122 PROVIDED
	SHRUB - HIGH LEVEL SCREENING PROVIDE CONTINUOUS SOLID VISUAL SCREENING MINIMUM 4" (INCH) AT PLANTING COMPLETE COVERAGE WITHIN ONE YEAR OF PLANTING CHERRY PRUNELLA (Prunella americana) RETAIL 2' CENTERS 122 PROVIDED
	SMALL ORNAMENTAL TREES PROVIDE CONTINUOUS SOLID VISUAL SCREENING MINIMUM 1 1/2" (INCH) CALIPER AT PLANTING 6' (FOOT) HEIGHT OF PLANTING CHERRY PRUNELLA (Prunella americana) RETAIL 2' CENTERS 122 PROVIDED
	RESIDENTIAL LANDSCAPE TREES PROVIDE CONTINUOUS SOLID VISUAL SCREENING MINIMUM 1 1/2" (INCH) CALIPER AT PLANTING 6' (FOOT) HEIGHT OF PLANTING CHERRY PRUNELLA (Prunella americana) RETAIL 2' CENTERS 122 PROVIDED
	TUFF GRASSES BETWEEN GRASS (Oxypetalus decurva)

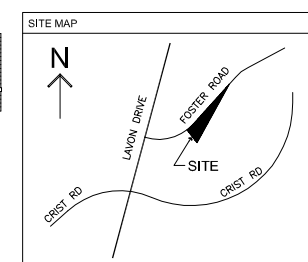


02 MASONRY ENCLOSED TRASH ENCLOSURE
SCALE: NONE

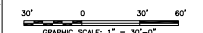
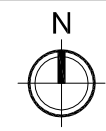


03 MASONRY ENCLOSED VACUUM SHED
SCALE: NONE

SITE PLAN ANALYSIS	
LOT LEGAL DESCRIPTION Lot Currently Unplatted T. V. Griffin Survey, Abstract No. 529 LOT: NOT CURRENTLY PLATTED BLOCK: NOT CURRENTLY PLATTED ADDITION: NOT CURRENTLY PLATTED	
CONSTRUCTION TYPE CONSTRUCTION TYPE: V-B	
PROPOSED USES SELF SERVICE AUTOMATIC TUNNEL CAR WASH	
LOT AREA 56,934 SQUARE FEET / 1.307 ACRES	
BUILDING AREA TOTAL BUILDING AREA: 3,940 SQUARE FEET	
BUILDING HEIGHT REGULATIONS HEIGHT PROPOSED: ONE STORY OVERALL HEIGHT PROPOSED: 24'-0" (APPROX) BUILDING HEIGHT ALLOWED: 35'-0"	
BUILDING SET BACK REGULATIONS FRONT BUILDING SETBACK: 30.0 Feet SIDE BUILDING SETBACK: 0.0 Feet REAR BUILDING SETBACK: 20.0 Feet	
OFF STREET PARKING REQUIREMENTS 1 PARKING SPACE/200 SQ. FT. SPACE REQUIRED: 20 SPACES SPACE PROVIDED: 20 SPACES	
CAR STACKING REQUIREMENTS 1 PARKING SPACE/200 SQ. FT. BAY ENTRANCE STACKING REQUIRED: 3 SPACES BAY ENTRANCE STACKING PROVIDED: 3 SPACES	
WASH BAY EXIT STACKING REQUIRED: 2 SPACE WASH BAY EXIT STACKING PROVIDED: 2 SPACE	
LOT COVERAGE TOTAL LOT AREA: 56,934 SQ. FT. BUILDING SQ. FT.: 3,940 SQ. FT. VACUUM #1 CANOPY SQ. FT.: 1,776 SQ. FT. VACUUM #2 CANOPY SQ. FT.: 1,344 SQ. FT. PAY STATION CANOPY SQ. FT.: 288 SQ. FT. VACUUM SHED SQ. FT.: 72 SQ. FT. TOTAL IMPERVIOUS SQ. FT.: 7,132 SQ. FT. COVERAGE PERCENTAGE: 13 PERCENT	



CITY OF GARLAND BENCHMARKS	
CITY OF GARLAND GPS MONUMENT No. 19 LOCATED 11.5' N. OF THE N. CURB LINE OF BUCKINGHAM RD. & 164' E. OF THE CENTERLINE OF NORTHLAKE DR. ELEV. = 529.03	
CITY OF GARLAND GPS MONUMENT No. 53 BEING A BRUSH DISK SET IN THE NORTH END OF CURB INLET ON THE EAST SIDE OF CRESSLAND ROAD JUST SOUTH OF FRENCH PARKWAY ELEV. = 516.40	



ADJACENCY TO RESIDENTIAL SCREENING FENCE
 SCREENING FENCE REQUIRED BY GDC TO BE CONSTRUCTED NEXT TO RESIDENTIAL ADJACENCY.
 THE DEVELOPER FOR HIDDEN OAKS HAS AGREED TO INSTALL SCREENING FENCE
 SO THAT ONLY ONE FENCE TO BE CONSTRUCTED TO AVOID FENCE TIGHT BETWEEN
 BOTH SCREENING FENCES.

CASE NUMBER: 170606-3

SAFE SPIN CAR WASH

FOSTER ROAD

GARLAND, TEXAS

EXHIBIT D

LANDSCAPE PLAN

DEVELOPER

MR. DANNY GRIFFIN

ONE AUTOMOTIVE SERVICES

2808 CLIFFER COURT

IRVING, TEXAS 75038

PHONE: 972-698-3334

EMAIL: danny.g@oneautomotive.com

GENERAL CONTRACTOR

CLASSIC DESIGN GROUP

1400 WEST 15TH STREET

IRVING, TEXAS 75039

CELL: 972-998-7393

EMAIL: classicdesign@classicdesign.net

SHEET NAME

LANDSCAPE PLAN

DRAWN BY

O. GALAN

CHECKED BY

SCALE

1"=30'-0"

PROJECT NO.

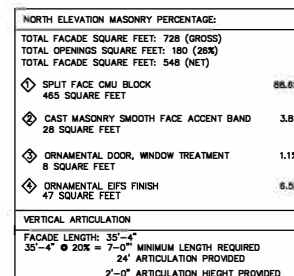
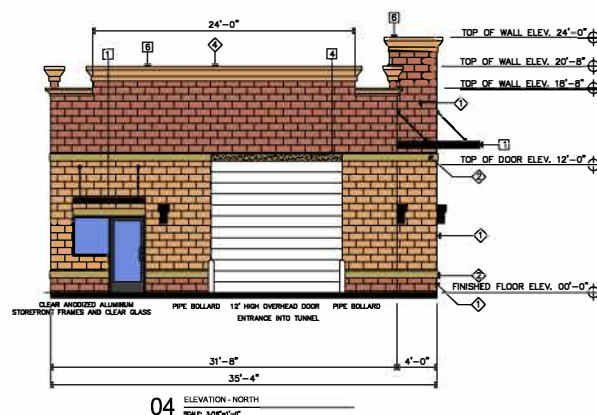
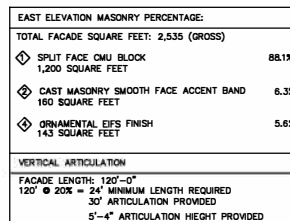
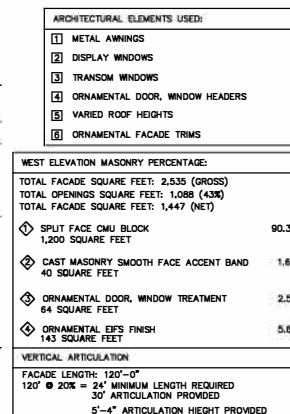
ISSUE DATE

29 MAY 18

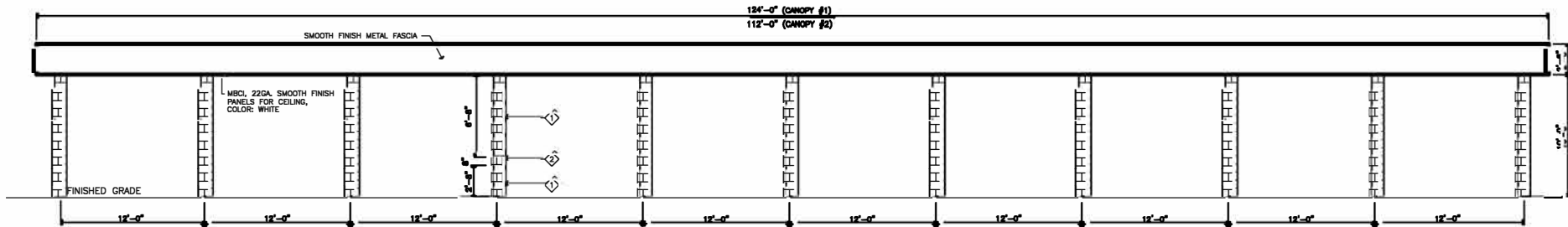
REVISED DATE

SHEET

LS1



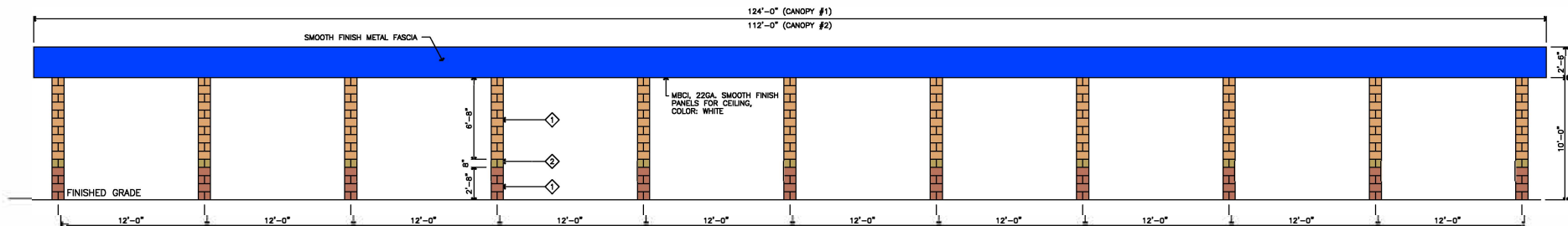
CASE NUMBER: 170606-3



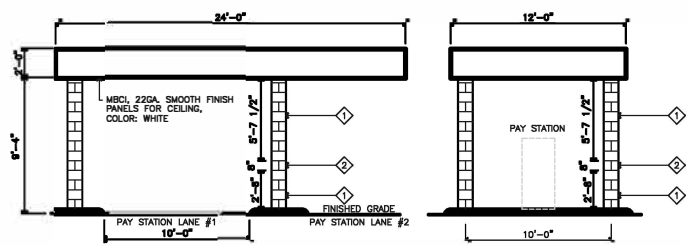
MATERIAL LEGEND

	8" SPLIT FACE CMU BLOCK
	8" CAST MASONRY SMOOTH FACE ACCENT BAND

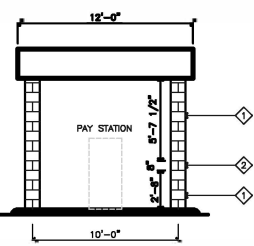
01 ELEVATION - VACUUM CANOPY #1 AND #2
SCALE: 1/4"=1'-0"



02 ELEVATION - VACUUM CANOPY #1 AND #2
SCALE: 1/4"=1'-0"

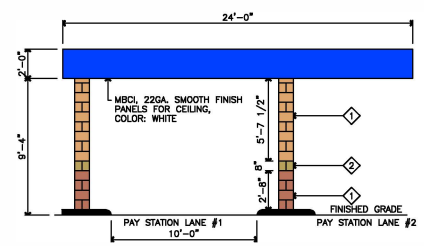


(LOOKING SOUTH)

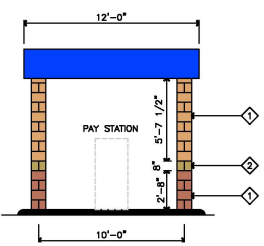


(LOOKING EAST)

03 ELEVATION - PAY STATION CANOPY
SCALE: 1/4"=1'-0"

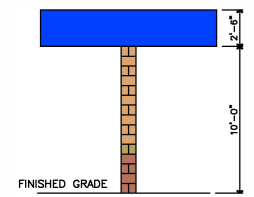


(LOOKING SOUTH)



(LOOKING EAST)

04 ELEVATION - PAY STATION CANOPY
SCALE: 1/4"=1'-0"



05 ELEVATION - PAY STATION CANOPY #1 & #2
SCALE: 1/4"=1'-0"

CASE NUMBER: 170606-3

Classic Design Group

4142 BRITON COURT
Grand Prairie, TX 75052
OFFICE: 972.861.8432
classic_design@icgglobal.net

DEVELOPER

MR. SHANE GRIFFIN
ICG AUTOMATIC SERVICES
3500 CLIFTON COURT
IRVING, TEXAS 75039
PHONE: 888-688-3534
EMAIL: SHANE.GRIFFIN@ICGGLOBAL.NET

GENERAL CONTRACTOR

SHEET NAME

CANOPY ELEVATIONS

DRAWN BY

O. GALAN

CHECKED BY

SCALE

1/4"=1'-0"

PROJECT NO.

ISSUE DATE

29 MAY 18

REVISED DATE

SHEET

CA1

OF



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.b.

Meeting Date: August 7, 2018

Item Title: Z 18-21 Paul Taylor Homes, Ltd. (District 3)

Submitted By: Josue De La Vega, Sr. Development Planner

Summary of Request/Problem

Zoning Ordinance Z 18-21 Paul Taylor Homes, Ltd.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-21 Ordinance

Z 18-21 Exhibit A

Z 18-21 Exhibit B

Z 18-21 Exhibits C-D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) 86-53 DISTRICT FOR SINGLE-FAMILY-7 USES AND 2) A DETAIL PLAN FOR DWELLING, SINGLE-FAMILY DETACHED ON A 24.34-ACRE TRACT OF LAND LOCATED AT 4017 LYONS CREST DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 11th day of June, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of 1) an Amendment to Planned Development (PD) 86-53 District for Single-Family-7 Uses and 2) a Detail Plan for Dwelling, Single-Family Detached by **Paul Taylor Homes, Limited**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an Amendment to Planned Development (PD) 86-53 District for Single-Family-7 Uses and 2) a Detail Plan for Dwelling, Single-Family Detached on a 24.34-acre tract of land located at 4017 Lyons Crest Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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 _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ZONING FILE NO. Z 18-21

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-21

Being Lots 17-22, in Block 1, Lots 1-8, in Block 2, Lots 1-10, in Block 3, Lots 1-24, in Block 4, Lots 1-18, in Block 5, and Lots 1-10, in Block 6, and all streets and alleys in between out of LYONS CREST ESTATES, an Addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 89033, Page 2281, of the Map Records of Dallas County, Texas; together with Correction of error recorded in Volume 89035, Page 2638, Real Property Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Jack McDermott and Michele McDermott, by deed recorded in Volume 95212, Page 1231, Deed Records of Dallas County, Texas;

THENCE South 81 degrees 47 minutes 17 seconds East, along the Southwest line of said McDermott tract, a distance of 580.44 feet to a point for corner, said corner being the Southeast corner of said McDermott tract, and being in the South line of Lyons Road (60 foot right-of-way);

THENCE South 80 degrees 30 minutes 38 seconds East, along the South line of said Lyons Road (60 foot right-of-way), a

distance of 29.38 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to the City of Garland, by deed recorded in Volume 87080, Page 6167, Deed Records of Dallas County, Texas, and being in the Northeast line of proposed Lyons Road (100 foot right-of-way) according to said LYONS CREST ESTATES, and being the beginning of a non-tangent curve to the right, with a radius of 2150.00 feet, a delta angle of 08 degrees 14 minutes 07 seconds, a chord bearing of South 31 degrees 27 minutes 01 seconds East, and a chord length of 308.76 feet;

THENCE along said curve to the right, along the Northeast line of said Lyons Road, an arc length of 309.02 feet to a point corner, said corner, being in the Northwest line of that tract of land conveyed to Marco Castro, by deed recorded in Instrument No. 201700347493, Official Public records of Dallas County, Texas;

THENCE South 36 degrees 35 minutes 11 seconds West, along the Northwest line of said Castro tract, a distance of 16.87 feet to a point for corner;

THENCE South 13 degrees 53 minutes 06 seconds West, along the West line of said Castro tract, a distance of 598.78 feet to a point for corner, said corner being in the South line of Ablon Trail (50 foot right-of-way), and being in the North line of that tract of land conveyed to the City of Garland, by deed recorded in Volume 86173, Page 61, Deed Records of Dallas County, Texas, and being the beginning of a non-tangent curve to the right, with a radius of 1025.00 feet, a delta angle of 51 degrees 35 minutes 05 seconds, a

EXHIBIT A

chord bearing of North 66 degrees 30 minutes 47 seconds West, and a chord length of 891.98 feet;

THENCE along said curve to the right, along the Southwest line Ablon Trail and the Northeast of line of said City of Garland (86173/61) tract, an arc length of 922.83 feet to a point for corner;

THENCE North 40 degrees 43 minutes 15 seconds West, along the Southwest line Ablon Trail and the Northeast of line of said City of Garland (86173/61) tract, a distance of 403.11 feet to a point for corner, from which a 1/2 inch iron rod found bears North 62 degrees 57 minutes 37 seconds, a distance of 0.38 feet for witness, said point being the beginning of a tangent curve to the left, with a radius of 800.00 feet, a delta angle of 24 degrees 49 minutes 45 seconds, a chord bearing of North 53 degrees 08 minutes 07 seconds West, and a chord length of 343.97 feet,

THENCE along said curve to the left, along the Southwest line Ablon Trail, an arc length of 346.68 feet to a point for corner;

THENCE North 24 degrees 27 minutes 00 seconds East, across said Ablon Trail, a distance of 50.00 feet to a point for corner, said corner being in the Northeast line of said Ablon Trail and being the beginning of a non-tangent curve to the left, with a radius of 850.00 feet, a delta angle of 00 degrees 59 minutes 09 seconds East, a chord bearing of North 66 degrees 02 minutes 34 seconds West, and a chord length of 14.62 feet;

EXHIBIT A

THENCE along said curve to the left, along the Northeast line of said Ablon Trail, an arc length of 14.62 feet to a point for corner, said corner being in the Northeast line of said Ablon Trail and the Southeast line of Marlborough Court (50 foot right-of-way);

THENCE North 21 degrees 46 minutes 44 seconds East, along the Southeast line of said Marlborough Court, a distance of 102.26 feet to a point for corner, and being the beginning of a non-tangent curve turning to the left, with a radius of 50.00 feet, a delta angle of 187 degrees 14 minutes 22 seconds, a chord bearing of North 18 degrees 09 minutes 33 seconds East, and a chord length of 99.80 feet;

THENCE along said curve to the left, along the Southeast line of said Marlborough Court, an arc length of 163.40 feet to a point for corner, said corner in the Northwest line of a 15 foot alley;

THENCE North 22 degrees 47 minutes 12 seconds East, along the Northwest line of said 15 alley, a distance of 123.12 feet to a point for corner, said corner being in the South line of that tract of land conveyed to Juan Alberto Mollinedo and Abigail Hernandez Mollinedo, by deed recorded in Instrument No. 201500033994, Official Public Records of Dallas County, Texas, from which a 1/2 inch iron rod bears South 39 degrees 04 minutes 36 seconds West, a distance of 0.35 feet for witness;

THENCE South 87 degrees 01 minutes 31 seconds East, along the South line of said Mollinedo tract, a distance of 169.64 feet to a point for corner, said corner being the

EXHIBIT A

Southeast corner of said Mollinedo tract, and being the Southwest corner of that tract of land conveyed to the City of Garland, by deed recorded in County file No. 76-168D, Official Public Records of Dallas County, Texas;

THENCE South 74 degrees 16 minutes 23 seconds East, along the Southwest line of said City of Garland (76-168D) tract, a distance of 27.48 feet to a point for corner;

THENCE North 01 degrees 12 minutes 30 seconds West, along the West line of said City of Garland (76-168D) tract, a distance of 7.00 feet to a point for corner;

THENCE South 87 degrees 18 minutes 43 seconds East, along the South line of said City of Garland (76-168D) tract, a distance of 426.10 feet to a point for corner from which a 1/2 iron rod found bears South 74 degrees 35 minutes 50 seconds East, a distance of 0.60 feet for witness;

THENCE South 00 degrees 00 minutes 29 seconds East, along the West line of said City of Garland (76-168D) tract, a distance of 246.90 feet to the POINT OF BEGINNING and containing 1,060,077 square feet or 24.34 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-21

4017 Lyons Crest Road

- I. Statement of Purpose:** The purpose of this Planned Development is to allow Dwelling, Single-Family Detached Use 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 Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. 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 those uses as permitted in the Single-Family-7 (SF-7) District.
- B. Maximum Number of Dwelling Units: Seventy-six (76) dwelling units within the area of this Planned Development (PD) District.
- C. Minimum Lot Area: The minimum lot area shall be 7,000 square feet.
- D. Minimum Average Lot Area: 8,600 square feet shall be the minimum average lot area within the area of this Planned Development (PD) District.
- E. Minimum Lot Depth: The following shall be the minimum lot depths:
- 100 feet.

- Eight-five (85) feet for cul-de-sac or eyebrow fronting lots.
- F. Minimum Lot Width: The following shall be the minimum lot widths:
- Fifty-five (55) feet.
 - Forty (40) feet for cul-de-sac or eyebrow fronting lots.
- G. Minimum Front Yard Setbacks: The following shall be the minimum front yard setbacks:
- Twenty (20) feet.
 - Fifteen (15) feet for curvilinear or cul-de-sac lots.
- H. Minimum Side Yard Setbacks: The following shall be the minimum side yard setbacks:
- Five (5) feet from interior lot lines.
 - Fifteen (15) feet from lot lines adjacent to streets.
- I. Minimum Rear Yard Setbacks: The following shall be the minimum rear yard setbacks:
- Ten (10) feet from interior lot lines.
 - Fifteen (15) feet from lot lines adjacent to streets.
- J. Maximum Building Height: The maximum building height shall be thirty-five (35) feet.
- K. Minimum Dwelling Unit Area: The minimum dwelling unit area shall be 2,000 square feet.
- L. Minimum Average Dwelling Unit Area: The minimum average dwelling unit area shall be 2,400 square feet.
- M. Building Materials: Each wall shall be a minimum of eighty (80) percent masonry and a maximum of twenty (20) percent non-masonry. Masonry and non-masonry shall be as defined in Section 4.82 of the Garland Development Code (GDC).

EXHIBIT B

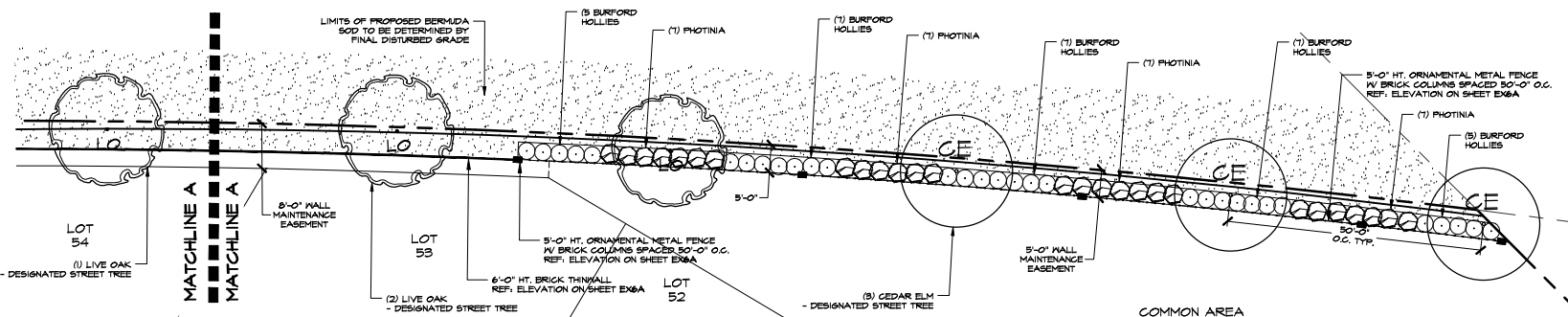
- N. Maximum Lot Coverage: Building coverage shall not exceed forty-five (45) percent of each platted lot.
- O. Screening and Landscaping: Screening and landscaping shall be in general conformity with the Landscape Plan in Exhibit D.
- P. Fencing: An eight (8) foot tall wood fence shall be installed on the rear property line of lots 1-8 and lots 10-13 on the Detail Plan.
- Q. Alley Waiver: Alleys are not required.
- R. 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.
- S. 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 and entry features including any allowed within the street medians, irrigation, 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.

[illegible]

2	05-23-18	Revisions to second City comments			
1	04-25-18	Revisions to first City comments			
Rev. No.	Date	Description		By	
PD AMENDMENT CASE #180301-3					
SITEPLAN					
LYONS CREST ESTATES PHASE 3A INITIAL SUBMITTAL DATE 04-09-18 EXISTING ZONING=PD86-53 SITE=24.3 ACRES 76 RESIDENTIAL LOTS PLUS COMMON AREA CITY OF GARLAND, DALLAS COUNTY, TEXAS					
ORACLE ENGINEERING 2204 Green Hill Drive McKinney, TX 75070 TELE (214) 226-5325					
DESIGN	DRAWN	DATE	SCALE	FILE	NO.
		05/18	1"=60' at 24"x36"	—	EX1

[illegible][illegible]

SCALE: 1" = 10'-0"



SCALE: 1" = 10'-0"

- | | | |
|---|--|--|
|  BURFORD HOLLY /
ILEX CORNUTA 'BURFORDII'
(1 GALLON) |  BALLERINA INDIAN HATHORNE /
RHAPHIOLEPSIS INDICA
(3 GALLON) |  (4' POTS, PLANTS SPACED 8' O.C.) |
|  PHOTINIA /
PHOTINIA SERRULATA
(1 GALLON) |  PENNSETUM 'LITTLE BUNNY' /
PENNSETUM AICHAEGROIDES 'LITTLE BUNNY'
(1 GALLON, PLANTS SPACED 36" O.C.) | |
|  COMMON BERMUDA SOLID SOD
(MINIMUM 100% COVERAGE) | | |

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
SHUMARD OAK / QUERCUS SHUMARDII		3" CALIPER	AS SHOWN	3	3' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD & MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
CEDAR ELM / ULMUS CRASSIFOLIA		3" CALIPER	AS SHOWN	3	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD & MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
LIVE OAK / QUERCUS VIRGINIANA		3" CALIPER	AS SHOWN	3	3' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD & MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
BURFORD HOLLY / ILEX CORNUTA 'BURFORDII'		7 GALLON	AS SHOWN	46	FULL PLANTS
PHOTINIA / PHOTINIA SERRULATA		7 GALLON	AS SHOWN	27	FULL PLANTS
BALLERINA INDIAN HAWTHORNE / RHAPHIOLEPSIS INDICA		3 GALLON	AS SHOWN	20	FULL PLANTS
PENISTEMUM 'LITTLE BUNNY' / PENISTEMUM ALOPECUROIDES 'LITTLE BUNNY'		1 GALLON	36" O.C.	33	FULL PLANTS
ANNUAL COLOR		4" POTS	8' O.C.	282	FULL PLANTS
COMMON BERMUDA GRASS SOLID SOD		SOLID SOD	SQUARE FEET	TO BE DETERMINED	ONCE FINAL GRADING IS COMPLETE AND MORE CIVIL IMPROVEMENT HAS COMMENCED A FINAL TURF GOAT WILL BE ESTABLISHED.

NOTES:

- ALL OPEN SPACES WILL COMPLY WITH APPLICABLE CITY OF GARLAND REQUIREMENTS AND ORDINANCES.
- ALL LANDSCAPE AREAS WILL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
- SCREENING ALONG FUTURE LYONS ROAD WILL COMPLY WITH THE CITY OF GARLAND ORDINANCE AND REQUIREMENTS

[illegible]



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3.c.

Meeting Date: August 7, 2018

Item Title: Z 18-23 Spiars Engineering, Inc. (District 1)

Submitted By: Josue De La Vega, Sr. Development Planner

Summary of Request/Problem

Zoning Ordinance Z 18-23 Spiars Engineering, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-23 Ordinance

Z 18-23 Exhibit A

Z 18-23 Exhibit B

Z 18-23 Exhibits C-D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A RESTAURANT, DRIVE-THROUGH ON A 0.24-ACRE TRACT OF LAND ZONED LIGHT COMMERCIAL (LC) DISTRICT AND LOCATED AT 2906 LAVON DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 25th day of June, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a Restaurant, Drive-Through by **Spiars Engineering, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.24-acre tract of land zoned Light Commercial (LC) District and located at 2906 Lavon Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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 _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-23

Being a tract of land situated in the Jacob Reagor Survey, Abstract No. 1258, City of Garland, Dallas County, Texas, being a portion of Lot 1R, Block 1, Crist 78 Addition Replat, an addition to the City of Garland according to the plat recorded in Document Number 20070330594, Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the common line of said Lot 1R and Lot 6, Block 1, Crist 78 Addition Replat, according to Document Number 20070330594 OPRDCT, from which the northernmost corner of said Lot 6 bears N 75°39'21" W, 22.42 feet;

THENCE N 44°04'44" E, 152.65 feet;

THENCE S 50°49'22" E, 17.68 feet;

THENCE S 75°29'58" E, 41.19 feet;

THENCE S 45°31'00" E, 18.98 feet;

THENCE S 44°29'00" W, 145.13 feet to a point on the common lint of said Lot 6 and Lot 1R, from which the easternmost corner of said Lot 6 bears S 45°31'00" E, 87.58 feet;

EXHIBIT A

THENCE N 45°31'00" W, 19.98 feet;

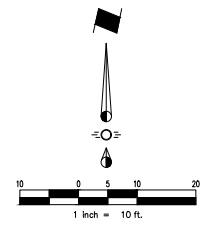
THENCE N 75°39'21" W, 59.21 feet to the POINT OF BEGINNING
with the subject tract containing 10,454square feet or
0.240 acres of land.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-23

2906 Lavon Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Restaurant, Drive-Through.
- 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 Light Commercial (LC) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development: Development is to be in general conformance with the approved site plan and building elevations labeled Exhibit C and Exhibit D (development plans). In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of twenty (20) years.
- B. Parking: At least five (5) parking spaces shall be provided within the lease area to serve the Restaurant, Drive-Through.



(Rolling shall be similar in nature—exact product to be confirmed at time of permit.)

Case No. 170420-1
SHEET 2 OF 2
SITE PLAN

SCOOTERS COFFEE

LOT 1R
1 LOT ON 5.63 ACRES OF LAND
SITUATED IN THE
JACOB REAGOR SURVEY, ABSTRACT NO. 1258
IN THE CITY OF GARLAND
DALLAS COUNTY, TEXAS

OWNER
Firewheel Commons, LLC
4300 Sigma Road, Suite 100
Dallas, TX 75244
Telephone: (214) 663-8782
Contact: Jeff Strong

APPLICANT
Straub Enterprises, LLC
8601 Park Lane, #221
Dallas, TX 75231
Telephone: (402) 658-4581
Contact: Ted Straub

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
55 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.d.

Meeting Date: August 7, 2018

Item Title: Z 18-31 Davis Land Surveying Co., Inc. (District 3)

Submitted By: Nabiha Ahmed, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 18-31 Davis Land Surveying Co., Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-31 Ordinance

Z 18-31 Exhibit A

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY-10 (SF-10) DISTRICT ON A 5.20-ACRE TRACT OF LAND LOCATED AT 5150 LOCUST GROVE 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 25th day of June, 2018, the Plan Commission did consider and make recommendations on a certain request for zoning change made by **Davis Land Surveying Co, Inc.**; and

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

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

Section 1.

The Garland Development Code is hereby amended by approving a Change in Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District on a 5.20-acre tract of land located at 5150 Locust Grove Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

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

Section 3.

Ordinance No. 6773, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4.

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 5.

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2018.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A
LEGAL DESCRIPTION
ZONING FILE Z 18-31

WHEREAS, REX W. HECKELMAN and MARICELLA HECKELMAN, are the owners of part of Lot 1, Block 1 of REXICO ADDITION, part of Lot 1, Block 1 of ANCHOR POINT NO. 3 and part of Lot 1, Block 1 of ANCHOR POINT NO. 5, additions to the City of Garland, Texas, recorded in Instrument Number 201200333762, Volume 89176, Page 1325 and Volume 97132, Page 2931, respectively, of the Map Records of Dallas County, Texas, and being situated in the R. BATEMAN SURVEY, ABSTRACT NO. 129 and the J. LOVING SURVEY, ABSTRACT NO. 791, and parts of those same tracts of land described in General Warranty Deed to Rex W. Heckelman, recorded in Volume 2005104, Page 11922 and Warranty Deed to Rex W. Heckelman and Maricella Heckelman, recorded in Instrument No. 201700117563 of the Deed Records of Dallas County, Texas, and said composite tract being more particularly described as follows;

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner in the south R.O.W. line of Locust Grove Road (an 80' R.O.W.), said point being the northwest corner of Lot 1, Block 1 of the above mentioned Anchor Point No. 3 addition;

THENCE S 89°15'50" E, 24.50' along the south line of Locust Grove Road to a mag nail set for corner;

THENCE S 00°41'00" W, 681.48', over and across said Lot 1, Block 1 of Anchor Point No. 3 addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner;

THENCE S 89°12'51" E, over and across said Lot 1, Block 1 of Anchor Point No. 3 addition, at 85.50' passing the east line of said Lot 1, Block 1 of Anchor Point No. 3 addition, and continuing over and across the above mentioned Lot 1, Block 1 of Rexico Addition, a total distance of 115.50' to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner in the east line of said Rexico Addition;

THENCE S 00°41'00" W, 40.00' along the east line of said Rexico Addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner;

THENCE S 89°12'51" E, 262.77' over and across the above mentioned Lot 1, Block 1 of Anchor Point No. 5 addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner in the east line of Lot 1, Block 1 of said Anchor Point No. 5 addition and the northernmost west line of Block 3 of Anchor Point, an addition to the City of Garland, Texas, recorded in Volume 81004, Page 3280 of the Map Records of Dallas County, Texas;

THENCE S 01°00'59" W, 364.21' along the east line of Lot 1, Block 1 of said Anchor Point No. 5 addition and the northernmost west line of Block 3 of said Anchor Point addition to a 3" aluminum disk stamped "REXICO 2/RPLS 5111" set at the southeast corner Lot 1, Block 1 of said Anchor Point No. 5 addition;

EXHIBIT A

THENCE S 84°33'41" W, along the south line of Lot 1, Block 1 of said Anchor Point No. 5 addition and the westernmost north line of Block 3 of said Anchor Point addition, at 262.15' passing a 1/2" iron rod found at the southeast corner of Lot 1, Block 1 of said Rexico Addition, and continuing along the south line of Lot 1, Block 1 of Rexico Addition and the westernmost north line of Block 3 of said Anchor Point addition, a total distance of 519.76' to a 1/2" iron rod found at the southwest corner of Lot 1, Block 1 of Rexico Addition;

THENCE N 00°05'58" W, 420.61' along the west line of said Lot 1, Block 1 of Rexico Addition to a 1/2" iron rod found at the westernmost north corner of Rexico Addition;

THENCE S 89°12'51" E, 121.89' along the westernmost north line of Rexico Addition to a 3" aluminum disk stamped "REXICO 2/RPLS 5111" set at the southwest corner of Lot 1, Block 1 of the aforementioned Anchor Point No. 3 addition;

THENCE N 00°41'00" E, 721.46' along the west line of Lot 1, Block 1 of said Anchor Point No. 3 addition to the Point of Beginning and containing 226,672.46 square feet or 5.2037 acres of land.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: August 7, 2018

Item Title: Sale of Property - 2113 Cranford Drive

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the July 9, 2018 City Council Work Session, Council was briefed on the potential sale of property at 2113 Cranford Drive. The City of Garland has received an unsolicited offer from Mr. Ruben De Luis related to the purchase of City owned property obtained through a 2011 Sheriff's Sale. Mr. Luis has presented an offer of \$13,269.60 for the property. The purchaser has also agreed to pay the post-judgment taxes at closing. The post-judgment taxes will be approximately \$2,398.63 bringing the total amount paid at closing cost to approximately \$15,668.23. The City of Garland will receive sale proceeds of \$1,500 for maintenance and \$3,782.30 in taxes.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Mr. Luis. This property has been held by the City of Garland since 2011 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

Attachments

2113 Cranford - Resolution

2113 Cranford - Offer

2113 Cranford - Deed

2113 Cranford - Map and Picture

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 116th Judicial District Court of Dallas County, Texas in cause number TX10-40408, 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 **PART OF LOT 1, KINGSLEY ROAD PECAN ACRES ADDITION, aka 2113 CRANFORD DR., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORD IN VOL. 2005134, PAGE 3509, OF**

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 _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 310, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcml.com

May 11, 2018

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

Via electronic-mail

Re: Offer from Ruben De Luis to purchase
2113 Cranford, Garland, Texas

Dear Mr. Worsham:

Ruben De Luis has offered to purchase 2113 Cranford, Garland, Texas (BEING PART OF LOT 1, KINGSLEY ROAD PECAN ACRES ADDITION, aka 2113 CRANFORD DR., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOL. 2005134, PAGE 3509, OF THE DALLAS COUNTY DEED RECORDS) for \$13,269.60. In addition to that amount, all taxes not included in the Judgment will be paid at closing. The total amount of those taxes will be approximately \$2,398.63 of which the City of Garland will receive approximately \$209.86.

This property was sold at a Sheriff's Sale on October 4, 2011 pursuant to delinquent tax collection suit number TX10-40408. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$17,460.00. The property was struck off for the total judgment amount, \$5,193.35, which includes taxes, penalties and interest, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$3,091.57. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is greater than the total amount due under the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light gray rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26294500000011000
Property address:	2113 Cranford
Cause No.:	TX10-40408
Judgment Date:	March 16, 2011
Sheriff's Sale Date:	October 4, 2011
Judgment amount:	GISD 2006-2010 taxes \$2,192.00 (64.9%)
	City 2006-2010 taxes \$1,185.48 (35.1%)
Total Judgment for Taxes:	\$3,377.48
Court costs:	\$688.89
Sheriff's fees for sale:	\$600.18
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$302.50
Total Costs:	\$1,591.57

Funds to be disbursed as follows:

1.	Dallas County District Clerk	\$688.89
2.	Dallas County Sheriff	\$600.18
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$302.50
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$3,572.44
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$6,605.59
	TOTAL Judgment Distribution	\$13,269.60

Other Distribution:

7.	City of Garland (Post Judgment tax year distribution)	\$209.86
8.	Garland ISD (Post Judgment tax year distribution)	\$357.73
9.	John Ames, Dallas County Tax Assessor	\$1,831.04
	TOTAL Post Judgment Distribution	\$2,398.63

	TOTAL Distribution	\$15,668.23
--	---------------------------	--------------------

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 **Ruben De Luis, 3113 Lariat Lane, Garland, TX 75042** ("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 **2113 Cranford**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

BEING PART OF LOT 1, KINGSLEY ROAD PECAN ACRES ADDITION, aka 2113 CRANFORD DR., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORD IN VOL. 2005134, PAGE 3509, OF THE DALLAS COUNTY DEED RECORDS (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 TX10-40408 in the 116th Judicial District Court, Dallas County, Texas, and no more.

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 _____ 2018.

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 _____, 2018, by _____, in her capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

2113 Cranford
Map and Picture





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: August 7, 2018

Item Title: Sale of Property - 4318 Rosehill Road

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the July 9, 2018 City Council Work Session, Council was briefed on the potential sale of property at 4318 Rosehill Road. The City of Garland has received an unsolicited offer from Mrs. Celerina Ramirez related to the purchase of City owned property obtained through a 2010 Sheriff's Sale. Mrs. Ramirez has presented an offer of \$35,155.51 for the property. The purchaser has also agreed to pay the post-judgment taxes at closing. The post-judgment taxes will be approximately \$4,158.08 bringing the total amount paid at closing cost to approximately \$39,313.59. The City of Garland will receive sale proceeds of \$1,500 for maintenance, \$18,084.15 in abatement/demolition liens and a total of \$3,495.71 in taxes.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Mrs. Ramirez. This property has been held by the City of Garland since 2010 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

Attachments

4318 Rosehill - Resolution

4318 Rosehill - Deed

4318 Rosehill - Offer

4318 Rosehill - Map and Picture

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 116th Judicial District Court of Dallas County, Texas in cause number TX07-41835, 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 .7500 ACRES, ABSTRACT 761, JOHN LITTLE SURVEY, aka 4318 ROSEHILL RD., CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 3202 PAGE 536 OF THE DALLAS COUNTY DEED RECORDS (the "Property").

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 _____, 2018.

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 **Celerina Ramirez, 3113 Lariat Lane, Garland, TX 75042** ("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 **4318 Rosehill Rd.**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

BEING .7500 ACRES, ABSTRACT 761, JOHN LITTLE SURVEY, aka 4318 ROSEHILL RD., CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 3202 PAGE 536 OF THE DALLAS COUNTY DEED RECORDS (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 TX07-41835 in the 116th Judicial District Court, Dallas County, Texas, and no more.

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 _____ 2018.

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 _____, 2018, by _____, in her capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



J. DOUGLAS BURNSIDE
Attorney at Law
1919 S. Shiloh Rd, Ste 310, LB 40
Garland, Texas 75042
p: 972-278-8282
f: 972-278-8222
w: www.pbfcml.com

May 11, 2018

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

Via electronic-mail

Re: Offer from Celerina Ramirez to purchase
4318 Rosehill Rd., Garland, Texas

Dear Mr. Worsham:

Celerina Ramirez has offered to purchase 4318 Rosehill Rd., Garland, Texas (BEING .7500 ACRES, ABSTRACT 761, JOHN LITTLE SURVEY, aka 4318 ROSEHILL RD., CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 3202 PAGE 536 OF THE DALLAS COUNTY DEED RECORDS) for \$35,155.51. In addition to that amount, all post-judgment taxes for the years 2009-2010 will be paid at closing. The total amount of post-judgment taxes will be approximately \$4,158.08 of which the City of Garland will receive approximately \$1,166.93.

This property was sold at a Sheriff's Sale on March 2, 2010 pursuant to delinquent tax collection suit number TX07-41835. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is \$53,910.00. The property was struck off for the total judgment amount, \$34,978.51, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total \$8,134.84. The taxing jurisdictions will be paid their full amount of Texas due at the date of the sale. The remainder will be distributed to the City for abatement liens. A breakdown of amounts each taxing entity will receive is enclosed.

Because the sale price is greater than the total amount due under the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Douglas Burnside", is written over a light gray rectangular background.

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet

CAD Acct #:	65076137510190000
Property address:	4318 Rosehill Rd.
Cause No.:	TX07-41835
Judgment Date:	August 6, 2009
Sheriff's Sale Date:	March 2, 2010
Judgment amount:	GISD 2004-2008 taxes \$4,169.16 (52.2%)
	City 1999, 2004-2008 taxes \$2,079.27 (26.1%)
	County 2004-2008 taxes \$1,730.61 (21.7%)
Total Judgment for Taxes:	\$7,979.04
City Abatement Liens:	\$10,582.94
City Demolition Lien:	\$7,967.51
Court costs:	\$5,268.62
Sheriff's fees for sale:	\$1,022.47
Publication fees for sheriff's sale:	\$343.75
Total Costs:	\$6,634.84

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$5,268.62
2.	Dallas County Sheriff	\$1,022.47
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$343.75
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$2,328.78
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$4,669.46
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$1,938.28
8.	City of Garland (Abatement Liens)	\$10,316.92
9.	City of Garland (Demolition Lien)	\$7,767.23
	TOTAL	\$35,155.51

Post Judgment Distribution:

10.	City of Garland (Post Judgment tax year distribution)	\$1,166.93
11.	Garland ISD (Post Judgment tax year distribution)	\$1,989.22
12.	John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)	\$1,001.93
	TOTAL Post Judgment Distribution	\$4,158.08

	TOTAL Distribution	\$39,313.59
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4318 Rosehill
Map and Picture





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: August 7, 2018

Item Title: Garland Development Code Amendments regarding Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Consider amending Sections 2.51 and 6.03 of the Garland Development Code (Ordinance 6773, as amended) relating to the creation of a zoning classification for Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional.

Recommendation/Action Requested and Justification

Approval of the attached ordinance. A Public Hearing for this item was conducted at the July 17, 2018 Regular Meeting.

Attachments

GDC Amendment Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 2.51 AND 6.03 OF THE GARLAND DEVELOPMENT CODE (ORDINANCE 6773, AS AMENDED) RELATING TO THE CREATION OF A ZONING CLASSIFICATION FOR CARE OF ALCOHOLIC, DRUG DEPENDENT OR PSYCHIATRIC PATIENTS, INSTITUTIONAL; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, 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 the schedule of uses contained in the land use matrix in Section 2.51 of the Garland Development Code is hereby amended by:

(1) Adding, as a land use allowed under the division "Medical and Health Services Uses" a land use for "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional";

(2) Designating Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional in the land use matrix as allowed by Specific Use Provision ["S"] in the following zoning districts:

- Community Office (CO)
- Community Retail (CR)
- Light Commercial (LC)
- Heavy Commercial (HC)
- Industrial (IN)

(3) Providing, in the "Parking Requirements" column of the land use matrix, a parking ratio of 1 space per 4 beds.

Section 2

That Section 6.03 of the Garland Development Code is amended by adding a definition for Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutional to read as follows:

"CARE OF ALCOHOLIC, DRUG DEPENDENT OR PSYCHIATRIC PATIENTS, INSITUTIONAL: An institutional-type facility for the licensed in-patient care of alcoholic, drug dependent or psychiatric patients."

Section 3

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

Section 4

That the Garland Development Code (Ordinance No. 6773, 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 _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: August 7, 2018

Item Title: Parking Restrictions - Kirby Street and Shephard Drive

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Parking on Kirby Street and on Shephard Drive has grown and is causing traffic congestion at driveways and intersections. Council is requested to restrict parking in limited sections to address this overparking.

Recommendation/Action Requested and Justification

Council considered this at the July 9, 2018 Work Session meeting. Council is requested to adopt the attached ordinance.

Attachments

Policy Report

Ordinance

**GARLAND****POLICY REPORT****City Council Work Session Agenda****Work Session Item 2.d.**

Meeting Date: July 9, 2018
Item Title: Parking Restrictions - Kirby Street and Shephard Drive
Submitted By: Paul Luedtke, Transportation Director
Strategic Focus Areas: Growing Economic Base
Well-Maintained City Infrastructure
Vibrant Neighborhoods and Commercial Centers

ISSUE

Parking on Kirby Street and on Shephard Drive has grown and is causing traffic congestion at driveways and intersections. Council is requested to restrict parking in limited sections to address this overparking.

RECOMMENDATION

Direct staff to bring changes to the ordinance that would restrict parking on both sides of the street at all times in the following areas:

Kirby Street from Forest Lane to Edgewood Drive

Shephard Drive from Forest Lane to 475 feet south of Forest Lane

BACKGROUND

Staff was requested to review the parking issues on Kirby Street and Shephard Drive related to difficulty in maneuverability through these streets.

Upon observation on several occasions, the parking was determined to cause problems for trucks trying to make deliveries to local businesses. On Shephard Drive, parking on either side of the street resulted in the inability of two way traffic flow at the traffic signal with Forest Lane.

CONSIDERATION

Parking restrictions could force existing parking to seek other undesirable locations.

Attachments

Shephard Drive Parking Restrictions
Kirby Street Parking Restriction

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 33.48(A) of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following streets or street segments:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Fifth Street	240 feet north of Miller Road to 140 feet south of Carlos Drive	Both
Kirby Street	Forest Lane to Edgewood Drive	Both
Shephard Drive	Forest Lane to 475 feet south of Forest Lane	Both

Section 2

That Section 33.48(A) of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by deleting the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Fifth Street	140 feet south of Carlos Drive to Wembley Drive	Both

Section 3

That Section 33.50(Aof Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Main Street	10 th Street and 11 th Street	North
State Street	10 th Street and 11 th Street	South
10 th Street	Main Street and State Street	West
11 th Street	Main Street and State Street	East

Section 4

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

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this the ____ day of August, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: August 7, 2018

Item Title: Fifth Street Parking Restriction Modifications

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Changes in travel patterns and street widths have resulted in the need for several changes to parking restrictions along S. Fifth Street between McLemore Drive and Wembley Drive.

Recommendation/Action Requested and Justification

Council considered this item at the June 18, 2018 Work Session meeting. Council is requested to adopt the parking restrictions as shown on the attached ordinance.

Attachments

Policy Report

Ordinance

**GARLAND****POLICY REPORT****City Council Work Session Agenda****Work Session Item 2.b.**

Meeting Date: June 18, 2018
Item Title: Fifth Street Parking Restriction Modifications
Submitted By: Paul Luedtke, Transportation Director
Strategic Focus Areas: Safe Community
Vibrant Neighborhoods and Commercial Centers
Customer-Focused City Services

ISSUE

Changes in travel patterns and street widths have resulted in the need for several changes to parking restrictions along S. Fifth Street between McLemore Drive and Wembley Drive.

RECOMMENDATION

Approve the following changes to parking restrictions along S. Fifth Street:

- Prohibit parking at all times on both sides of S. Fifth Street from 240 feet north of Miller Road to 140 feet south of Carlos Drive.
- Remove all parking restrictions on both sides of Fifth Street from 140 feet south of Carlos Drive to Wembley Drive.

Unless otherwise directed by council, staff will place a resolution with the above ordinance changes on the July 10, 2018 council meeting.

BACKGROUND

On S. Fifth Street from 240 feet north Miller Road to Miller Road a left turn bay was created with pavement markings. Due to the reduced width of the through lanes, parking restrictions are needed to ensure that the through lanes are not blocked.

On S. Fifth Street from Miller Road to 140 feet south of Carlos Drive, a center left turn lane has been implemented to alleviate traffic related to the adjacent Daugherty Elementary School. Due to this left turn lane, there is no room for on-street parking. In this area, parking is currently prohibited from 7:30 AM to 7:30 PM, but for safety reasons parking should be prohibited at all times.

Between Carlos Drive and Wembley Drive, parking had been prohibited for many years due to the narrow street that had existed in the past. With the reconstruction and widening of Fifth Street last year, the street is now fully able to accommodate parking which would benefit residences that live along S Fifth Street and would serve to calm traffic through this area.

CONSIDERATION

Owners of the houses immediately north of Miller Road will not have parking in front of their house.

Residences between 140 feet south of Carlos Drive to Wembley Drive will have parking in front of or adjacent to their houses restored for their use.

Average speeds between 140 feet south of Carlos Drive to Wembley Drive may decrease due to parallel parking which would benefit the neighborhood.

Attachments

S Fifth Street Parking

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 33.48(A) of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following streets or street segments:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Fifth Street	240 feet north of Miller Road to 140 feet south of Carlos Drive	Both
Kirby Street	Forest Lane to Edgewood Drive	Both
Shephard Drive	Forest Lane to 475 feet south of Forest Lane	Both

Section 2

That Section 33.48(A) of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by deleting the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Fifth Street	140 feet south of Carlos Drive to Wembley Drive	Both

Section 3

That Section 33.50(Aof Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Main Street	10 th Street and 11 th Street	North
State Street	10 th Street and 11 th Street	South
10 th Street	Main Street and State Street	West
11 th Street	Main Street and State Street	East

Section 4

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

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this the ____ day of August, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9.

Meeting Date: August 7, 2018

Item Title: On Street Parking - Main, 10th, 11th, State Streets

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

A development was previously approved by Council with on street parking in the downtown block bounded by Main Street, 10th Street, 11th Street, and State Street. Council is requested to update a portion of the Code of Ordinances that lists all allowed on-street parking locations in the city.

Recommendation/Action Requested and Justification

Council considered this item at the June 18, 2018 Worksession meeting. Council is requested to adopt the parking restrictions on the attached ordinance.

Attachments

Policy Report
Ordinance

**GARLAND****POLICY REPORT****City Council Work Session Agenda****Work Session Item 2.a.**

Meeting Date: June 18, 2018
Item Title: On Street Parking - Main, 10th, 11th, State Streets
Submitted By: Paul Luedtke, Transportation Director
Strategic Focus Areas: Growing Economic Base
Commercially Thriving Downtown
Vibrant Neighborhoods and Commercial Centers
Sound Governance and Finances

ISSUE

A development was previously approved by Council with on street parking in the downtown block bounded by Main Street, 10th Street, 11th Street, and State Street. Council is requested to update a portion of the Code of Ordinances that lists all allowed on-street parking locations in the city.

RECOMMENDATION

Direct staff to update the Code of Ordinances to reflect previous actions.

Unless otherwise directed this item will be placed on the July 10 Regular Meeting agenda.

BACKGROUND

A commercial establishment recently recieved approval from the Planning Commission and City Council that will have adjacent angled head in on street parking in the following areas:

- 10th Street between Main Street and State Street
- 11th Street between Main Street and State Street
- Main Street between 10th Street and 11th Street
- State Street between 10th Street and 11th Street

Section 33.50 states that "Angle or head in parking of vehicles shall not be permitted on or adjacent to any of the streets of the City, where such vehicles would be required to back into the street, with the following exceptions:" Then the list of streets where this is allowed is provided.

If approved this action would "clean up" the ordinance so that this list includes these new sections where head in parking will be allowed.

Attachments

Angle Parking

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 33.48(A) of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following streets or street segments:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Fifth Street	240 feet north of Miller Road to 140 feet south of Carlos Drive	Both
Kirby Street	Forest Lane to Edgewood Drive	Both
Shephard Drive	Forest Lane to 475 feet south of Forest Lane	Both

Section 2

That Section 33.48(A) of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by deleting the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Fifth Street	140 feet south of Carlos Drive to Wembley Drive	Both

Section 3

That Section 33.50(Aof Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
Main Street	10 th Street and 11 th Street	North
State Street	10 th Street and 11 th Street	South
10 th Street	Main Street and State Street	West
11 th Street	Main Street and State Street	East

Section 4

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

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this the ____ day of August, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

10.

Meeting Date: August 7, 2018

Item Title: Temporary Street Repair Parking Prohibitions

Submitted By: Steve Oliver, Streets Director

Summary of Request/Problem

The Street Department has an asphalt overlay crew whose goal is to overlay 35 lane miles of streets each year, the vast majority of which are residential streets. During the course of this overlay program, the Street Department occasionally encounters vehicles parked on streets that impede the ability of the crew to complete the overlay project. There currently is no ordinance that authorizes the removal of these vehicles from the street to allow the completion of these projects.

The proposed ordinance authorizes the Chief of Police, at the request of the Director of Streets, to temporarily prohibit parking of vehicles along a street or alley within or adjacent to the site of a construction, repair or maintenance project. The ordinance requires the City to provide written notice to residences on the street where parking is restricted not less than 10 days before the restrictions begin, to post signs on the street not less than 48 hours prior to beginning of the restrictions and to place notice on any vehicle parked on the affected street not less than 12 hours before the restrictions begin.

This item was considered by Council at the August 6, 2018 Work Session.

Recommendation/Action Requested and Justification

Adopt an ordinance amending Chapter 33 "Transportation" and Chapter 24 "Municipal Court and Administrative Enforcement" of the Code of Ordinances to authorize the Chief of Police, at the request of the Director of Streets, to temporarily prohibit parking of vehicles along a street or alley as necessary for construction, repair or maintenance projects.

Attachments

Temporary Street Repair Parking Prohibition Ordinance

DRAFT

Non-final and unapproved
For discussion purposes only

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION", AND CHAPTER 24, "MUNICIPAL COURT AND ADMINISTRATIVE ENFORCEMENT" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding a new section, Sec. 33.54, to read as follows:

"Sec. 33.54 Temporary street repair parking prohibitions

The Chief of Police may at the request of the Director of Streets, as necessary for the construction, repair, or maintenance of streets (including, without limitation, sidewalks and alleys), prohibit or otherwise restrict, for temporary periods, the parking of vehicles along a street or alley within or adjacent to the site of the construction, repair, or maintenance. The City shall provide written notices to the residences on the street segment where parking is prohibited or restricted no less than 10 days before the commencement of the closure. The City shall post signs and provide other reasonable written or posted notices to such effect not less than 48 hours prior to the commencement of the closure. Not less than 12 hours prior to commencement of the closure, the City shall place notice on any vehicle parked on the streets that will be closed. It shall be unlawful for any person to park or leave unattended any vehicle in violation of such signs or notices. A vehicle parked in violation of such temporary parking restrictions imposed under this section may be towed from the restricted area and may be impounded at the City impound lot at the expense of the owner of such vehicle.

DRAFT

Non-final and unapproved
For discussion purposes only

Section 2

That Sec. 24.44(A) of Chapter 24, "Municipal Court and Administrative Adjudication", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following to the schedule of civil penalties for parking violations provided in that section:

<u>"Offense</u>	<u>Penalty amount</u>
Sec. 32.54 Temporary street repair parking prohibitions \$100"	

Section 3

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

Section 4

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

Section 5

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

DRAFT

Non-final and unapproved
For discussion purposes only

Section 6

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

PASSED AND APPROVED this the _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



City Council Regular Session Agenda

11.

Meeting Date: August 7, 2018
Item Title: Request for Development Assistance from Quest USA, Inc.
Submitted By: David Gwin, Economic Development Director
Strategic Focus Areas: Growing Economic Base

ISSUE

Consider a development incentive request from Quest USA, Inc. for a partial rebate of applicable Business and Personal Property (BPP) tax required of a proposed new manufacturing project for a specific period of time.

OPTIONS

- 1) Approve the staff recommendation for a partial rebate of the applicable BPP tax
- 2) Not approve a rebate of the applicable BPP tax

RECOMMENDATION

The City would provide a forty percent (40%) rebate of the ad valorem tax attributed to new BPP value for the 2020 through 2024 tax years upon the company realizing the following performance requirements:

- 1) Leasing a 329,000 square foot property located at 1720 South Jupiter Road;
- 2) Commit to minimum 10 year lease term; and
- 3) Add a minimum of \$11 million in new BPP valuation to the City's tax roll

BACKGROUND

Quest USA, Inc., headquartered in Toronto, Canada, is a leading manufacturer of an advance window wall system used primarily in high-rise multi-family residential buildings in Canada and the United States. The company has a multiyear backlog representing over \$200 million in revenue and a significant pipeline of potential new contracts. This expanding business pipeline has led Quest to establish their first manufacturing facility in the USA.

Quest is committed to leasing a 329,000 square foot building and creating 321 full-time manufacturing jobs within the first five (5) years of operation in Garland. The building they are to occupy is part of the 41-acre former Raytheon campus that has recently been entirely redeveloped.

CONSIDERATION

The company is leasing the largest new building at the former Raytheon campus for an initial 10 year period and creating over 320 new full-time jobs in the community. The project will be significant addition to the City's manufacturing base and jobs inventory.

Attachments

Proposed Economic Development Incentive Agreement

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement ("Agreement") is made by and between the City of Garland, a Texas home-rule municipality ("City"), and Quest USA, Inc., a **Delaware** corporation, and its successors and assigns ("Quest") acting by and through their respective authorized officers. The City and Quest are referred to individually in this Agreement as a "Party" and together they are referred to as the "Parties."

ARTICLE I

RECITALS

The City and Quest each acknowledge and agree that the following recitals are true and correct in all material respects and that the same are incorporated herein and are a material part of this Agreement:

WHEREAS, the City desires to further the public interest and welfare and induce the investment of private resources in productive business enterprises located in certain areas of the City in order to increase tax revenue for real property and business personal property within the City, and promote or develop new business enterprises; and

WHEREAS, Quest intends to occupy and enhance approximately 329,000 square feet of an existing Manufacturing Facility on that certain tract of land commonly known as 1720 South Jupiter Road in the City of Garland, Dallas County, Texas (collectively, the "Property," and as more specifically described and depicted in Exhibit "A" attached hereto); and

WHEREAS, Quest, by January 1, 2019, proposes to fully realize new taxable Personal Property valuation at the Property, as determined by the Dallas County Appraisal District, that upon full investment and operation shall cumulatively result in the addition of a minimum \$11,000,000.00 in new Non-Exempt Assessed Value at the Property (the "Project"); and

WHEREAS, the Project will result in new economic development in the City, including increases in the number of new jobs; will serve as a catalyst for further, perhaps related development in the area; and will increase tax revenues because of investments in real property, business personal property, and taxable sales within the City; and

WHEREAS, the Project will have a direct economic benefit to the City; and

WHEREAS, Quest has advised the City that a contributing factor of inducing Quest to further develop the Property is an agreement by the City to provide an economic development grant to Quest as set forth herein; and

WHEREAS, the City is authorized by Article 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code to provide a program for economic development grants

to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, City wishes to provide incentives to Quest to assist in the economic development of the City; and

WHEREAS, the City has determined, based on information presented to it by Quest, that making an economic development incentive grant to Quest in accordance with this Agreement furthers the City's economic development goals and will: (i) promote the economic development objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) advance local economic development and stimulate business and commercial activity in the City; and

WHEREAS, City hereby finds that this Agreement embodies an eligible Program (defined below) and clearly promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code and further, is in the best interests of the City;

NOW, THEREFORE, Quest and the City make and enter into this Agreement in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both Quest and the City, and agree as follows:

ARTICLE II

DEFINITIONS

Section 2.01. "Compliance Certificate" has the meaning set forth in Section 4.02.

Section 2.02. "Manufacturing Facility" means dedicated commercial space containing a facility that is used in the manufacturing or production of tangible personal property, including the processing of such property that results in a change of condition of raw materials into a finished product and the fabrication and assembly of components and materials into a finished product.

Section 2.03. "Operational" means that Quest has: (i) received a certificate of occupancy for the Project at the Property; (ii) installed, caused, or allowed to be installed Personal Property of Quest that is present for taxing purposes on the Property in accordance with the specific performance dates and amounts specified in Exhibit B, which is attached hereto and incorporated herein by reference for all purposes. **Section 2.04. "DCAD"** means the Dallas Central Appraisal District.

Section 2.05. "Non-Exempt Assessed Value" means the total assessed value, as determined by DCAD, of Personal Property assets of Quest that are taxable by a Texas taxing authority for ad valorem taxation purposes.

Section 2.06. “Performance Period” means the period of time beginning January 1, 2019 and continuing thereafter through December 31, 2028, which is inclusive of the Performance Rebate Period and the Continued Performance Period, in which Quest is obligated to meet certain minimum performance criteria related to DCAD’s assessment of the values of new Non-Exempt Assessed Value present at the Property.

Section 2.07. “Performance Rebate Period” means the period of time during the Performance Period, beginning January 1, 2020 and continuing thereafter until December 31, 2024, in which Quest is eligible to receive Performance Rebate Payments subject to the terms and conditions of this Agreement.

Section 2.08. “Continued Performance Period” means the period of time during the Performance Period, beginning January 1, 2025 and continuing thereafter until December 31, 2028, in which Quest is obligated to meet certain minimum performance criteria, as described herein, related to DCAD’s assessment of the values of nonexempt Personal Property present on the Property to avoid owing the City claw-back repayments as calculated in below Section 7.15.

Section 2.09. “Performance Rebate Payments” means the City’s payments to Quest in the form of annual rebate payments in an amount equal to the applicable percentage as specified in Section 4.01 of this Agreement applied to the total of Quest’s increase in tax payments (for the applicable new Personal Property valuations as determined by DCAD) received by the City and attributable to the calendar year immediately preceding the year for which a Performance Rebate Payment is requested by Quest in accordance with Article IV.

Section 2.10. “Personal Property” means all materials, supplies, equipment, inventory, or other business personal property attributable to the Project with a taxable situs on the Property that are subject to ad valorem taxes.

Section 2.11. “Personal Property Taxes” are the ad valorem taxes received by the City as a result of the Project on the value of Personal Property located on the Property.

Section 2.12. “Program” means the economic development program for the Project established by the City pursuant to Texas Local Government Code Chapter 380 to promote economic development and stimulate business and commercial activity within the City as represented by the terms of this Agreement.

Section 2.13. “Project” has the meaning described in the Recitals to this Agreement.

Section 2.14. “Property” has the meaning described in the Recitals to this Agreement, which is further identified as the Manufacturing Facility located at 1720 South Jupiter Road.

Section 2.15. “Term” has the meaning described in Section 7.16 hereof.

ARTICLE III

COMMENCEMENT, COMPLETION AND OPERATION OF THE PROJECT

Section 3.01. Commencement and Phasing of the Project. Quest shall commence the Project, including dedicating resources and funds to meet the required minimum performance standards more particularly described in Section 3.03, on or before December 31, 2018.

Section 3.02. Continued Operation of Business. After the Project becomes Operational, Quest shall continuously operate, maintain, and manage the Project on the Property until at least December 31, 2028 (except in the event of casualty, condemnation, force majeure, or other cause beyond Quest's reasonable control, and except during reasonable periods for repairing, cleaning, decorating and remodeling the Project).

Section 3.03. Non-Exempt Assessed Value Performance Standards. Notwithstanding any other provision contained herein to the contrary, Quest shall not be eligible for any Performance Rebate Payments described in Article IV of this Agreement, unless Quest meets the express performance standards specifically described below, based on DCAD's assessment of the new Personal Property of the Project. Quest shall be subject to the performance standards set forth below:

- a. Beginning January 1, 2019 and continuing thereafter through December 31, 2028, the required minimum cumulative Non-Exempt Assessed Value of Quest's Personal Property of the Project shall be no less than the corresponding annual required minimum values attributed to new development and investment listed in Table 3.03(a), which is attached hereto as Exhibit B, and incorporated herein by reference.
- b. In each year of the Performance Rebate Period, Quest shall meet the collective and cumulative Non-Exempt Assessed Value set forth in this Section 3.03 for the corresponding annual period to be eligible for a Performance Rebate Payment. Quest's failure to meet any minimum performance standard shall subject Quest to the recapture and claw-back provisions of Section 7.15.
- c. Quest is solely responsible for gathering and calculating the information necessary to calculate the Non-Exempt Assessed Values of Quest's Personal Property.
- d. The Parties agree that any Performance Rebate Payments owed by the City are to be applied solely to the amount of the increase in the Personal Property Tax valuations, as determined by DCAD of the Property as identified in Exhibit B.

Section 3.04. "Most Favored Customer." If the City desires to become a customer of any products or services of the Project, Quest agrees that the City will be offered terms and pricing that Quest offers to the most favored of any products and/or services of the Project; however, Quest will have no obligation to disclose the terms of any transaction with any customer and Quest may modify the terms and conditions to take into account differences as warranted.

Section 3.05. “Furthering Garland Recognition and Pride.” Quest acknowledges that the City is engaging in and administering the Program to further the economic interests of the people of Garland and that it is important to the City in that regard that Garland receive recognition for its efforts. In its communications, branding, marketing, and promotions throughout the Term of this Agreement regarding the Project, Quest shall use commercially reasonable efforts to recognize that the Project and its associated business operations are located in Garland, Texas rather than “in the Dallas area” or similar non-Garland specific descriptors. Quest shall be and remain a customer of the City for all solid waste, water, and waste water services throughout the Term.

Section 3.06. Local Purchases. Quest shall make commercially reasonable efforts to purchase within the City of Garland all supplies, materials, and equipment related to the Project and its operation so that the tax situs of sales tax revenue from such purchases is in Garland, Texas; provided that such supplies, materials and equipment are readily available in Garland, Texas, are as good or better quality than those offered outside of Garland, Texas and are offered on competitive terms and conditions.

ARTICLE IV

PERFORMANCE REBATE PAYMENTS FROM THE CITY

Section 4.01. Performance Rebate Payments. Subject to the requirements and limitations of this Article, the other terms and conditions of this Agreement, and Quest’s compliance with its obligations under this Agreement, the City shall make Performance Rebate Payments to Quest in accordance with this section and the rebate percentages associated with the corresponding Quest’s required minimum performance standards indicated in the Tables attached as Exhibit B.

Section 4.02. Process for Payment. Beginning in the year 2020, and once each year thereafter through 2024, Quest may request a Performance Rebate Payment by written application submitted to the City. The City shall not owe, nor be required to make, a Performance Rebate Payment for any applicable calendar year until such time as:

- a. Quest submits to the City a compliance certificate in substantially the form attached hereto as Exhibit “C” (the “Compliance Certificate”) together with all information required under the Compliance Certificate reasonably necessary to verify Quest’s material compliance with its obligations under this Agreement for the preceding year; and
- b. the City has actually received all of Quest’s Personal Property Taxes owed for the preceding year, as determined by DCAD; and

- c. funds are appropriated by the Garland City Council for the specific purpose of making a Performance Rebate Payment under this Agreement as part of the City's ordinary budget and appropriations approval process or through any subsequent appropriation.

Provided that the foregoing conditions have been satisfied and Quest is otherwise in compliance with this Agreement, the City shall pay to Quest any Performance Rebate Payments due within ninety (90) days after the last to occur of the events in above subsections (a) through (c) of this Section 4.02.

Section 4.03. Tax Protests. Quest agrees that by submitting to the City a request for the payment of a Performance Rebate Payment, Quest has (i) finally agreed to the DCAD assessed tax values and the City's tax rate and procedures on which the Performance Rebate Payment will be based without further protest or challenge; (ii) will not make any claim for a refund, repayment, or reduction of those taxes after settling on any appealed tax assessments or bills from any source, including the City; and (iii) once any existing tax protest has been settled, waives, to the extent allowed by law, the right to protest, challenge, or otherwise contest those taxes in any manner. Notwithstanding any other provision of this Agreement to the contrary, no Performance Rebate Payment shall become due for any tax year in which or for which Quest is protesting the assessed value or contesting an ad valorem tax due until the protest has been finalized by DCAD, Quest, and the affected taxing authority. Quest shall promptly notify the City in writing of any ad valorem tax protest relating to the Property or any of Quest's Business Personal Property located for tax situs purposes on the Property. In the event Quest receives any refund of ad valorem taxes paid to the City after a Performance Rebate Payment has been made for the tax year for which the refund was paid, Quest agrees to refund to the City the pro rata amount that the City would have been entitled to retain as calculated by the applicable percentage provided in Article III.

ARTICLE V

PERSONAL LIABILITY OF PUBLIC OFFICIALS AND LIMITATIONS ON CITY OBLIGATIONS

Section 5.01. Personal Liability of Public Officials. No employee or elected official of the City shall be personally responsible for any liability arising under this Agreement.

Section 5.02. Limitations on City Obligations. The Performance Rebate Payments made and any other financial obligation of the City hereunder shall be paid solely from lawfully available funds that have been budgeted and appropriated each year during the Term by the City as provided in this Agreement. Under no circumstance shall the City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. Consequently, notwithstanding any other provision of this Agreement, the City shall have no obligation or liability to pay any Performance Rebate Payments unless the City budgets and appropriates funds to make such payments during the City's fiscal year in which such payments are due. If the City fails to appropriate funds to make any Performance Rebate Payment(s), it shall immediately notify Quest of such non-appropriation and Quest may, at its sole option, terminate this Agreement, effective upon written notice to the City.

Section 5.03. No Recourse. Except for the right to terminate as provided in Section 5.02, Quest shall have no recourse against the City for the City's failure to budget and appropriate funds during any fiscal year to meet the purposes and satisfy its obligations under this Agreement.

Section 5.04. Source of Funds. Performance Rebate Payments shall be made from annual appropriations only from such funds of the City as may be legally appropriated for the implementation of Article III, Section 52-a of the Texas Constitution, Chapter 380 of the Texas Local Government Code or any other economic development or financing programs authorized by Texas law or the home-rule powers of the City. Any Performance Rebate Payment to be made by the City to Quest shall be limited as described in this Section and shall in no event exceed the amounts as are actually paid by Quest to and received in hand by the City from Personal Property Taxes and Real Property Taxes on the Project.

ARTICLE VI

INFORMATION REGARDING PERFORMANCE

Section 6.01. Information. Subject to this Article VI, Quest shall, at such times and in such form as the City may reasonably request from Quest, provide information concerning the performance of Quest's obligations under this Agreement.

Section 6.02. Annual Certification Related to Compliance with Agreement. Beginning for the year 2019 and continuing each year thereafter during the Term and, notwithstanding whether Quest is making application for a Performance Rebate Payment, Quest shall submit to the City a duly executed and completed Compliance Certificate on or before March 1 or such other later date agreed to by the City, signed by an authorized officer or employee of Quest, together with supporting documentation reasonably necessary to verify Quest's compliance with this Agreement. The City shall have thirty days after receipt of a Compliance Certificate to notify Quest in writing of any questions related to the Compliance Certificate the status of the Project, or information submitted with or in support of the Compliance Certificate or under Section 6.01, and Quest shall diligently work in good faith to respond to such questions to the City's reasonable satisfaction.

Section 6.03. Review of Quest's Records. To the extent that the City has questions about the information supplied by Quest in any report, application, filing, or other document provided under this Agreement, the Parties will engage in good faith efforts to resolve such questions and, upon the City's reasonable request, Quest will furnish or make available for inspection documentation reasonably sufficient to verify the accuracy and completeness of the report, application, filing, certification or other information, and to demonstrate the manner in which such items or their contents were calculated or prepared. If, notwithstanding the good faith efforts of the Parties to resolve any questions concerning such items, the Parties are unable to resolve such issues, during the Term and for six (6) months thereafter, the City may examine and audit such books and records of Quest as are reasonably sufficient to verify the accuracy of such items. In the event the City's examination reveals a payment deficiency or discrepancy, the Parties will

cooperate in good faith to address and resolve such deficiency or discrepancy. Information, documents, and materials provided by Quest shall be treated as described in Section 6.04 of this Agreement. Notwithstanding the foregoing or any other provision of this Agreement, Quest shall not be required to disclose, permit the inspection of or examination of, or discuss, any document, information or other matter that is not necessary to verify Quest's compliance with this Agreement and that (x) constitutes trade secrets or proprietary information, (y) in respect of which disclosure is prohibited by law or any binding agreement or (z) is subject to attorney-client, attorney work product or other privilege recognized under Texas law. Notwithstanding anything to the contrary herein, the City will not have the right to review, inspect or audit any of Quest's records for periods that are more than four years from the date of the review, inspection or audit.

Section 6.04. Public Records; Confidentiality. Quest acknowledges and agrees that this Agreement, Quest's annual compliance certificates, and certain other documents and filings related to this Agreement are or will be public records subject to disclosure (after redaction of information exempt from disclosure as described below) under the Texas Public Information Act. The Parties acknowledge and agree that the Public Information Act exempts from disclosure certain types of records, materials and information, including without limitation: records confidential by law, either constitutional, statutory or by judicial decision (Section 552.101 of the Texas Government Code); social security numbers (Section 552.117(a)(2) of the Texas Government Code); trade secrets and economic development project information (Sections 552.110 and 552.131 of the Texas Government Code); and proprietary commercial information (Section 552.110 of the Texas Government Code). The City will endeavor to use adequate safeguards, no less than those safeguards observed by the City for its own confidential information, to maintain the security and confidentiality of all materials, communications, data and information related to this Agreement or supplied by Quest in connection with this Agreement that may be subject to such exemptions from disclosure. Quest acknowledges that this Agreement constitutes public information and the materials, communications, data and information related to this Agreement may also constitute public information subject to disclosure under the Public Information Act and agrees that the City may disclose this Agreement, the annual compliance certificates and the portions of materials, communications, data and information related to this Agreement as required by law. The City will make reasonable efforts to (a) give Quest prior written notice of a request for public information (other than a request for copies of this Agreement or annual compliance certificates, which Quest agrees may be released without notice to Quest) in a reasonably practicable time period to allow Quest to seek a protective order or other appropriate remedy, (b) disclose only such information as is required under the applicable law, (c) cooperate with Quest in responding to any such records request (but there shall be no obligation for the City to independently request or join in any request for a ruling from the Attorney General, to engage or participate in litigation or to otherwise pursue any remedies sought by Quest with regard to asserted proprietary commercial or financial information or trade secrets). The City, without waiving its right to appeal an opinion or ruling under applicable procedures, will or may comply with any opinion or ruling of the Texas Attorney General or court order recommending or requiring redaction or withholding of information in response to a request for public information without further protest or appeal.

ARTICLE VII

MISCELLANEOUS

Section 7.01. Rules of Construction. The capitalized terms listed in this Agreement shall have the meanings set forth herein whenever the terms appear in this Agreement, whether in the singular or the plural or in the present or past tense. Other terms used in this Agreement shall have meanings as commonly used in the English language. Words not otherwise defined herein that have well known and generally accepted technical or trade meanings are used herein in accordance with such recognized meanings. In addition, the following rules of interpretation shall apply:

- a. The masculine shall include the feminine and neuter.
- b. References to "Articles," "Sections," or "Exhibits" shall be to articles, sections, or exhibits of this Agreement.
- c. The Exhibits attached hereto are incorporated in and are intended to be part of this Agreement; provided that in the event of a conflict between the terms of any Exhibit and the terms of this Agreement, the terms of this Agreement shall take precedence.
- d. This Agreement was negotiated and prepared by both Parties with the advice and participation of counsel. The Parties have agreed to the wording of this Agreement and none of the provisions hereof shall be construed against one Party on the ground that such Party is the author of this Agreement or any part hereof.
- e. Unless expressly provided otherwise in this Agreement, (i) where the Agreement requires the consent, approval, or similar action by a Party, such consent or approval shall not be unreasonably withheld, conditioned or delayed, and (ii) wherever the Agreement gives a Party a right to determine, require, specify or take similar action with respect to a matter, such determination, requirement, specification or similar action shall be reasonable.
- f. Use of the words "include" or "including" or similar words shall be interpreted as "including but not limited to" or "including, without limitation."
- g. The recitals to this Agreement are incorporated herein.

Section 7.02. Force Majeure. Unless otherwise provided, all obligations of Quest and City shall be subject to events of "force majeure" which shall mean any contingency or cause beyond the reasonable control of a party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such party), fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials and labor, and inadequate capacity within the electric grid outside the control of the City or Garland Power & Light affecting the Property. Notwithstanding any other provision to the contrary, calculations for

Performance Rebate Payments owed by the City, including any tax valuations determined by DCAD, are not subject to, and expressly excluded from, events of “force majeure.” Performance Rebate Payment amounts owed by the City shall be strictly calculated in accordance with the terms and conditions of Article III, without regard to any event, contingency, or cause beyond the reasonable control of either Party.”

Section 7.03. Dispute Resolution and Step Negotiations. (a) The Parties shall attempt in good faith to resolve all disputes arising out of or relating to this Agreement or any of the transactions contemplated hereby promptly by negotiation, as follows. Either Party may give the other Party written notice of any such dispute not resolved in the normal course of business. Executives of both Parties at levels one level above the Project personnel who have previously been involved in the dispute shall meet at a mutually acceptable time and place within ten days after delivery of such notice, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute. If the matter has not been resolved within thirty days from the referral of the dispute to such executives, or if no meeting of such executives has taken place within fifteen days after such referral, either Party may initiate mediation as provided hereinafter. If a Party intends to be accompanied at a meeting by an attorney, the other Party shall be given at least three business days’ notice of such intention and may also be accompanied by an attorney. All negotiations pursuant to this clause are confidential and shall be treated as compromise and settlement negotiations for purposes of the federal and state rules of evidence. Each Party will bear its own costs for this dispute resolution phase.

(b) In the event that any dispute arising out of or relating to this Agreement or any of the transactions contemplated hereby is not resolved in accordance with the procedures set forth in this Section 7, such dispute shall be submitted to non-binding mediation to a person mutually agreed by the Parties. The mediation may take place at a mutually agreed upon location. If the mediation process has not resolved the dispute within thirty days of the submission of the matter to mediation or within such longer period as the Parties may agree to, either Party may exercise all remedies available at law or in equity under this Agreement, including the initiation of court proceedings. Each Party will bear its own costs, and share equally in the costs of mediators, for this dispute resolution phase. If the mediation process has not resolved the dispute within thirty (30) days of the submission of the matter to mediation or within such longer period as the Parties may agree to, either Party may exercise all remedies available at law or in equity under this Agreement, including the initiation of court proceedings, subject to the limitations of this Agreement.

(c) Nothing in this Section shall preclude, or be construed to preclude, the resort by either Party to a court of competent jurisdiction solely for the purposes of securing a temporary or preliminary injunction or other relief to preserve the status quo or avoid irreparable harm. The Parties shall continue to perform each of their respective obligations under this Agreement during the pendency of any dispute; provided that this obligation shall not apply after the termination of this Agreement (except with respect to payments of amounts due and owing under this Agreement).

Section 7.04. Jurisdiction and Venue. City and Quest, to the fullest extent permitted by applicable law, irrevocably (i) submit to the exclusive jurisdiction of the district courts located in Dallas County, Texas and any appellate court thereof; (ii) waive any objection which either may have to the laying of venue of any proceedings brought in any such court and (iii) waive any claim that such proceedings have been brought in an inconvenient forum. Nothing in this provision shall prohibit a party from bringing an action to enforce a money judgment in any other jurisdiction where the courts of such jurisdiction have jurisdiction over the other party.

Section 7.05. Accommodation of Financing Parties. To facilitate Quest's obtaining of financing to construct and operate the Project, City shall make reasonable efforts to provide such consents to assignments, certifications, representations, information or other documents as may be reasonably requested by Quest or the Quest's financing parties in connection with the financing of the Project; provided that in responding to any such request, the City shall have no obligation to provide any consent, certification, representation, information or other document, or enter into any agreement, that materially adversely affects or unduly burdens the City. Quest shall reimburse, or shall cause the financing parties to reimburse, the City for the incremental, direct, and documented third party expenses (including, without limitation, the reasonable fees and expenses of outside counsel) incurred by the City in the preparation, negotiation, execution or delivery of any documents requested by Quest or the financing parties, and provided by the City.

Section 7.06. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Section 7.07. Binding Effect; Successors and Assigns. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. This Agreement, or the right to receive grant payments, pursuant to this Agreement, may not be assigned, in whole or in part, without the express written consent of the City; not to be unreasonably withheld, conditioned or delayed; provided that Quest may, without the City's consent, assign this Agreement to a wholly-owned subsidiary or affiliate of Quest. However, without the City's consent, Quest may enter into a collateral assignment of this Agreement in connection with any financing of the Project. For purposes of this Agreement, performance by a successor or an affiliate of Quest, or performance by a party with whom Quest or its affiliates contract shall be deemed to be performance by Quest.

Section 7.08. Amendments. No modifications or amendments to this Agreement shall be valid unless in writing and signed by a duly authorized signatory.

Section 7.09. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

Section 7.10. Notices. All notices required to be given under this Agreement shall be in writing and shall be given by either party or its counsel in person, via an express mail service or

via courier or via receipted facsimile transmission (but only if duplicate notice is also given via express mail service or via courier or via certified mail) or certified mail, return receipt requested, to the respective parties at the below addresses (or at such other address as a party may hereafter designate for itself by notice to the other party as required hereby). All notices given pursuant to this paragraph shall be deemed effective, as applicable, on the date such notice may be given in person, next business day following the date on which such communication is transferred via facsimile transmission, or as applicable, deposited with the express mail service, courier, or in the United States mails. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

If to City:

City of Garland
200 North Fifth Street
Fourth Floor
Garland, Texas 75040
Attn: City Manager
Phone: (972) 205-2000
Fax: (972) 205-2504

With a required copy to:
Mr. David Gwin, AICP, CEcD
Director of Economic Development
Post Office Box 469002
Garland, Texas 75046
Phone: (972) 205-3800
Fax: (972) 205-2474
dgwin@garlandtx.gov

With a required copy to:
Mr. Brad Neighbor
City Attorney
200 North Fifth Street
Fourth Floor
Garland, Texas 75046
Phone: (972) 205-2380
Fax: (972) 205-2389
bneighbo@garlandtx.gov

If to Quest:

Quest USA Inc.
4455 West Kearny Street
Springfield, Missouri 65803
Attention: Steve Stennett

With a required copy to:
Wick Phillips Gould & Martin LLP
3131 McKinney Avenue, Suite 100
Dallas, Texas 75204
Attention: Rob Wills
Fax: (214) 692-6255

Section 7.11. Employment of Undocumented Workers. During the Term of this Agreement Quest agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), Quest shall repay the amount of the Performance Rebate Payments and any other funds received by Quest from the City as of the date of such violation within 120 business days after the date Quest is notified by the City of such violation, plus interest at the rate of six percent compounded annually from the date of violation until paid.

Section 7.12. Non-Collusion. Quest represents and warrants that neither Quest nor anyone on Quest's behalf has given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any employee, agent, representative or official of the City as an inducement to or in order to obtain the benefits to be provided by the City under this Agreement.

Section 7.13. Time of the Essence. Time is of the essence in the performance of this Agreement. If any deadline contained herein ends on a Saturday, Sunday or a legal holiday recognized by the Texas Supreme Court, such deadline shall automatically be extended to the next day that is not a Saturday, Sunday or legal holiday.

Section 7.14. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall have the force and effect of any original, as of the Effective Date.

Section 7.15. Default and Claw-Back. (a) The City shall notify Quest, in writing, of a default by Quest in complying with the terms and provisions of this Agreement. In the event that Quest has failed to cure the default(s) within thirty (30) days of receipt of the notice of default (or has failed to commence and diligently pursue such cure within such thirty (30) day period if cure cannot be completed within such thirty (30) day period), and to the extent that the City has funded a Performance Rebate Payment, Quest shall promptly reimburse the City for the property tax revenue lost for the subject phase according to the formula in below subsection (b). Failure on the part of the City to exercise any right contained in this Agreement shall not constitute waiver of any right in the event of any subsequent default, and no waiver shall be effective unless in writing, executed by both the City and Quest. The City's sole remedy for a Quest default hereunder shall be to exercise its rights in subsection (b) as applicable, or to terminate this Agreement.

(b) If the Non-Exempt Assessed Value for Real and/or Personal Property is 84% or less than the relevant annual minimum assessed value performance standard for a given year within either the Performance Rebate Period or the Continued Performance Period, as set forth in Section 3.03 and Exhibit B attached hereto, the City may, as its sole remedy, recapture a portion of the Performance Rebate Payments made to Quest. In such event, Quest shall repay the City an amount calculated as follows:

the total sum of the Performance Rebate Payments made to Quest x the percentage by which the Project is short of meeting the applicable assessed value performance standard

the number of prior years the subject Project successfully met the assessed value performance standards.

Section 7.16. Term. The term of this Agreement commences on the Effective Date and continues until December 31, 2028 (the "**Term**"), unless sooner terminated by either Party in accordance with the terms of this Agreement, provided that Quest's obligation to reimburse or repay the City for any obligation to the City otherwise arising under this Agreement shall survive the termination of this Agreement.

[Remainder of page intentionally left blank; Signature page to follow]

Executed and effective as of the 27th day of July, 2018 (the "Effective Date").

QUEST

**QUEST USA, INC.,
a Delaware corporation**

By: 
Name: Stan Stennett
Title: Vice President

Executed and effective as of the ____ day of _____, 2018.

**CITY
City of Garland,
a Texas home-rule municipality**

By: _____
Bryan L. Bradford,
City Manager

Approved as to Content:

By: _____
David Gwin, AICP, CEcD
Director of Economic Development

Exhibit A
Property Legal Description

Project Site: 1720 South Jupiter



LOT 3, BLOCK 1

BEING a tract of land situated in the Benjamin Dye Survey, Abstract No. 417, City of Garland, Dallas County, Texas, and being all of Lot 3, Block 1 of Jupiter Miller Business Center, according to the Final Plat thereof recorded in Instrument No. 201800030306 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 3, common to the southwest corner of Lot 2, Block 1 of said Jupiter Miller Business Center, being on the easterly right-of-way line of Jupiter Road, a variable width right-of-way;

THENCE departing the easterly right-of-way line of said Jupiter Road, along the northerly line of said Lot 3, the southerly line of said Lot 2, and a southerly line of Lot 4, Block 1 of said Jupiter Miller Business Center, the following courses:

North 89°18'25" East, a distance of 87.50 feet to a point for corner;

South 0°41'35" East, a distance of 7.50 feet to a point for corner;

North 89°18'25" East, a distance of 124.56 feet to a point for corner;

South 0°41'35" East, a distance of 23.49 feet to a point for corner;

North 89°18'25" East, a distance of 597.23 feet to the southeast corner of said Lot 2, common to an ell corner of said Lot 3;

North 0°41'35" West, a distance of 64.09 feet to the westerly southwest corner of said Lot 4, common to the easterly northwest corner of said Lot 3;

North 89°18'55" East, a distance of 223.32 feet to the northeast corner of said Lot 3, common to an ell corner of said Lot 4;

THENCE South 0°41'05" East, along a westerly line of said Lot 4, the easterly line of said Lot 3, and a westerly line of Lot 2, Block 1 of E-Systems Garland Replat of Lot 1, Block 1, according to the plat thereof recorded in Instrument No. 201500117024 of the Official Public Records of Dallas County, Texas, a distance of 633.45 feet to the northerly southeast corner of said Lot 3, common to an ell corner of said Lot 2, Block 1 of E-Systems Garland Replat of Lot 1, Block 1;

THENCE South 89°18'55" West, along a southerly line of said Lot 3 and a northerly line of said Lot 2, Block 1 of E-Systems Garland Replat of Lot 1, Block 1, a distance of 255.61 feet to an ell corner of said Lot 3, common to an exterior corner of said Lot 2, Block 1 of E-Systems Garland Replat of Lot 1, Block 1;

THENCE South 0°41'05" East, along an easterly line of said Lot 3 and a westerly line of said Lot 2, Block 1 of E-Systems Garland Replat of Lot 1, Block 1, passing en route the southwest corner of said Lot 2, Block 1 of E-Systems Garland Replat of Lot 1, Block 1 on the northerly right-of-way line Miller Road, a variable width right-of-way, and continuing along the same course and along the northerly right-of-way line of said Miller Road, for a total distance of 639.57 feet to the southerly southeast corner of said Lot 3;

THENCE South $89^{\circ}20'55''$ West, along a southerly line of said Lot 3 and the northerly right-of-way line of said Miller Road, a distance of 52.39 feet to the southerly southwest corner of said Lot 3, common to the southeast corner of Bluestone Garland Addition;

THENCE North $0^{\circ}33'06''$ West, departing the northerly right-of-way line of said Miller Road, along a westerly line of said Lot 3 and the easterly line of said Bluestone Garland Addition, a distance of 555.96 feet to an ell corner of said Lot 3, common to the northeast corner of said Bluestone Garland Addition;

THENCE along the southerly line of said Lot 3 and the northerly line of said Bluestone Garland Addition, the following courses:

South $89^{\circ}20'31''$ West, a distance of 406.52 feet to an ell corner of said Lot 3, common to the northerly northwest corner of said Bluestone Garland Addition;

South $0^{\circ}42'16''$ East, a distance of 99.76 feet to an exterior corner of said Lot 3, common to an ell corner of said Bluestone Garland Addition;

South $89^{\circ}19'41''$ West, a distance of 312.40 feet to the northerly southwest corner of said Lot 3, common to the southerly northwest corner of said Bluestone Garland Addition, being on the easterly right-of-way line of aforesaid Jupiter Road;

THENCE North $3^{\circ}10'27''$ West, along the westerly line of said Lot 3 and the easterly right-of-way line of said Jupiter Road, a distance of 159.05 feet to a point for corner;

THENCE North $0^{\circ}41'35''$ West, continuing along the westerly line of said Lot 3 and the easterly right-of-way line of said Jupiter Road, a distance of 624.42 feet to the POINT OF BEGINNING and containing 16.820 acres (732,691 square feet) of land, more or less.

Exhibit B

Personal Property Performance Standards

Table 3.03(a) Personal Property Performance Standards		YEAR		
		January 1, XXXX	Required Minimum New Personal Property Value	Rebate on New Value
PERFORMANCE PERIOD		2019	\$11,000,000	0%
	PERFORMANCE REBATE PERIOD	2020	\$9,900,000	40%
		2021	\$8,800,000	40%
		2022	\$8,030,000	40%
		2023	\$7,370,000	40%
		2024	\$6,600,000	40%
	CONTINUED PERFORMANCE PERIOD	2025	\$6,160,000	0%
		2026	\$5,720,000	0%
		2027	\$5,060,000	0%
		2028	\$4,730,000	0%

Exhibit C
Compliance Certificate



GARLAND

**ANNUAL DEVELOPMENT INCENTIVE COMPLIANCE AND
CERTIFICATION REPORT**

Reporting Period: January 1 to December 31, 20_____

INSTRUCTIONS

Please complete Section I (Project Information) and Section II (Investment and Valuation) of this compliance form with information covering the reporting period of the economic development incentive contract. In addition, please review any of the requested information in the additional sections. If the Economic Development Agreement requires any specific deliverables in the additional sections, then they must be reported in this compliance form.

The final page offers a checklist of additional documentation that must be attached to this compliance reporting form. An Annual Certificate of Compliance is required to be completed and notarized by a binding contract officer. This form is attached to this report document.

It is encouraged for the client to attach any additional documentation that can assist the City in verifying the claims in this reporting form.

I. PROJECT INFORMATION (REQUIRED)

Company/ Project Name:

Project Contact:

Title:

Telephone:

E-mail:

Company Address (If different):

Address of Property Subject to Incentive:

Has construction/installation of planned improvements commenced? ☐ YES ☐ NO

If Yes, on what date?

If No, please explain.

Has construction/installation of planned improvements been completed? ☐ YES ☐ NO

If Yes, on what date?

If No, please estimate completion date:

Date that Certificate of Occupancy was received: / /

II. INVESTMENT / VALUATION (REQUIRED)

Real Property:

Appraised Value – Land: \$

Appraised Value – Improvements: \$

Investment in Construction Costs of Improvements this Reporting Period: \$

Appraised Value of Improvements Added This Period: \$

Real Property Taxes paid for this Reporting Period: \$

Personal Property:

Current Year Appraised Value – Machinery, Equipment, and Other Business Personal Property
\$

Investment in New Machinery and Equipment Costs During this Reporting Period: \$

Appraised Value of Machinery, Equipment, and Other Business Personal Property Added This Period: \$

Personal Property Tax Paid for this Reporting Period: \$

Additional information on appraised property values can be found at the Dallas Central Appraisal District's website: <http://www.dallascad.org/>

PLEASE REVIEW the terms of the specific economic development agreement before completing the following sections. Completion of these sections may not be required. In that case, the client can move on to the final page of this form.

III. JOB CREATION / RETENTION

☐ Section Not Applicable to Development Agreement

Total Current Employees at End of Reporting Period:

Full Time: Total Payroll:

Part-Time: Total Payroll:

Number of New Employees Added During Reporting Period:

Full Time: Total Payroll:

Part-Time: Total Payroll:

Number of New Employees Added Since Execution of Incentive Agreement:

Full Time: Total Payroll:

Part-Time: Total Payroll:

IV. OTHER

Is this a LEED certified building? ☐ YES ☐ NO

If so, what is the LEED level?

IV. ADDITIONAL INFORMATION

These items are REQUIRED:

Please check all that apply and include additional attachments with this form

- ☐ Annual Certificate of Compliance (please complete attached form)
- ☐ Copy of Personal Property Listing Rendered to the Dallas Central Appraisal District
- ☐ Brief narrative highlighting the progress and status of the Project
- ☐ If applicable, a statement addressing any failure to meet requirements of the Incentive Agreement and a plan for rectification

Please mail to:

ATTN: Annual Development Incentive Compliance and Certification Report

City of Garland
Department of Economic Development
PO Box 469002
Garland, TX 75046-9002

For the convenience of speeding up submittal, you may fax a copy of the completed report to:
(972) 205-3801

Please note that you must submit an **original hard copy** of the report to the above stated physical address for review and proper filing. Also, each report must be accompanied by the attached Certificate of Compliance. The completed Certificate must be signed and an **original hard copy** must be submitted to the address above. No photocopies or scanned copies of the Certificate of Compliance will be accepted as a record of contract compliance.

For any assistance please call (972) 205-3800

The City may agree to an amendment to this form from time to time, provided such amendment form shall be substantially similar in reporting the information necessary to confirm compliance with the Economic Development Incentive Agreement.



GARLAND

ANNUAL CERTIFICATE OF COMPLIANCE FOR ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

Please respond to the following information and submit by mail to:

City of Garland
Department of Economic Development
PO BOX 469002
Garland, TX 75046-9002
Fax: (972) 205-3801

Before me, the undersigned notary, on this day personally appeared _____ *[printed name of affiant]*, a person whose identify is known to me. After I administered an oath to him/her, upon said oath affiant stated;

1. My name is _____ *[printed name of affiant]*. I am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.
2. I have personal knowledge of the economic development incentive agreement (the "Agreement") entered into between the City of Garland, Texas and _____ *[printed name of company]* (the "Company"). I read the Agreement and understand the Company's obligations and representations therein.
3. I am authorized by the Company to make this affidavit on behalf of the Company.
4. I am the _____ *[affiant's job position held with the Company]*. As such, I have personal knowledge of the Company's operations as it relates to the Agreement.
5. The Company has met all of its obligations, conditions, and terms of the Agreement as of the _____ day of _____, 20_____.

Signature of Affiant

Sworn to and subscribed before me by _____ *[name of affiant]*
on the _____ day of _____, 20_____.

Notary Public in and for the State of Texas



GARLAND

ECONOMIC DEVELOPMENT INCENTIVE PAYMENT REQUEST

Date:

Company Name:

Contact Person:

Job Title:

Address:

Phone Number:

E-mail:

CURRENT PAYMENT REQUESTED (Please include EXACT dollars and cents amount)

\$ _____

PAYMENTS MADE TO DATE: \$ _____

TOTAL REMAINING INCENTIVE AMOUNT: \$ _____

(Please attach paid invoices/receipts to this form)

Before me, the undersigned notary, on this day personally appeared _____

_____*[printed name of affiant]*, a person whose identify is known to me. After I administered an oath to him/her, upon said oath affiant stated:

1. My name is _____*[printed name of affiant]*. I am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.
2. I have personal knowledge of the Agreement entered into between the City of Garland, Texas and _____*[printed name of company]* (the "Company"). I read the Agreement and understand the Company's obligations and representations therein.
3. I am authorized by the Company to make this affidavit on behalf of the Company.

4. I am the _____ *[affiant's job position held with the Company]*.
As such, I have personal knowledge of the Company's operations as it relates to the Agreement.
5. The Company has met all of its obligations, conditions, and terms of the Agreement as of the _____ Day of _____, 20_____.
6. I understand that in order to receive payments from the City, the Company must register as an authorized City Vendor.

Signature of Affiant

Sworn to and subscribed before me by _____ *[name of affiant]* on the _____
_____ day of _____, 20_____.

Notary Public in and for the State of _____

Please submit the complete form by mail to:

City of Garland
Department of Economic Development
PO Box 469002
Garland, TX 75046-9002

For additional questions, please contact the City of Garland at 972-205-3800.

FOR OFFICE USE ONLY:

Notes --

Vendor Name:

Vendor Number:

Distribution Code / Funding Source:

Invoice Number:

Received (Please Initial):

Research Specialist:

Business Development Manager:

Department Coordinator:

Director Approval _____



GARLAND POLICY REPORT

City Council Regular Session Agenda

12.

Meeting Date: August 7, 2018

Item Title: Amendment of the Economic Development Agreement with Digital Garland, LLC

Submitted By: David Gwin, Economic Development Director

Strategic Focus Areas: Growing Economic Base

ISSUE

Consider amending the current development agreement with Digital Garland LLC.

OPTIONS

- 1) Approve the amendment as proposed
- 2) Not approve

RECOMMENDATION

Upon meeting certain additional performance requirements, amend the current economic development incentive agreement with Digital Garland, LLC.

BACKGROUND

Digital Garland proposes expanding their previously established project by adding an adjacent 16-acre site to the original 47 acre and significantly growing their planned multi-phased datacenter campus near the intersection of Campbell Road and the President George Bush Turnpike.

CONSIDERATION

1. High quality development
 2. Major new Garland Power & Light customer
 3. Significant capital investment in the community
-



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

13.

Meeting Date: August 7, 2018

Item Title: Presentation of the 2018-19 Proposed Budget

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

In accordance with the City Charter and state law, the City Manager shall submit to the City Council a Proposed Budget for the coming fiscal year. The City Manager will formally present his Proposed Budget for 2018-19. 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.

Recommendation/Action Requested and Justification

City Manager's presentation of the 2018-19 Proposed Budget.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

14.

Meeting Date: August 7, 2018

Item Title: Consider proposing a tax rate to be considered during the budget approval and tax rate setting process for FY 2018/2019 and establishing a schedule for adopting a budget and setting a tax rate for FY 2018/2019

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

State law mandates an explicit, detailed, and complex process for the adoption of municipal budgets and the setting of tax rates by local governments. Those laws (as well as the City Charter) require a series of notices to the public, at least one public hearing for the adoption of a budget, and at least two public hearings for the setting of a tax rate. Traditionally, Garland has provided much more opportunity for public input than the required minimums. By setting hearings on the budget and the tax rate at the same meetings, the citizens are also provided an opportunity to address both the budget and the tax rate without making multiple trips to City Hall to speak on either or both.

The tax rate setting and budget approval processes (the two being both legally and practically intertwined) are triggered by the receipt of an appraisal roll from Dallas Central Appraisal District. The appraisal roll, together with a certification of a collection rate and a calculation of the effective and rollback tax rates (generally known as a “truth in taxation” form, a copy of which is attached), is then submitted to the City Council. A notice of a proposed tax rate (actually a notice of public hearings on a proposed tax rate) is then issued (a copy of that form is attached) and hearings are set.

There are two key deadlines involved in the tax rate process: August 1 for the submission of the appraisal roll and August 7 for the submission of the rates. After the process has been initiated by those events, the City Council must establish dates for public hearings on those matters. Notices of the public hearings must be published and posted in the manner and form required by law. The attached checklist provides more detail as to what is required for postings.

Similarly, under the City Charter the filing and presentation of a proposed budget must be made to the City Council before 30 days prior to the setting of a tax rate for the following year, and the proposed budget must also be filed with the City Secretary on or before that date. If the proposed budget will raise property tax revenues above current year revenues, certain disclosures must appear on and as part of the filed budget. The filing and presentation of the proposed budget triggers certain publication and notice requirements that are separate from the publications and notices required to set a tax rate. If the City Council desires to make

amendments to the proposed budget, those changes must be made and approved by not less than five affirmative votes on or before September 21.

The adoption of a final tax rate and budget must be done within the periods provided by law and must be done using certain prescribed formalities for motions and voting.

An outline of current state law and City Charter requirements is attached along with the proposed schedules for tax rate and budget hearings. Please note that some of the proposed dates are meetings at which the City Council may receive and debate information, not necessarily public hearings. More than the required minimums for public input is, however, provided. The City Council is requested to set public hearings on the budget and on the tax rate for August 21, 2018 and September 4, 2018.

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

Recommendation/Action Requested and Justification

The City Council is requested to propose a tax rate of 70.46 cents per \$100 of valuation to be considered during the tax rate setting process, and to establish a schedule for the public hearings that must be held as part of the tax rate and budget approval processes.

Action requested:

Mayor:

"I call for two Public Hearings to be held on the proposed ad valorem tax rate of 70.46 cents per \$100 of valuation - which is scheduled for adoption on September 18, 2018 at 7:00 P.M. in City Hall, 200 N. Fifth Street, Garland, Texas. The Public Hearings will be held on:

- (1) Tuesday, August 21, 2018, at 7:00 P.M. at City Hall, 200 N. Fifth Street, Garland, Texas.**
- (2) Tuesday, September 4, 2018 also at 7:00 P.M. at City Hall, 200 N. Fifth Street, Garland, Texas.**

Attachments

2018 Proposed Schedule of Budget/Tax Hearings
2018 Tax Notice
2018 Budget & Tax Checklist
2018 TNT Calculation Worksheet

2018 Proposed Budget and Tax Rate Review Calendar

Date	Day	Start Time	Activity
Aug 6	Mon	Normal Work Session	Budget Highlights
Aug 7	Tues	Regular Session	Formal Budget Presentation
Aug 18	Sat	Special Session	Budget Work Session – Department Presentations
Aug 21	Tues	Regular Session	Public Hearing – Budget and Tax Rate
Aug 23	Thurs	Special Session	Budget Work Session
Sept 4	Tues	Regular Session	Public Hearing - Budget and Tax Rate
Sept 6	Thurs	Special Session	Budget Work Session – <i>Proposed Council Changes to Operating Budget Due/Council Discuss and Give Direction To Staff</i>
Sept 18	Tues	Regular Session	Public Hearing - Adoption of Budget & Tax Rate

NOTICE OF 2018 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF GARLAND

A tax rate of \$0.704600 per \$100 valuation has been proposed for adoption by the governing body of City of Garland. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of City of Garland proposes to use revenue attributable to the tax rate increase for the purpose of improvement of city streets and additional positions in public safety.

PROPOSED TAX RATE	\$0.704600 per \$100
PRECEDING YEAR'S TAX RATE	\$0.704600 per \$100
EFFECTIVE TAX RATE	\$0.653498 per \$100
ROLLBACK TAX RATE	\$0.705259 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Garland from the same properties in both the 2017 tax year and the 2018 tax year.

The rollback tax rate is the highest tax rate that City of Garland may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

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

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

For assistance or detailed information about tax calculations, please contact:

Corey Worsham, RTA
City of Garland Tax Assessor-Collector
217 N Fifth St. Garland, TX 75040
972-205-2829
cworsham@garlandtx.gov
www.garlandtx.gov

You are urged to attend and express your views at the following public hearings on the proposed tax rate:

First Hearing: August 21, 2018 at 7:00 PM at Garland City Hall 200 N Fifth St. Garland, TX 75040.

Second Hearing: September 4, 2018 at 7:00 PM at Garland City Hall 200 N Fifth St. Garland, TX 75040.

**2018 CHECKLIST FOR ADOPTING TAX RATE AND BUDGET
(GARLAND, TEXAS)**

BUDGET:

Filing: The budget must be:

- ☐ Filed with the City Secretary; and
- ☐ Furnished to the City Council (either physically or electronically) (Charter).
- ☐ Filing and presentation of the budget must be made 30 days before the tax rate is set. (Charter)
- ☐ The City Secretary must ensure that the budget as presented is posted on the official website or other electronic media platform of the City. (Charter)

Form: If the proposed budget will raise property tax revenues above the current year revenue (this is NOT dependent on the effective rate/roll back rate calculation - any increase in tax revenues will do) then:

- ☐ The cover page for the budget must be in 18-point type (minimum);
- ☐ The cover page must contain the appropriate "warning notice" prescribed by state law: “This budget will raise more total property taxes than last year's budget by (insert total dollar amount of increase and percentage increase), and of that amount (insert amount computed by multiplying the proposed tax rate by the value of new property added to the roll) is tax revenue to be raised from new property added to the tax roll this year.” (See, Sec. 102.005(b), TEX. LOCAL GOV'T CODE).
- ☐ The Charter requires the City Manager to submit at the same time the budget and a budget message explaining the need for the requested appropriations and stating what pending capital projects, if any, will likely require the issuance of bonds or warrants.

Notice:

- ☐ Notice of filing must be published in a newspaper before a public hearing relating to a budget in at least one newspaper of general circulation in the county in which the municipality is located. (Sec. 102.0065(a), Tex. Local Gov't Code).

- ☐ The published notice in a newspaper must contain the "warning" notice in a type size not less than that used for the rest of the notice.
- ☐ The notice must be published not earlier than the 30th or later than the 10th day before the date of the hearing. (*Sec. 102.0065(c), Tex. Local Gov't Code*).

Website: Even if tax revenues do not change, post the budget to the City's website.

Public hearing(s): Charter provides for at least one public hearing on the budget which must occur at least 15 days after the date the budget is filed with the City Secretary.

- ☐ The agenda posting for the required public hearing(s) must contain the "warning notice" statement in 18-point type:

“This budget will raise more total property taxes than last year's budget by (insert total dollar amount of increase and percentage increase), and of that amount (insert amount computed by multiplying the proposed tax rate by the value of new property added to the roll) is tax revenue to be raised from new property added to the tax roll this year.” (*Sec. 102.006(c), TEX. LOCAL GOV'T CODE*).

Approval:

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

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

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

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

OR

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

OR

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

proposed tax rate by the value of new property added to the roll).”

- ☐ Reflect the vote on the budget by *each* member of the City Council *by name*;
- ☐ Include tax rate information regarding the adopted tax rate reflected in the budget; debt rate information, and total debt. (*See, Sec. 102.007, TEX. LOCAL GOV'T CODE*).

Note: In some circumstances, the provisions of the Charter may control over conflicting provisions of State law, but not in all circumstances of conflict. (*See, Chapter 102, TEX LOCAL GOVT CODE*).

TAX RATE:

Submission and Certification to City Council: The appraisal roll must be submitted to the City Council by August 1 or as soon thereafter as practical and the collector must certify an estimate of the collection rate within the same time (*TEX. TAX CODE, Sec. 26.04(b)*).

Calculation of Rates: The City's designated employee must calculate the effective and rollback tax rate for the City (*TEX. TAX CODE, Sec. 26.04(c)*).

Rates: After calculating the tax rate, the rate must be submitted to the City Council by August 7 (*Tex. Tax Code, Sec. 26.04(c)*) and notice of the rate must be either (1) mailed to each property owner; or (2) published in a newspaper in the form of notice dictated by the Texas Comptroller. [There is a discrepancy between the two controlling laws on this point, the safer route to resolving the discrepancy is using August 7 as the trigger date, then using the provisions of Section 104.010, *TEX. LOCAL GOV'T CODE* for the publication of notice of public hearings requirement.]

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

Notice of Rate Setting: Other than in exceptional circumstances, notice of the proposed rate setting *must* be given by September 1 (*Sec. 140.010(f), TEX. LOCAL GOV'T CODE*.)

- ☐ Before a tax rate may be set, notice of tax rate proposals (technically, notice of hearings to consider tax rate proposals) must be given. There are two options for notice: Provide notice under Sec. 140.010, *TEX. LOCAL GOV'T CODE* or notice under Sec. 26.04(e), Sec. 26.06, and Sec. 26.065, *TEX. TAX CODE*. In actuality, some of both provisions still apply – they are not mutually exclusive despite language to that effect.
- ☐ Under the consolidated tax notice statute (Sec. 140.010, *TEX. LOCAL GOV'T CODE*) there are two versions of the required notice, one that applies if the effective tax rate stays the same, the other if it increases.
- ☐ Notice must be made by publishing it in a newspaper or mailing it to all property owners (*Sec. 140.010(f), TEX. LOCAL GOV'T CODE*); AND
- ☐ By posting it on the City's website continuously throughout 7 days before first hearing AND 7 days after the tax rate vote is taken (*Sec. 26.065(b), TEX. TAX CODE*); AND
- ☐ By advertising it on the City's TV channel (60 second notice just like the published notice; 5 or more times a day; between 7:00 a.m. and 9:00 p.m.; throughout 7 days before the first hearing and 7 days after the tax rate vote is taken) (*Sec. 26.065(b), TEX. TAX CODE*).

- ☐ Newspaper and website published notice must meet minimum page volume and type-size requirements. A typical “legal notice” is not sufficient. (*Sec. 26.06(b), Sec. 26.065(d), TEX. TAX CODE.*)

Hearings: In order to consider a tax rate, at least two public hearings are required, with a third and final hearing at which the tax rate may (or perhaps must) be set (*TEX. TAX CODE, Sec. 26.06*).

- ☐ Hearings must be held within the city limits (*TEX. TAX CODE, Sec. 26.06(a)*); AND
- ☐ In a public building (*TEX. TAX CODE, Sec. 26.06(a)*); AND
- ☐ Before the City Council (not a committee) (Charter. Art. VIII, Sec. 6); AND
- ☐ Must be on a weekday that is not a public holiday (*TEX. TAX CODE, Sec. 26.06(a)*);
- ☐ First hearing may not be held before 7 days after first publication of notice (*TEX. TAX CODE, Sec. 26.06(a)*);
- ☐ Second hearing may not be held before 3 days after the first hearing (*TEX. TAX CODE, Sec. 26.06(a)*);
- ☐ Third and final hearing (at which the tax rate is set) may not be earlier than 3 days after the second hearing or more than 14 days after the second hearing (that is, the hearings may not be back-to-back meetings) (*TEX. TAX CODE, Sec. 26.06(e)*);
- ☐ At each hearing, the Mayor must announce the date, time, and place of the hearing at which the tax rate will be set (*TEX. TAX CODE, Sec. 26.06(d)*); AND
- ☐ If the City Council fails to adopt a tax rate within 14 days of the second hearing, new notice must be given (and, in any event, a tax rate must be established by September 30) (*TEX. TAX CODE, Sec. 26.06(e)*).

Vote on Tax Rate: The tax rate must be adopted on or before September 30 (*TEX. TAX CODE, Sec. 26.05(a)*).

- ☐ The City Council must approve the new rate (it is “new” every year even if the rate does not change) tax rate by ordinance (*TEX. TAX CODE, Sec. 26.05(b)*);
- ☐ The vote on the tax rate must be separate from the vote on the budget (and the vote on the budget must come first) (*TEX. TAX CODE, Sec. 26.05(b)*); ;
- ☐ The tax rate has two components that must be addressed in separate amounts – (1) debt, and (2) operations and maintenance – and both need to be addressed in the ordinance (*TEX. TAX CODE, Sec. 26.05(b)*);

- ☐ A tax rate must be adopted by ordinance (not resolution or minute action);
- ☐ If the new rate exceeds the effective rate, the adoption of the new rate must be by record vote (*TEX. TAX CODE, Sec. 26.05(b)*);
- ☐ The vote and ordinance must be separate from the vote and ordinance for the budget (*TEX. TAX CODE, Sec. 26.05(b)*);
- ☐ Under most circumstances a motion to approve a tax rate ordinance that exceeds the effective rate (even if the proposed rate does not also exceed the rollback rate) must be in a specific form using the "magic words" prescribed by law in exactly the following form:

“I move that the property tax rate be increased by the adoption of a tax rate of (specify tax rate), which is effectively a (insert percentage by which the proposed tax rate exceeds the effective tax rate) percent increase in the tax rate.”

- ☐ If the new rate exceeds the effective rate, the ordinance that sets the tax rate must be in a specific form (as determined by the adopted tax rate) and the “magic words” of that form must be in large, ALL-CAPS type ALL-CAPS type (*TEX. TAX CODE, Sec. 26.05(b)*); AND
- ☐ If the new rate exceeds the effective rate, approval of the new rate requires a super-majority of 60 percent (6 votes). (*TEX. TAX CODE, Sec. 26.05(b)*). NOTE: Approval of a rate that exceeds the so-called “roll-back rate” involves even further procedures.

Publication after Adoption: The City’s “home page” on its website (not to be included by link or reference) must contain a “magic words” statement for either a tax rate increase or tax revenue increase. (*TEX. TAX CODE, Sec. 26.05(b)*).

2018 Tax Rate Calculation Worksheet

Date: 08/03/2018 10:47 AM

Taxing Units Other Than School Districts or Water Districts

City of Garland

972-205-2829

Taxing Unit Name

Phone (area code and number)

215 N Fifth St. Garland, TX 75040

www.garlandtx.gov

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the effective tax rate and rollback tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest.

School districts do not use this form, but instead use Comptroller Form 50-859 Tax Rate Calculation Worksheet for School Districts.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 Water District Rollback Tax Rate Worksheet.

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

SECTION 1: Effective Tax Rate (No New Taxes)

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

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

Effective Tax Rate Activity	Amount/Rate
1. 2017 total taxable value. Enter the amount of 2017 taxable value on the 2017 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). ¹	\$13,541,173,409
2. 2017 tax ceilings. Counties, cities and junior college districts. Enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3. Preliminary 2017 adjusted taxable value. Subtract Line 2 from Line 1.	\$13,541,173,409
4. 2017 total adopted tax rate.	\$0.704600/\$100
5. 2017 taxable value lost because court appeals of ARB decisions reduced 2017 appraised value.	
A. Original 2017 ARB Values.	\$561,574,140
B. 2017 values resulting from final court decisions.	\$499,608,070
C. 2017 value loss. Subtract B from A. ³	\$61,966,070
6. 2017 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$13,603,139,479
7. 2017 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2017. Enter the 2017 value of property in deannexed territory. ⁴	\$0
8. 2017 taxable value lost because property first qualified for an exemption in 2018.	

Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost to freeport or goods-in-transit exemptions.	
A. Absolute exemptions. Use 2017 market value:	\$28,001
B. Partial exemptions. 2018 exemption amount or 2018 percentage exemption times 2017 value:	\$44,323,685
C. Value loss. Add A and B.⁵	\$44,351,686
9. 2017 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2018. Use only properties that qualified in 2018 for the first time; do not use properties that qualified in 2017.	
A. 2017 market value:	\$0
B. 2018 productivity or special appraised value:	\$0
C. Value loss. Subtract B from A.⁶	\$0
10. Total adjustments for lost value. Add lines 7, 8C and 9C.	\$44,351,686
11. 2017 adjusted taxable value. Subtract Line 10 from Line 6.	\$13,558,787,793
12. Adjusted 2017 taxes. Multiply Line 4 by Line 11 and divide by \$100.	\$95,535,218
13. Taxes refunded for years preceding tax year 2017. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2017. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017.⁷	\$776,593
14. Taxes in tax increment financing (TIF) for tax year 2017. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0.⁸	\$917,774
15. Adjusted 2017 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract Line 14.⁹	\$95,394,037
16. Total 2018 taxable value on the 2018 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled.¹⁰	
A. Certified values:	\$14,965,380,022
B. Counties: Include railroad rolling stock values certified by the Comptroller's office:	\$0
C. Pollution control and energy storage system exemption : Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	\$0
D. Tax increment financing: Deduct the 2018 captured appraised value of property taxable	\$157,160,702

by a taxing unit in a tax increment financing zone for which the 2018 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below. ¹¹	
E. Total 2018 value. Add A and B, then subtract C and D.	\$14,808,219,320
17. Total value of properties under protest or not included on certified appraisal roll. ¹²	
A. 2018 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value. ¹³	\$90,795,973
B. 2018 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. ¹⁴	\$0
C. Total value under protest or not certified: Add A and B.	\$90,795,973
18. 2018 tax ceilings. Counties, cities and junior colleges enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$0
19. 2018 total taxable value. Add Lines 16E and 17C. Subtract Line 18.	\$14,899,015,293
20. Total 2018 taxable value of properties in territory annexed after Jan. 1, 2017. Include both real and personal property. Enter the 2018 value of property in territory annexed. ¹⁶	\$0
21. Total 2018 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2017. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2017, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2018. ¹⁷	\$301,586,894
22. Total adjustments to the 2018 taxable value. Add Lines 20 and 21.	\$301,586,894
23. 2018 adjusted taxable value. Subtract Line 22 from Line 19.	\$14,597,428,399
24. 2018 effective tax rate. Divide Line 15 by Line 23 and multiply by \$100. ¹⁸	\$0.653498/\$100
25. COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2018 county effective tax rate. ¹⁹	

¹Tex. Tax Code Section 26.012(14)

²Tex. Tax Code Section 26.012(14)

³Tex. Tax Code Section 26.012(13)

⁴Tex. Tax Code Section 26.012(15)

⁹Tex. Tax Code Section 26.012(13)

¹⁰Tex. Tax Code Section 26.012

¹¹Tex. Tax Code Section 26.03(c)

¹²Tex. Tax Code Section 26.01(c) and (d)

⁵Tex. Tax Code Section 26.012(15)

⁶Tex. Tax Code Section 26.012(15)

⁷Tex. Tax Code Section 26.012(13)

⁸Tex. Tax Code Section 26.03(c)

¹³Tex. Tax Code Section 26.01(c)

¹⁴Tex. Tax Code Section 26.01(d)

¹⁵Tex. Tax Code Section 26.012(6)

¹⁶Tex. Tax Code Section 26.012(17)

SECTION 2: Rollback Tax Rate

The rollback tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O):** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus eight percent. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt:** The debt tax rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The rollback tax rate for a county is the sum of the rollback tax rates calculated for each type of tax the county levies. In most cases the rollback tax rate exceeds the effective tax rate, but occasionally decreases in a taxing unit's debt service will cause the effective tax rate to be higher than the rollback tax rate.

Rollback Tax Rate Activity	Amount/Rate
26. 2017 maintenance and operations (M&O) tax rate.	\$0.394000/\$100
27. 2017 adjusted taxable value. Enter the amount from Line 11.	\$13,558,787,793
28. 2017 M&O taxes.	
A. Multiply Line 26 by Line 27 and divide by \$100.	\$53,421,623
B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2017. Enter amount from full year's sales tax revenue spent for M&O in 2017 fiscal year, if any. Other taxing units enter 0. Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent.	\$0
C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other taxing units enter 0.	\$0
D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in H below. The taxing unit receiving the function will add this amount in H below. Other taxing units enter 0.	\$0
E. Taxes refunded for years preceding tax year 2017: Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017.	\$434,257
F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance.	\$0
G. Taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0.	\$513,204
H. Adjusted M&O Taxes. Add A, B, C, E and F. For taxing unit with D, subtract if discontinuing function and add if receiving function. Subtract G.	\$53,342,676

29. 2018 adjusted taxable value. Enter Line 23 from the Effective Tax Rate Worksheet.	\$14,597,428,399
30. 2018 effective maintenance and operations rate. Divide Line 28H by Line 29 and multiply by \$100.	\$0.365425/\$100
31. 2018 rollback maintenance and operation rate. Multiply Line 30 by 1.08.	\$0.394659/\$100
32. Total 2018 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount. B. Subtract unencumbered fund amount used to reduce total debt. C. Subtract amount paid from other resources. D. Adjusted debt. Subtract B and C from A.	\$48,288,561 \$1,552,810 \$459,400 \$46,276,351
33. Certified 2017 excess debt collections. Enter the amount certified by the collector.	\$0
34. Adjusted 2018 debt. Subtract Line 33 from Line 32D.	\$46,276,351
35. Certified 2018 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	100.00%
36. 2018 debt adjusted for collections. Divide Line 34 by Line 35	\$46,276,351
37. 2018 total taxable value. Enter the amount on Line 19.	\$14,899,015,293
38. 2018 debt tax rate. Divide Line 36 by Line 37 and multiply by \$100.	\$0.310600/\$100
39. 2018 rollback tax rate. Add Lines 31 and 38.	\$0.705259/\$100
40. COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2018 county rollback tax rate.	

SECTION 3: Additional Sales Tax to Reduce Property Taxes

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

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

Activity	Amount/Rate
41. Taxable Sales. For taxing units that adopted the sales tax in November 2017 or May 2018, enter the Comptroller's estimate of taxable sales for the previous four quarters. ²⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2017, skip this line.	\$0
42. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ²¹ Taxing units that adopted the sales tax in November 2017 or in May 2018. Multiply the amount on Line 41 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ²² - or - Taxing units that adopted the sales tax before November 2017. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$0
43. 2018 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$14,899,015,293
44. Sales tax adjustment rate. Divide Line 42 by Line 43 and multiply by \$100.	\$0/\$100
45. 2018 effective tax rate, unadjusted for sales tax. ²³ Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	\$0.653498/\$100
46. 2018 effective tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2017 or in May 2018. Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2017.	\$0.653498/\$100
47. 2018 rollback tax rate, unadjusted for sales tax. ²⁴ Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	\$0.705259/\$100
48. 2018 rollback tax rate, adjusted for sales tax. Subtract Line 44 from Line 47.	\$0.705259/\$100

¹⁷Tex. Tax Code Section 26.012(17)

¹⁸Tex. Tax Code Section 26.04(c)

¹⁹Tex. Tax Code Section 26.04(d)

²⁰Tex. Tax Code Section 26.041(d)

²¹Tex. Tax Code Section 26.041(i)

²²Tex. Tax Code Section 26.041(d)

²³Tex. Tax Code Section 26.04(c)

²⁴Tex. Tax Code Section 26.04(c)

SECTION 4: Additional Rollback Protection for Pollution Control

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

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

Additional Rollback Protection for Pollution Control Activity	Amount/Rate
49. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ²⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ²⁶	\$0
50. 2018 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$14,899,015,293
51. Additional rate for pollution control. Divide Line 49 by Line 50 and multiply by \$100.	\$0/\$100
52. 2018 rollback tax rate, adjusted for pollution control. Add Line 51 to one of the following lines (as applicable): Line 39, Line 40 (counties) or Line 48 (taxing units with the additional sales tax).	\$0.705259/\$100

SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

Effective tax rate (Line 24; line 25 for counties; or line 46 if adjusted for sales tax)	\$0.653498
Rollback tax rate (Line 39; line 40 for counties; or line 48 if adjusted for sales tax)	\$0.705259
Rollback tax rate adjusted for pollution control (Line 52)	\$0.705259

SECTION 6: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the taxing unit.

print here Corey Worsham, RTA
Printed Name of Taxing Unit Representative

sign here 
Taxing Unit Representative

8-3-18
Date

²⁵Tex. Tax Code Section 26.045(d)

²⁶Tex. Tax Code Section 26.045(i)



GARLAND PLANNING REPORT

City Council Regular Session Agenda

15.a.

Meeting Date: August 7, 2018

Item Title: Z 18-14 Overland Property Group, LLC (District 3)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District.

OWNER

Sooner Ranch Properties, LLC

PLAN COMMISSION RECOMMENDATION

On May 14, 2018 the Plan Commission, by a vote of seven (7) to zero (0), recommended denial of a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District.

STAFF RECOMMENDATION

Approval of a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District

BACKGROUND

In 2014, City Council approved Planned Development (PD) District 14-11 for Single-Family (SF-10) Use, Design Center, Stables and Barns and a Detail Plan for a Riding Academy/Stables and Day Camp on 29.95 acres.

Planned Development (PD) District 14-11 consists of two tracts. The purpose for Tract 1 is for the development of single-family detached residential homes. This tract was never developed and is currently vacant. The purpose for Tract 2 was to develop a Riding Academy/Stables, Day Camp, and one (1) Single-Family Residence; this site is developed.

The applicant requests approval of a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District for Dwelling, Multi-Family Use on Tract 1.

Upon request of the applicant the City Council postponed this item from its June 5, 2018 City Council hearing to July 17, 2018; and from July 17, 2018 to August 7, 2018.

SITE DATA

The subject site contains approximately 8.14 acres and will have 595 feet of frontage along East Miller Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 14-11 for Single-Family (SF-10) Use. The purpose of this Planned Development (PD) 14-11 District is to permit the development of a single-family subdivision. The residential subdivision was intended to be an integral part of the Planned Development (PD) District which also permits development of a stable, a barn and accessory uses.

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 Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally locate to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. The applicant proposes to develop the site in a manner consistent with the stated purpose of the Multi-Family (MF) District.
3. Planned Development (PD) District 14-11 consists of two tracts. The purpose of Tract 1 is to permit the development of single-family detached residential homes. The minimum lot size for Tract 1 is 27,000 square feet and the minimum dwelling unit size is 2,800 square feet. The permitted uses in Tract 2 are Riding Academy/Stables, Day Camp, and one (1) single-family residence. The structures permitted in conjunction with the permitted uses include a Clubhouse, two (2) barns, three (3) loafing sheds, and four (4) shade structures. The minimum dwelling unit size for Tract 2 is 1,100 square feet. The applicant is requesting a zoning change to Multi-Family (MF) District on Tract 1.
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.

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 and commercial uses. The property to the north is zoned Community Retail (CR) District but the site is currently undeveloped. The property to the east is a part of Planned Development (PD) District 14-11 for Single-Family Use, Design Center, Stables and Barns and includes Riding Academy/Stables and Day Camp (Merriwood Ranch Camp). Property to the south is zoned Single-Family (SF-10) District and currently developed as West Shore Estates single-family residential neighborhood. The property to the west is zoned Planned Development (PD) District 85-24 for Community Retail Use and this site is vacant. The proposed development is medium-density residential and it will provide diverse neighborhood options to maximize Garland's residential desirability, livability, and value.

Attachments

Z 18-14 Overland Property Group, LLC Attachments
Z 18-14 Overland Property Group, LLC Notification Responses
Z 18-14 Overland Property Group, LLC Staff Presentation



0 200 400 Feet 1 inch = 376 feet	ZONING MAP Z 18-14	 INDICATES AREA OF REQUEST
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REPORT & MINUTES

P.C. Meeting, May 14, 2018

Consideration of the application of **Overland Property Group, LLC**, requesting a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District. This site is located at 2017 Bunk House Road, and more specifically it is located approximately 650 feet east of East Centerville Road on the south side of East Miller Road. (District 3) (File Z 18-14)

Representing the applicant, Brett Johnson, 5345 West 151st Harrison, Lee Wood, Kansas, spoke on the history and background of the company, stated the request for straight zoning was due to time constraints, environmental concerns have been addressed, a meeting with surrounding neighbors was held, and provided an overview of the request. Mr. Johnson went on to inform the Commission of the location of the Water Utilities lift station, and the variables in determining the location for the request.

Commissioner Edwards inquired as to the location of the Water Utilities lift station.

Commissioner Dalton asked of the applicant if additional sites were considered.

Citizens speaking in opposition:

James Bartosh, 1817 Meadowview Drive, Garland, Texas
Floyd Bartovikac, 2006 West Shore, Garland, Texas
Leah Black, 1609 James Good Lane, Garland, Texas
Jerry Brown, 2002 Meadowview Drive, Garland, Texas
Albert Mandeville, 2028 Meadowview Circle, Garland, Texas
Candie Nelson, 1837 Meadowview Drive, Garland, Texas
Boyd O'Conner, 2221 Meadowview Drive, Garland, Texas
Jonathan O'Riley, 1902 Meadowview Drive, Garland, Texas

Citizens registering their opposition, but did not speak:

Rick Noble, 2001 Meadowview Drive, Garland, Texas
Geraldine Robison Watson, 2110 Meadowview Court, Garland, Texas

Concerns were raised regarding property values, traffic, proposed type of development, security/increase in crime, and loss of Open Space. Several citizens also stated they never received an invitation as stated by the Applicant regarding the neighborhood meeting.

Motion was made by Commissioner Edwards, seconded by Commissioner Dalton to close the Public Hearing and open the case for discussion.

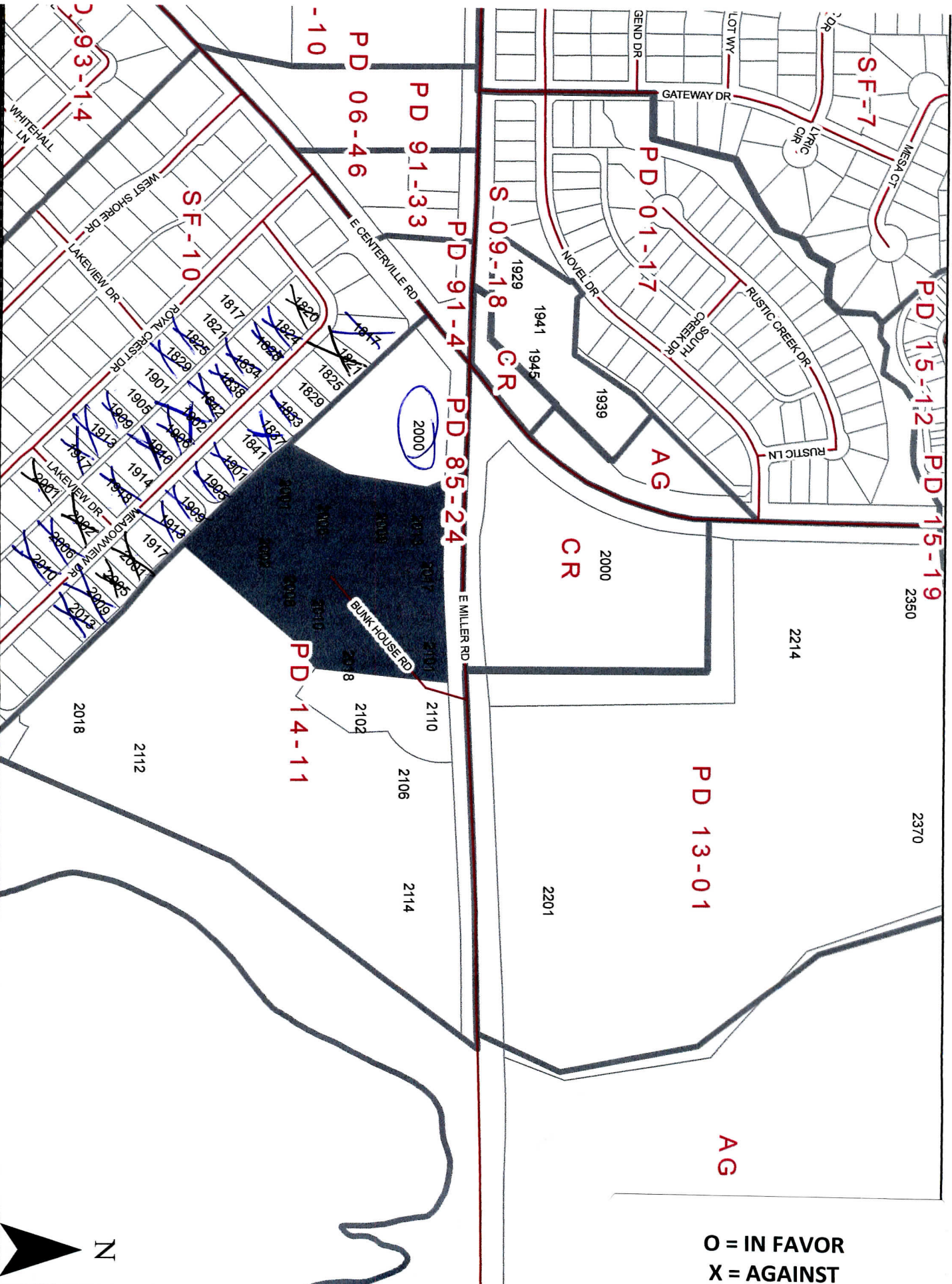
Motion Carried: 7 Ayes, 0 Nays.

Commissioner Dalton spoke against the request stating the location was not appropriate.

Commissioner Ott spoke against the request, expressing concern the request lacks a Planned Development (PD).

Motion was made by Commissioner Edwards, seconded by Commissioner Williams to **deny** the request. **Motion carried: 7 Ayes, 0 Nays.**

O = IN FAVOR
X = AGAINST



Allmendinger, Tracy

From: Wauwie, Kira
Sent: Tuesday, July 17, 2018 8:10 AM
To: 'Amanda O'Riley'
Cc: Allmendinger, Tracy
Subject: RE: File Z 18-14 City Council Hearing Letter

Your response has been received and recorded.

Kira Wauwie, AICP
Principal Development Planner
Planning & Development Department
Garland, Texas
PH: 972.205.2456



From: Amanda O'Riley [mailto:amandakoriley@gmail.com]
Sent: Monday, July 16, 2018 6:52 PM
To: Wauwie, Kira <KWauwie@garlandtx.gov>
Subject: File Z 18-14 City Council Hearing Letter

Hello,

Attached is our letter to oppose the application of Overland Property Ground to change the zoning to a Multi-Family District. We also included our letter below. Thank you for your time.

Amanda and Jonathan O'Riley

Hello:

We are Jonathan and Amanda O'Riley, and we live at 1902 Meadowview Drive. This is the first home that we have purchased, and we have enjoyed living here for a little over two years.

We attended the last rezoning hearing on May 14th and were planning on attending the next public hearing that was scheduled to be on June 5th. Unfortunately, since the hearing was rescheduled for July 17th, we are not able to attend due to previous obligations. We still want to let it be known that we absolutely oppose the application of Overland Property Ground to change the zoning to a Multi-Family District. It is inevitable that this mid to low income multi-family housing will negatively affect our neighborhood in many ways including, but not limited to, increased crime rate and lower property values.

Along with the negative affects to crime and property values, the apartments would also destructively affect the traffic in the immediate vicinity, most notably the intersection of Centerville Road and Miller Road. These two roads

directly impact the ability to enter and exit our neighborhood. The apartments would further congest the intersection of these two highly trafficked roads, creating an increased hazard at the entrance to our neighborhood.

As we've already mentioned, this is our first home where we plan to start our family. We chose this neighborhood since it has a quiet, secluded, and safe feel to it which are very important qualities for us to have in the neighborhood where we live. We strongly feel that the apartments would instantly nullify these positive characteristics that attracted us to purchase a home in this neighborhood. We would not have purchased this home if apartments were located in the proposed location. We strongly plead to keep this property for single family homes only, and to not make the change to allow for a multi-family development. Thank you for your time and consideration to oppose the application of Overland Property Ground.

Sincerely,

Jonathan and Amanda O'Riley



GARLAND

May 2, 2018

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

HEARING DATE/TIME: Plan Commission: May 14, 2018 – 7:00 PM

APPLICANT: Overland Property Group, LLC

File Z 18-14

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, May 14, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Overland Property Group, LLC**, requesting a Change of Zoning from Planned Development (PD) District 14-11 for Single Family (SF-10) Use to Multi-Family (MF) District. The property is shown on the enclosed sketch and is described as follows:

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

2000 East Centerville Road

Printed Name

CRV, LLC, Mr. Jim Ervin & R. Steven George

Address 904 Hillside Drive

City, State Copper Canyon, TX 75077 Zip

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

James L. Ervin
Signature

Managers

Title

Date: 05/11/2018

R. Steven George



GARLAND

May 2, 2018

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

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(Please Check One Below)

☐ I am in favor of the request.

☒ ~~I am~~ opposed to the request.

THIS IS ZONED SF NOW. THIS WHOLE AREA
IS SF HOUSES AND IS THE WHAT WAS ONE
OF THE REASONS WHY WE BOUGHT HERE. THE
ONLY REASON THE REQUESTED CHANGE IS
BOUGHT IS TO SQUEEZE MORE MONEY OUT
OF THE PROPERTY. IT WOULD INCREASE
TRAFFIC THRU THE NEIGHBORHOOD.

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

IT WOULD BRING NOTHING POSITIVE TO THE NEIGHBORHOOD

(Please complete the following information)

Your Property Address

1917 ROYAL CREST DRIVE GARLAND TX 75043

Printed Name

RAYMOND F. THOMAS - LOIS J. THOMAS

Address

City, State

Zip

1917 ROYAL CREST DRIVE GARLAND TX 75043

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

Signature

Date:

Raymond F. Thomas Lois J. Thomas
5-6-18

Title

Owners

MAY 10 '18 PM 1:54



GARLAND

May 2, 2018

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

HEARING DATE/TIME: Plan Commission: May 14, 2018 – 7:00 PM

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

YOU CONTINUE TO CHANGE PLANS FOR THIS PROPERTY WHICH AFFECT OUR NEIGHBORHOODS. YOU CAN DO BETTER THAN THIS!!
(Please complete the following information)

Your Property Address

Kenneth STRADER

Printed Name

2001 ROYAL CREST

Address

GARLAND TX

City, State

75043

Zip

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

Kenneth Strader

Signature

Title

Date: *5-12-18*

*Rec'd
5-14-18 ja*

Allmendinger, Tracy

From: Denise Bartosh <dbartosh@att.net>
Sent: Monday, May 14, 2018 12:22 PM
To: Planning Group
Subject: Overland Property Group Zoning Request Response
Attachments: Garland Zoning Change.pdf

No to the Zone change. Garland has enough multi-family developments. We approved this location for Single Family Structures years ago and I think the owner should be held to the agreement that we made at that time. Within 5 years of development, the area around every multi-family development in South Garland the crime rate goes up.

James Bartosh
1817 Meadowview Dr
Garland, TX 75043



GARLAND

May 2, 2018

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

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

This will reduce our home values. This will increase crime.

(Please complete the following information)

Your Property Address

James + Denise Bartosh

Printed Name

1817 Meadowview Dr

Address

Garland TX

City, State

75043

Zip

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

James Bartosh Denise Bartosh owners

Signature

Title

Date: *5-11-18*

*Rec'd
5-14-18*



GARLAND

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

May 2, 2018

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

ROBERT M. WOELFLE

Printed Name

1820 MEADOWVIEW DR

Address

GARLAND, TX

City, State

75043

Zip

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

Robert and Shirley Waele Homeowners

Signature

Title

Date: 5/9/2018

MAY 15 '18 PM 2:17

City of Garland Plan Commission

P.O. Box 469002

Garland, TX 75046-9002

Attached is our response your letter dated May 2 2018 indicating that my wife and I are opposed to the Overland Property Group's request for a change of zoning for the property identified as being located at 2017 Bunkhouse Road in District 3. We have lived in our home at 1820 Meadowview Dr for more than 35 years, and believe that our neighborhood is one of the best maintained areas in Garland. Our primary concern is that changing the identified area to Multi-Family Zoning will have a negative effect on the value of our individual properties as described in the following paragraphs.

1. The proposed multifamily building(s) will result in a significant increase in the traffic volume at the intersection of Centerville and Miller Roads which already makes exiting our neighborhood at rush hours challenging and dangerous.
2. The proposed multifamily development will introduce new hazards at the access road to/from Miller Road for the people who live in the new multifamily building(s).
3. Assuming the new multifamily building(s) will have at least two floors and maybe more, they will introduce privacy issues for the people who live on the northeast side of Meadowview Drive.
4. The new multifamily building(s) will result in increased demand for trash, recycling, street maintenance, and other city services that may potentially have a negative effect on the services provided to other nearby communities.
5. If the new multifamily building(s) are rental units rather than individually owned properties, the potential rapid reduction in the value of those properties will have a serious negative effect on the properties in our existing neighborhood.

We would appreciate the Planning Commission giving these and the concerns of all the existing residents in the adjacent areas careful consideration to assure that the proposed new development does not have a serious negative impact on their living and financial interests.



Robert and Shirley Woelfle

1820 Meadowview Drive

MAY 15 '18 PM 2:18

Allmendinger, Tracy

From: kim <KIM.HOUSTON@ETCAIR.COM>
Sent: Tuesday, May 08, 2018 2:47 PM
To: houstonkss@yahoo.com; Planning Group
Cc: Planning Group
Subject: File Z 18-14
Attachments: scan.pdf

I oppose the request for zoning change of Overland Property Group, LLC.
Kimberly Houston 1821 Meadowview Dr. Garland TX 75043 214-477-3883

Kimberly Houston

-----Original Message-----

From: Scan from WorkCentre [mailto:info@etcair.com]
Sent: Wednesday, May 8, 2019 2:34 PM
To: Sandy ; Kimberly
Subject: scan

scan from copier

Attachment File Type: pdf, Multi-Page

Device Name: XRX_0000AAD468F4

scanner

This email has been checked for viruses by AVG.
<http://www.avg.com>



GARLAND

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

May 2, 2018

HEARING DATE/TIME: Plan Commission: May 14, 2018 – 7:00 PM

APPLICANT: Overland Property Group, LLC

File Z 18-14

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Kimberly Houston Scott Houston
Printed Name
1821 meadowview Dr. Garland Tx 75043
Address City, State Zip

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

Kimberly Houston Homeowner
Signature Title

Date: _____

*Apartment
not houses*

**GARLAND**

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

May 2, 2018**HEARING DATE/TIME:** Plan Commission: May 14, 2018 – 7:00 PM**APPLICANT:** Overland Property Group, LLC**File Z 18-14**

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(Please Check One Below)

☐ I am in favor of the request.☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

1906 Meadowview Dr

Printed Name

Kent & Debbie Goldin Garland TX

Address

City, State

Zip

75043

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

Signature

Title

Date:

5-10-18



GARLAND

May 2, 2018

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

HEARING DATE/TIME: Plan Commission: May 14, 2018 – 7:00 PM

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

1910 Meadowview - WARREN HAMRICK for Rota Properties LLC

Printed Name

Address

City, State

Zip

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

Warren Hamrick

Signature

SOLE MEMBER

Title

Date: 5/10/2018

I am 100% opposed. I know when we approved their horse ranch, it was a ruse to eventually put in multi-family. They should sell and go elsewhere.



GARLAND

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

May 2, 2018

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Ricky Noble

Printed Name

2001 MEADOWVIEW DR GARLAND, TX 75043

Address

City, State

Zip

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

Signature

Title

Date:

5-14-18

Rec'd
5-14-18



GARLAND

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

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

PROPERTY VALUES WILL DECLINE, INCREASE TRAFFIC CONGESTION
NOT A GOOD LOCATION FOR APARTMENTS
(Please complete the following information)

Your Property Address

JERRY W. BROWN
Printed Name
2002 MEADOWVIEW GARLAND, TX 75043
Address City, State Zip

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

Jerry W. Brown HOMEOWNER
Signature Title

Date: 5-6-2018

Allmendinger, Tracy

From: Karen Walthall <klharvey80@gmail.com>
Sent: Monday, May 07, 2018 11:19 AM
To: Planning Group
Subject: Response to zoning change request notification
Attachments: Garland zoning change response.pdf

Hello,

Attached is our response to the zoning change request notification we received regarding File Z 18-14. We are opposed to changing the zoning for this property from single-family to multifamily residential. The single-family designation for the vacant land in question strongly influenced our decision to purchase our nearby home. We feel that multifamily development so close to our home will have a deleterious effect on our quality of life, especially on enjoyment of our outdoor spaces.

Thank you,

Karen and Ronald Walthall
2005 Meadowview Dr
Garland, TX 75043



GARLAND

May 2, 2018

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

HEARING DATE/TIME: Plan Commission: May 14, 2018 – 7:00 PM

APPLICANT: Overland Property Group, LLC

File Z 18-14

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, May 14, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Overland Property Group, LLC**, requesting a Change of Zoning from Planned Development (PD) District 14-11 for Single Family (SF-10) Use to Multi-Family (MF) District. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate of 8.14-acre tract of land and being Lot 1R1, Block 1, Chiesa Ranch Addition Second Replat, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 201400245997, Plat Records, Dallas County, Texas. This site is located at 2017 Bunk House Road. (District 3)

Note: The applicant requests approval of a Change in Zoning to allow for a multi-family development. The site is more specifically located approximately 650 feet east of East Centerville Road on the south side of East Miller Road.

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 Kira Wauwie at 972-205-2456.

(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.

That property being zoned single-family strongly influenced our decision to purchase our home in the adjoining neighborhood.

(Please complete the following information)

Your Property Address

Karen & Ronald Walthall

Printed Name

2005 Meadowview Dr

Garland, TX

75043

Address

City, State

Zip

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

Signature

Title

Date:

5/7/18

Property owner



GARLAND

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

May 2, 2018

HEARING DATE/TIME: Plan Commission: May 14, 2018 – 7:00 PM

APPLICANT: Overland Property Group, LLC

File Z 18-14

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

We brought our house because it's a feeling of country but in the city. We don't want to see additional building behind us.

(Please complete the following information)

Your Property Address

JON & LYLA GODFREY

Printed Name

2009 MEADOWVIEW DR

Address

GARLAND TX

City, State

75043

Zip

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

JT Godfrey

Signature

Home Owner

Title

Date: 5/10/18



GARLAND

May 2, 2018

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

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

to much traffic already

(Please complete the following information)

Your Property Address

Carole A. Holmes

Printed Name

2010 Meadowview DR Garland TX 75043

Address

City, State

Zip

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

Carole A. Holmes

Signature

Title

Date: May 7, 2018

MAY 10 '18 PM 1:54



GARLAND

May 2, 2018

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

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

1. OVERABUNDANCE OF MULTI-FAMILY UNITS IN THIS AREA.
2. THIS TRACT WAS PREVIOUSLY A CITY LANDFILL, IT DOES NOT NEED TO BE DISTURBED.

Your Property Address

2013 MEADOWVIEW DR

Printed Name

RICHARD & BEA KNAGG GARLAND, TX 75043

Address

City, State

Zip

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

Richard & Bea Knagg *Richard & Bea Knagg* *EFFGATED Property Owners*

Signature

Title

Date: 05/07/18

MAY 10 '18 PM 1:54

WEST SHORE ESTATES

Original

June 4, 2018

Mr. Mayor and Council Members:

This document will provide the City Council of Garland Texas with notice of opposition to the proposed Section 42 Affordable Apartments in the requested zone change from Single Family Dwelling to Multi Family Apartments by Overland Property Group, LLC. This project is bounded by Miller Rd. to the North, Merriwood Ranch to the East, Residential Property on Meadowview Dr. on the South and a small 3 Ac. Piece of property parallel with Centerville Rd. on the West.

The enclosures are 9 pages of residential owners or residents signatures who are opposed to this project, this will interrupt their quality of life as a rural community along with numerous other concerns, when the Council Meets to consider this project, which was rejected by the Planning Commission.

Should you have questions or need additional information please contact Chester Murdock, 2101 Meadowview Dr., Garland, TX. Phone 214-906-9235 or e-mail address: cmurdock456@peoplepc.com. Thank you for considering this very important effort to so many that are concerned with the growth of South Garland.

Respectfully Submitted



Chester Murdock

May 28, 2018

Dear City Council Members:

We, the undersigned, call on the City Council of the City of Garland, Texas to DENY a Change of Zone Request from Planned Development (PD) District 14-11 for Single- Family (SF-10) use to Multi-Family (MF) District.

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It is our understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

We the property owners/residents at the following addresses believe this qualifies us as formal protest petitioners. Below are our signatures in protest against this zone change.

Name – Address – Signature – Date

✓ KATHY LEWIS, 1828 MEADOWVIEW DR., Kathy Lewis 6-03-18

✓ ROBERT WOELFLE, 1820 MEADOWVIEW DR., Robert Woelfle 6/03/18

May 28, 2018

Dear City Council Members:

10/2
We, the undersigned, call on the City Council of the City of Garland, Texas to DENY a Change of Zone Request from Planned Development (PD) District 14-11 for Single- Family (SF-10) use to Multi-Family (MF) District.

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Name – Address – Signature – Date

✓ Dalton & Terri Charlden 1913 meadowview Terri Charlden 5/30/18
✓ David & Pamela Emery 1909 meadowview Terri Charlden 5/30/18
✓ THUY PHAM 1905 meadowview Dr 5/30/18
✓ FRANKIE WELLS 1901 meadowview Dr 5/30/18
✓ Dan & Debbie Lewis 1833 meadowview Dr 5/30/18
✓ Joe 5/30/18 1809 meadowview Dr Joseph Wells
Outside the Notification Area
✓ Marlene Antan 1805 meadowview Dr Antan 5/30/18
✓ James Bartosh 1817 meadowview Dr James Bartosh 6/3/18
✓ Renee Whitall 2005 meadowview Dr Z 6-3-18
✓ Richard & Ben Krupp 2013 meadowview Dr

May 28, 2018

10/0
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Name – Address – Signature – Date

- ✓ CAROLE A. HOLMES, 2010 MEADOWVIEW DR., Carole A. Holmes 6/2/18
- ✓ CHRISTINE BARNES, 1910 MEADOWVIEW DR., Christine Barnes 6/2/18
- ✓ KENT GOLDIN, 1906 MEADOWVIEW DR., Kent Goldin 6/2/18
- ✓ FAY THOMPSON, 1842 MEADOWVIEW DR., Fay Thompson 6/2/18
- ✓ RICK BARTON, 1838 MEADOWVIEW DR., Rick Barton 6-2-18
- ✓ KATHY LAMB, 1834 MEADOWVIEW DR., Kathy Lamb 6-2-18
- ✓ ANGELICA MORENO, 1824 MEADOWVIEW DR., Angelica Moreno 6-2-18
- ✓ SOUHAIL MANSOUR, 2006 MEADOWVIEW DR., Souhail Mansour 6/3/18
- ✓ JERRY BROWN, 2002 MEADOWVIEW DR., Jerry W. Brown 6/3/18
- ✓ JOHNNY M. RAMOS, 1918 MEADOWVIEW DR., Johnny M. Ramos 6/3/18

May 28, 2018

Dear City Council Members:

1/5
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Name – Address – Signature – Date

Outside the Notification Area
✓ 1/5
Terry Bowles 2021 Meadowview Dr. Terry Bowles 6-03-18
David Turner 2025 MEADOWVIEW DR. David Turner 6-03-18
Sergio Torres 2029 meadowview dr. Sergio Torres 6-03-18
Chester Murdock 2101 Meadowview Dr. Chester E. Murdock 6-03-18
Rick Noble 2001 MEADOWVIEW DR. Rick Noble 6-4-18

May 28, 2018

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Outside the Notification Area

1 TOM HANNA, 2102 MEADOWVIEW CIR., Tom Hanna 5/31/18

1 ALBERT MANDEVILLE, 2028 MEADOWVIEW CIR., Albert Mandeville 5/31/18

1 EDDY EDWARDS, 2104 MEADOWVIEW CIR., Eddy Edwards 5/31/18

1 LINDA WATSON, 2106 MEADOWVIEW CIR., Linda Watson 5/31/18

1 BRUCE WATSON, 2110 MEADOWVIEW CT., Bruce Watson 5/31/18

1 WARREN DAHMS, 2122 MEADOWVIEW CT., Warren Dahms 5/31/18

1 JOHN RHODES, 2114 MEADOWVIEW CT., John F. Rhodes 6/1/18

1 DAVID VANDERSLICE, 2210 MEADOWVIEW DR., David Vanderslice 6/3/18

1 KEN JACKSON, 2014 MEADOWVIEW DR., Ken Jackson 6/3/18

1 JAMES E. MOORE, 2024 MEADOWVIEW DR., James E. Moore 6/3/18

May 28, 2018

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Outside the Notification Area

- Bob & Darlene Whitworth 2105 Meadowview Robert Whitworth 6/2/18
- Mike & Carrie Jones 2117 Meadowview [Signature]
- Terr. Beckham 2121 Meadowview
- W.E. Whittaker 2201 Meadowview
- Tyler Beasley 2109 Meadowview - 2 Pds 6-2-18
- Jess Hartwick 2113 " [Signature] 6-2-18
- David Peyton 2205 " [Signature] 6-2-18
- Barbara Cowart 2217 " Ben Hunt 6-2-18
- Boyd O'Connor 2221 " Boyd O'Connor 6-2-18
- Dana See Geldon 2213 " Dana Heldon 6-2-18

May 28, 2018

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Name – Address – Signature – Date

Carl Rhoades *2225 Meadowview* *Carl Rhoades* *6-2-18*

May 28, 2018

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Name – Address – Signature – Date

~~Outside the Notification Area~~
BARBARA FLICK, ~~236~~ 2226 MEADOWVIEW DR., [Signature] 6/3/18

May 28, 2018

10/0
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Name – Address – Signature – Date

✓ Kenneth STRASER 2001 ROYAL CREST Kenneth Straser 4-2-18
✓ Raymond & Lois THOMAS 1917 Royal Crest Lois Thomas 6-2-18
✓ Richard Williams 1913 Royal Crest Dr. Richard Williams 6-3-18
✓ Nancy Williams 1913 Royal Crest Dr. Nancy Williams 6-3-18
✓ Maricela Benitez 1829 Royal Crest Dr. Maricela Benitez 6-3-18
✓ Jeffery J Pruitt 1909 Royal Crest Dr. Jeffery J Pruitt 6-3-18
✓ Karen Pruitt 1909 Royal Crest Drive Karen Pruitt 6-3-18
✓ LARRY HOOPER 1825 ROYAL CREST DR. Larry Hooper 6/4/18
✓ Judy G. Hooper 1825 ROYAL CREST DR. Judy G. Hooper 6/4/18

From: Janet Schwarz [<mailto:jmschwarz@tx.rr.com>]

Sent: Friday, July 27, 2018 1:05 AM

To: Council3 <council3@garlandtx.gov>

Cc: Mayor <mayor@garlandtx.gov>; Council1 <council1@garlandtx.gov>; Council2 <council2@garlandtx.gov>; Council4 <council4@garlandtx.gov>; Council5 <council5@garlandtx.gov>; Council6 <Council6@garlandtx.gov>; Council7 <council7@garlandtx.gov>; Council8 <council8@garlandtx.gov>; Guerin, Will <WGuerin@garlandtx.gov>

Subject: Proposed Overland Development Project at Centerville and Miller

Mr. Nickerson, Mayor Dodson, Council, Mr. Guerin,

We attended the Council meeting, were notified of Overland's presentation being removed from the agenda, and were unable to attend the meeting planned for the following day. After researching Overland Group it appears they are a small company from Kansas with many local state projects and several in neighboring states including Texas. With the current corporate tax rate and tax credits being less beneficial they must be more creative, diverse and convincing in order to convey a more marketable approach to implementing their projects. Overland's 15 years in the industry brings their projects to a place where maintenance issues and federal mandates place them in a position of needing to procure more projects to sustain themselves. That is understandable however, Garland is not the place.

With 14 Affordable Housing Projects currently in Garland, most of which are currently concentrated in Southern Garland we far surpass what is provided by neighboring cities:

Garland - 14 projects - 1546 apartments

Rowlett - 1 project - 76 apartments

Sachse - 0

Wylie - 1 project - 20 apartments

Richardson - 4 projects - 270 apartments

Rockwall - 1 project - 64 apartments

Sunnyvale - 0

Forney - 3 projects - 156 apartments

Rowlett is able to conveniently refer housing requests to nearby projects in Garland while refusing more affordable projects for their City.

Plano and Mesquite currently have their housing waiting lists closed.

Until such time as neighboring cities equitably meet the demand for affordable housing a moratorium must be placed on building more projects in Garland and more specifically Southern Garland. It is clear that the Overland Group has no market here and thus their request should be denied by Garland City Council in concurrence with the recommendation of the Garland Planning and Zoning Commission. We support current single family zoning that our City has in place for the property at Miller and Centerville.

Janet Schwarz
1914 Nancy Jane Circle
Garland, Tx 75043
214-697-4366

Z 18-14

Approval of a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District.

**City Council Meeting
August 7, 2018**



GARLAND

TEXAS MADE HERE

Case Information

Location: East of East Centerville Road on the south side of East Miller Road

Applicant: Overland Property Group, LLC.

Owner: Sooner Ranch Properties, L.P.

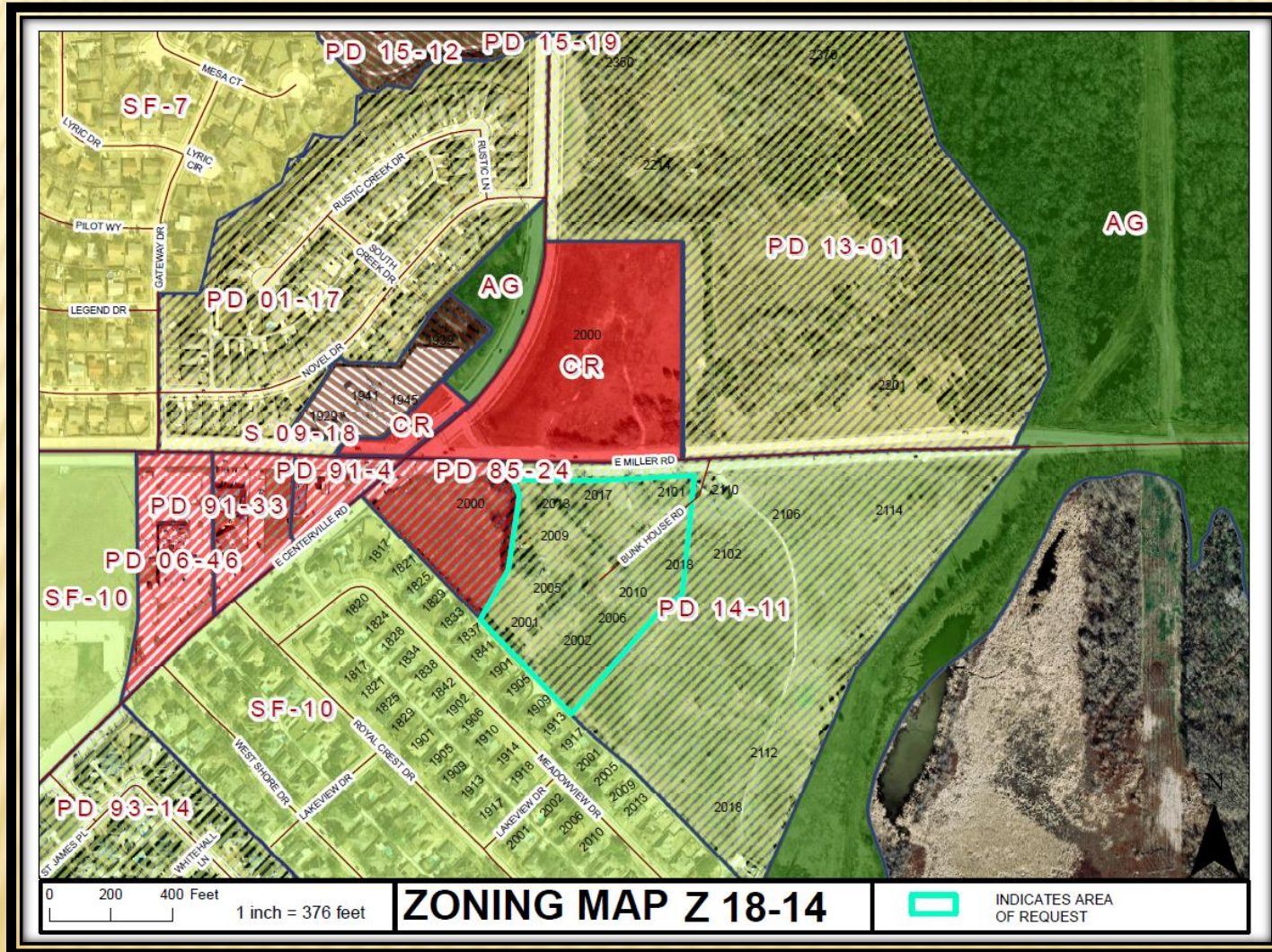
Acreage: 8.14

Zoning: Planned Development (PD) District 14-11 for Single-Family (SF-10) Use.



GARLAND
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Surrounding Zoning and Land Uses



Z 18-14

Considerations

Background:

- The applicant requests approval of a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family (MF) District.
- Planned Development (PD) District 14-11 consists of two tracts. The purpose for Tract 1 is for the development of single family detached residential homes. This tract was never developed and is currently vacant. The purpose for Tract 2 was to develop a Riding Academy/Stables, Day Camp, and one (1) Single Family Residence. This site is developed.

Considerations

Change in Zoning:

- 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 zoning and development 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.
- 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 will the rezoning impact surrounding and future development.

Considerations

Multi-Family (MF) District:

- The Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre.
- This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development.
- The applicant proposes to develop the site in a manner consistent with the stated purpose of the Multi-Family (MF) District.

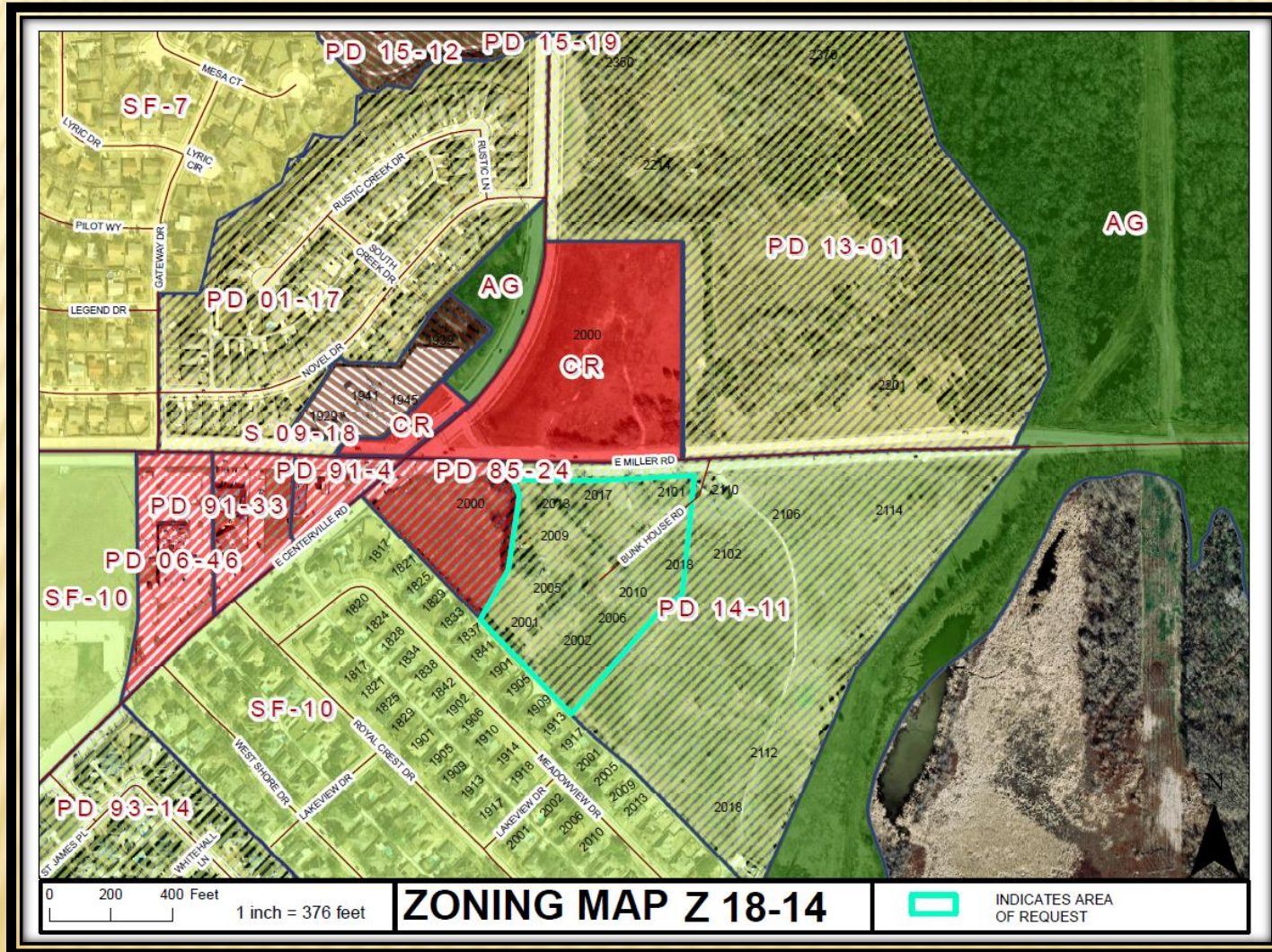
Traditional Neighborhoods:

- 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).



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Surrounding Zoning and Land Uses



Photographs



Looking north of subject site from East Miller Road



Looking east of subject site from East Miller Road



Looking west of subject site from East Miller Road



Looking south to subject site from East Miller Road



**GARLAND
PLANNING REPORT**

City Council Regular Session Agenda

15.b.

Meeting Date: August 7, 2018

Item Title: Z 17-14 Cates-Clark & Associates, LLP (District 6)

Submitted By: Josue De La Vega, Sr. Development Planner

REQUEST

The applicant requests postponement to the August 21, 2018 City Council meeting.

Attachments

Z 17-14 Cates-Clark & Associates, LLP Postponement Memo

Planning Report

File No: Z 17-14/District 6

Agenda Item:

Meeting: City Council

Date: August 21, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Detail Plan for a Recycling Salvage Yard; 3) a Specific Use Provision for a Recycling Salvage Yard; and 4) a Variance to Section 4.35 of the Garland Development Code regarding the parking area landscaping.

LOCATION

117 North Shiloh Road

APPLICANT

Cates-Clark & Associates, LLP

OWNER

Emmanuel Holdings, LLC

The applicant requests postponement to the August 21, 2018 City Council meeting.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

15.c.

Meeting Date: August 7, 2018

Item Title: Z 17-52 Kimley-Horn and Associates, Inc. (District 7)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of a Detail Plan for Elder Care - Independent Living, and Elder Care - Assisted Living on property zoned Planned Development (PD) District 17-28 for Mixed Uses.

OWNER

Spring Creek Senior Living LLC

PLAN COMMISSION RECOMMENDATION

On July 9, 2018 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Detail Plan for Elder Care - Independent Living, and Elder Care - Assisted Living on property zoned Planned Development (PD) District 17-28 for Mixed Uses.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

BACKGROUND

In 2017 City Council approved Planned Development (PD) District 17-28 to allow Elder Care - Independent Living and Assisted Living Use on Tract 1 of a 141.6 acre former quarry site.

The initial zoning of the 141.6-acre site was completed in 2015 with the intention for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses. The site is known as "The Woodlands on Spring Creek" and the 2015 approval was accompanied by a Concept Plan that identified locations for future development with five (5) tracts including: single-family detached dwellings on Tract 1, multi-family apartments on Tract 2 and Tract 3; Elder Care - Independent Living on Tract 4; and a restaurant on Tract 5. The Concept Plan reflects a trail system that meanders throughout the site and along North Garland Road. The exact trail location is refined as each development submits for Detail Plan approval.

Subsequently amendments to the Concept Plan were approved that modified dimensions and assignment of uses on tracts. In 2017, City Council approved a zone change to remove 55.7 acres from the west and north-central portion of the site. This action, with Planned Development (PD) District 17-28, reassigned uses and tract sizes as shown on Exhibit F.

Specifically, the Development includes the following Tracts and Uses:

- Tract Elder Care – Independent and Assisted 34.5
1 Living Multi-Family (MF) District acres
- Tract Multi-Family Residential Multi-Family (MF) 17.8
2 District acres
- Tract Neighborhood Services (NS) 2.66
3 Uses Neighborhood Services (NS) District acres
- Tract Multi-Family Residential Multi-Family (MF) 15.18
4 District acres
- Tract Restaurant Neighborhood Office (NO) District 15.72
5 acres

The applicant has brought forward a Detail Plan (Exhibit C) for the development of an Elder Care - Independent Living facility and Elder Care – Assisted Living facility on Tract 1.

SITE DATA

The property consists of 34.5 acres. There is approximately 666.93 feet of street frontage along Arapaho Road. The proposed development would be accessed at two points along Arapaho Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 17-28 limits the permitted land uses to Elder Care - Independent Living and Elder Care – Assisted Living; however, approval of a Detail Plan through a public hearing process is required prior to any development.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes two separate buildings, one for each proposed use. The Elder Care – Independent Living building is an “L” shaped building and is located at the frontage of Arapaho Road. This Independent Living building wraps the south and east sides of the Elder Care – Assisted Living building which is set north and west of the Independent Living building. Each building contains its own use-specified amenities and functions. The combined density of the development is 11.5 units per acre.
2. The Elder Care – Independent Living building is a 4-story, 262,047-square-foot building with a 42,500 square-foot interior court yard and containing 290 dwelling units. Of the 290 dwelling units, 193 will be one-bedroom units and 97 will be two-bedroom units. Section 2.51 of the Garland Development Code (GDC) establishes a parking ratio for Elder Care - Independent Living facility of one (1) space per dwelling unit and requires that fifty (50) percent of the required parking spaces be in an enclosed garage or detached multi-car covered parking structure. The proposed Detail Plan provides 337 parking spaces of which 242 will be covered parking spaces (122 garage attached and detached parking spaces and 120 carport parking spaces). The proposed amount of parking exceeds the maximum parking ratio of the GDC by 47 parking spaces; the applicant has provided a parking study providing justification and support for the additional parking spaces.

3. The Elder Care – Assisted Living building is a 2-story, 97,846 square-foot building with an 11,500 square-foot interior court yard and containing 110 units. Nearly all (105 units) of the units will be one-bedroom units, while a total of five (5) units will be two-bedroom units. The GDC establishes a parking ratio of one (1) parking space per three dwelling units resulting in thirty-seven (37) required spaces. The proposed Detail Plan provides 112 parking spaces which is justified in the parking study. Fifty-six (56) will be covered carport parking spaces. Enclosed garage and carport parking is not required by the GDC for Elder Care - Assisted Living use.

Special Standards of the GDC

1. The Garland Development Code (GDC) prescribes a number of special standards to which all Elder Care - Independent Living and Elder Care – Assisted Living facilities are required to be built; these special standards include but are not limited to site design, perimeter fencing/landscaping and signage. With the exception of the following, the proposed Elder Care-Independent Living and Elder Care – Assisted Living facilities conform to all the applicable special standards. Site Design - Section 2.52(A)(12)(e)(ii) Building Design.
 - Maximum Height is established by the existing Planned District's Multi-Family (MF) District designation, which is forty (40) feet. This proposal would establish a maximum height of fifty-five (55) feet for the Elder Care - Independent Living building and thirty-four (34) feet for the Elder Care - Assisted Living building. The application content indicates that higher floor to ceiling heights will be provided for the first and second floors of the Independent Living building in addition to tower elements.
 - Storage space is required of both uses at a rate of twenty-five (25) square feet in floor area and 175 cubic feet; the storage space must have direct access from the dwelling unit and the required storage space cannot be located in a garage. With the exception of twenty-four (24) units designated as memory care units and located in the Assisted Living building, all other units satisfy this requirement. This exception represents twenty-two (22) percent of the Assisted Living units and six (6) percent of the overall 400-unit development.
 - Exterior Construction of all Elder Care facility buildings (Exhibit E) must be in compliance with the standards of Chapter 4 Article 6 (Building Design) of the GDC:
 - Building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

Buildings as proposed comply with the aforementioned development standards.

Additionally, accessory structures and buildings are to have roofing materials that are tile or architectural composition shingles. The proposed gazebo structures and maintenance building are designed with standing seam metal roofing material.

Site Design - Section 2.52(A)(12)(e)(iv) Building Placement

- Where buildings abut a residential district the building must be set back 1.25 times the height of the highest point on the building above grade. The thirty-four (34) foot tall Assisted Living building is required to provide a fifty-one (51) foot setback whereas a

forty-two and one-half (42.5) foot setback is proposed. This setback is located at the west corner of the building adjacent to undeveloped property zoned Agriculture (AG)

District. Site Design - Section 2.52(A)(12)(e)(v) Parking and Circulation

- The design of covered parking must be compatible with the main buildings, located near the building served, and must not accommodate more than ten parking spaces. Two (2) covered parking structures are designed to cover sixteen (16) parking spaces per structure. The design of the parking structures visually mimics an eight (8) stall parking structure as the parking spaces are not aligned in a long row but are placed back-to-back. Site Design - Section 2.52(A)(12)(f) Screening and Landscaping.
- While the GDC requires two pools with 800 square feet of surface water, the applicant proposes one pool having a minimum area of 1,000 square feet of surface water.
- Perimeter fencing and landscaping is required along the property lines and access points to a senior living facility. The proposed perimeter fencing is placed around the developed area of the property, near the buildings and amenity area. The large expanse of undeveloped and trail area to the northeast is not fenced. The trail system required of the larger community of the Planned Development established in 2015 extends through that area of the property with access to the northeast. The applicant has proposed perimeter fencing with a gate that separates the primary Independent and Assisted Living areas from the trail. Additionally, the front of the Independent Living building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having stone columns to match the site architecture.
- Landscaping is to be provided in compliance with the Screening and Landscaping requirements of the GDC. With the exception of the following tree replacement proposal, the landscaping requirements are satisfied. Along Arapaho Road a fifteen (15) foot wide landscape buffer is required along with trees, shrubs and ground cover. In this buffer twenty-one (21) large canopy trees are required. The buffer is limited in tree size selection options due to overhead utility lines below which large canopy trees cannot be placed. However, small ornamental trees can be placed beneath overhead utility lines. The GDC allows the replacement of large canopy trees with small ornamental trees at a rate of three (3) small ornamental trees per one (1) large canopy tree. The replacement rate is limited to twenty-five (25) percent replacement of the required large canopy trees. Since this site requires twenty-one (21) large canopy trees, then seven (7) large canopy trees may be replaced with small ornamental trees. The applicant has elected to replace fourteen (14) large canopy trees with forty-two (42) small ornamental trees, or sixty-six (66) percent of the large canopy trees with small ornamental trees. Additionally, seven (7) large canopy trees will be provided in locations that do not conflict with overhead lines.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase 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. The Compact Neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre. The proposed density is within this range.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

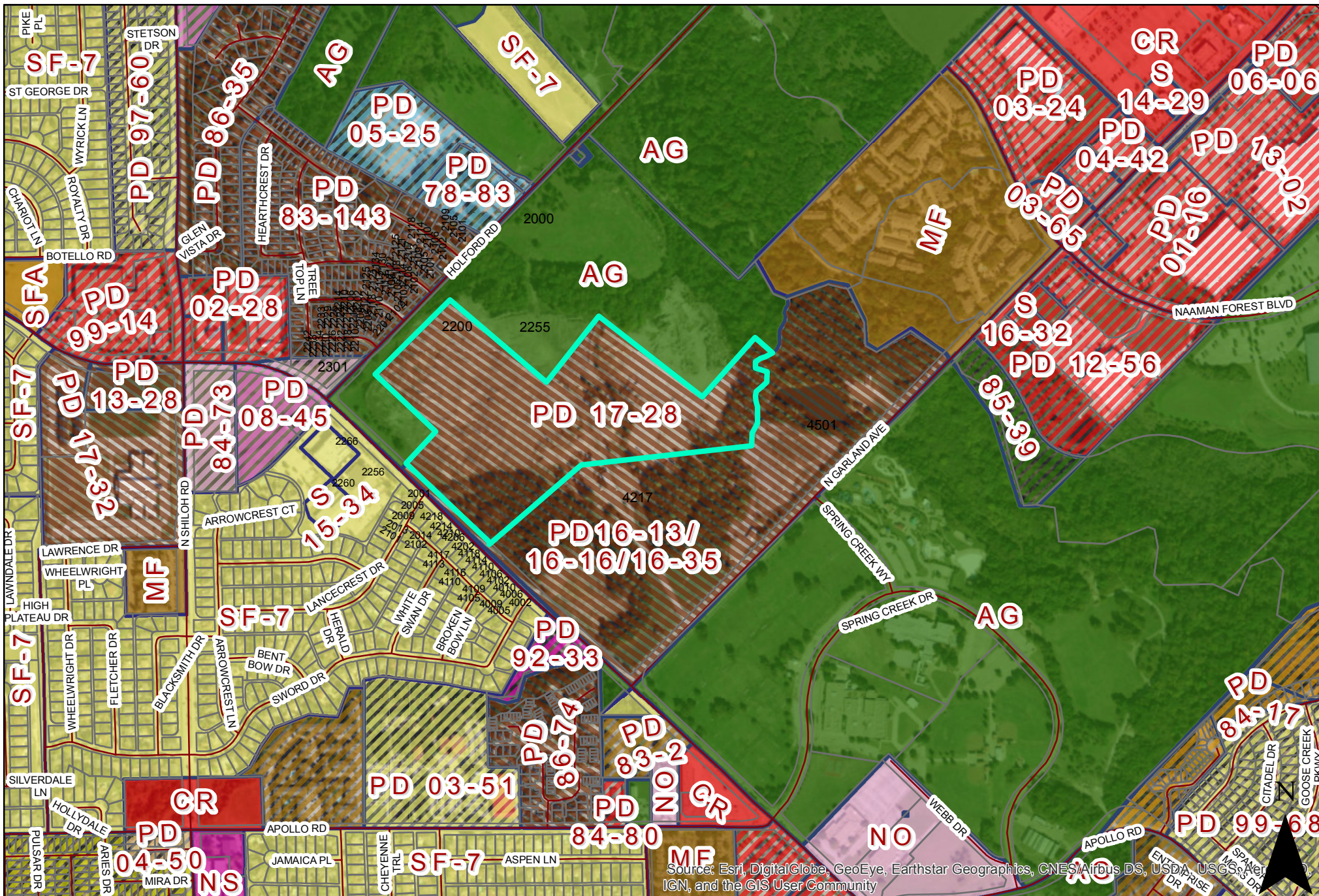
This site is an integral component of the on-going zoning and development of the properties to the north, south, and east. Agriculture (AG) District zoning is located to the west and north of the site. Agriculture (AG) District zoning may include development of large estate lots, open spaces, or farming activities. East of this site is a property zoned for multi-family residential development in Planned Development (PD) 16-13 District which is established at a density of approximately twenty (20) units per acre and a building height of forty-eight and one-half (48.5) feet or four stories with a maximum allowed height of fifty-seven (57) feet for elevator towers. South of this site, across Arapaho Road, is a single-family residential subdivision zoned Single-Family-7 (SF-7) District.

Attachments

Kimley-Horn and Associates, Inc. Exhibits and Attachments

Kimley-Horn and Associates, Inc. Notification Responses

Z 17-52 Kimley-Horn and Associates, Inc. Staff Presentation



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 350 700 Feet 1 inch = 783 feet	ZONING MAP Z 17-52	 INDICATES AREA OF REQUEST
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PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-52

2255 Arapaho Road

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Elder Care - Independent Living and Elder Care - Assisted Living uses 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 Multi-Family (MF) District and Special Standards of the Elder Care Living Facilities and Elder Care - Assisted Living as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall govern.
- V. Specific Regulations:**
- A. Permitted Uses: Only an Elder Care - Independent Living Facility and Elder Care - Assisted Living Facility shall be permitted on the subject property.
- B. Density:
- a. Elder Care - Independent Living Facility. The number of units is limited to 290.
 - b. Elder Care - Assisted Living Facility. The number of units is limited to 110.
 - c. The overall site density for both uses combined is limited to 11.5 units per acre.
- C. Screening and Landscaping: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

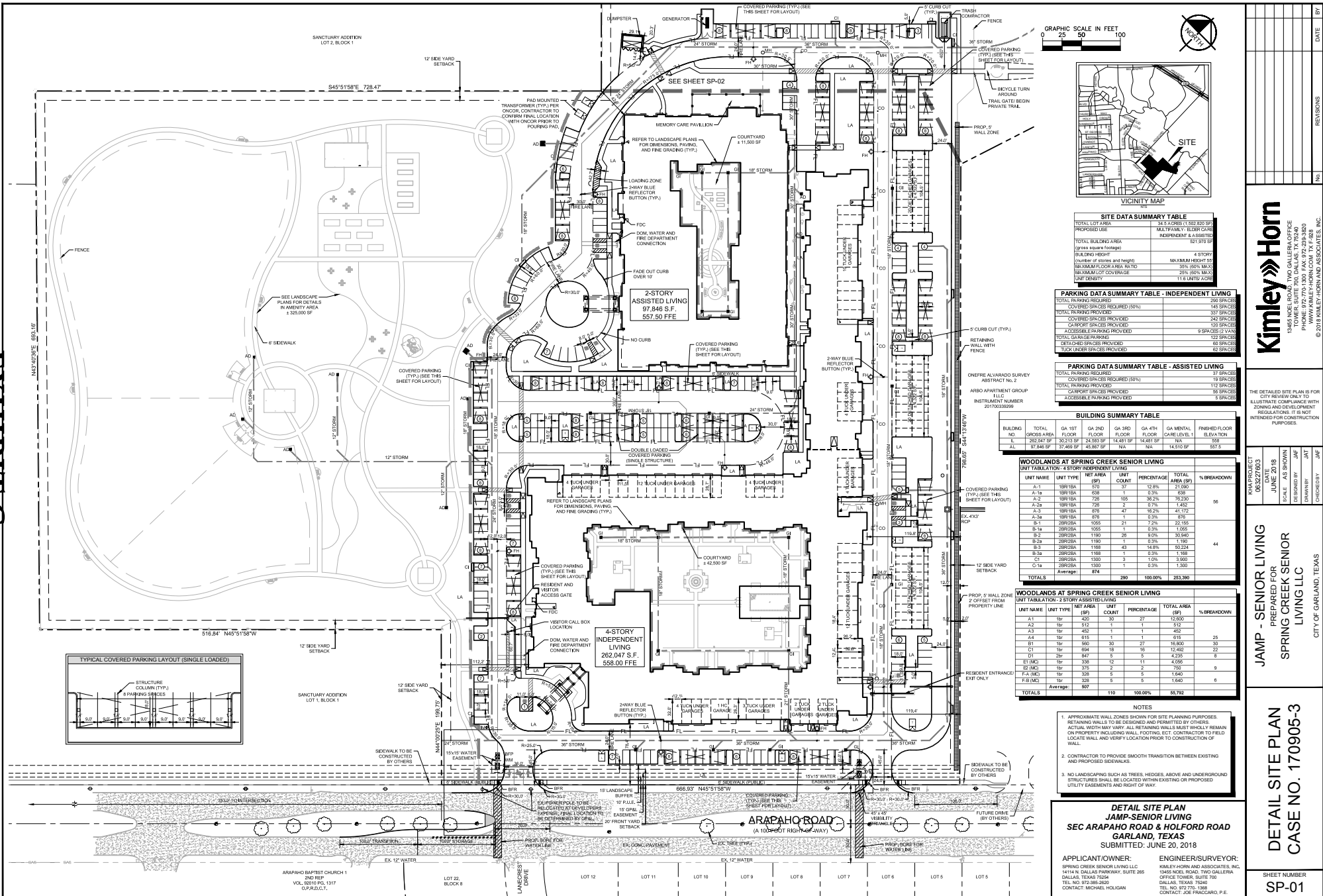
D. Elevations: Building elevations shall be in general conformance with the elevations labeled Exhibit E.

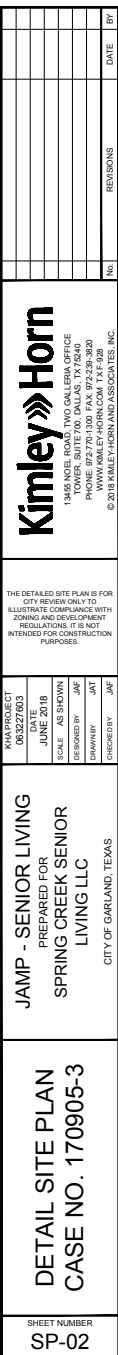
E. Signage: Freestanding signage shall be limited to monument sign(s). All signage shall comply with the applicable standards in the Garland Development Code.

F. Deviations:

- a. A maximum of twenty-four (24) units located in the Assisted Living building shall not be required to provide storage space.
- b. Only one swimming pool is required and it shall have a water surface area of 1,000 square feet.
- c. The building set back at the northwest corner of the site is allowed as shown on Exhibit C and D.
- d. The maximum building height is fifty-five (55) feet.
- e. A maximum of two covered parking structures (canopy parking structures) are allowed to cover a maximum of sixteen (16) parking spaces per structure.
- f. Roofing materials on gazebos and the maintenance building are allowed standing seam metal roofing material.
- g. Large canopy tree replacement with small ornamental trees in the landscape buffer along Arapaho Road is allowed as shown on the landscape plan (Exhibit D).
- h. Perimeter fencing is to be provided as shown on the landscape plan (Exhibit D).

EXHIBIT C





LANDSCAPE CALCULATIONS

SITE INFORMATION:

ZONING: PD-17-28
TOTAL LOT AREA: 1,502,820 S.F. (34.5 AC)
PROPOSED USE: MULTIFAMILY - ELDER CARE (INDEPENDENT & ASSISTED)

LANDSCAPE AREA:

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
1,502,820 S.F. X 40% = 601,128 S.F. LANDSCAPE AREA

PROVIDED: 997,462 S.F. (66%) LANDSCAPE AREA

PLANT LEGEND

SYMBOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
LARGE CANOPY TREES				
BO	Quercus macrocarpa	Bur Oak	23	3" Cal. 12'-14" Ht.
CA	Acer saccharum	Sugar Maple	28	3" Cal. 12'-14" Ht.
CE	Ulmus crassifolia	Cedar Elm	20	3" Cal. 12'-14" Ht.
CP	Pistacia chinensis	Chinese Pistache	10	3" Cal. 12'-14" Ht.
EE	Ulmus parvifolia	Alder Lacebark Elm	18	3" Cal. 12'-14" Ht.
LO	Quercus virginia	Live Oak	54	3" Cal. 12'-14" Ht.
PE	Carya ilicifolia	Pecan	13	3" Cal. 12'-14" Ht.
RO	Quercus shumardii	Shumard Oak	32	3" Cal. 12'-14" Ht.
SM	Magnolia grandifolia	Southern Magnolia	27	3" Cal. 12'-14" Ht.
SMALL ORNAMENTAL TREES				
CM	Lagerstroemia indica	Dynamite Crape Myrtle	27	1.5" Cal. 8' to 10' Ht. 4" - 5" spread, 30 gal.
DW	Chilopsis linearis	Desert Willow	6	1.5" Cal. 8' to 10' Ht. 4" - 5" spread, 30 gal.
VI	Vitex agni-castus	Vitex tree	26	1.5" Cal. 8' to 10' Ht. 4" - 5" spread, 30 gal.
YH	Ilex vomitoria	Yaupon Holly	6	1.5" Cal. 8' to 10' Ht. 4" - 5" spread, 30 gal.
HIGH LEVEL SCREENING SHRUBS				
DM	Myrica pusilla	Dwarf Wax Myrtle	212	5 gal. 24" min. Ht. 18" min. spread, Plant uniform
NR	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	26	15 gal. 6' Ht. min. Full to ground, sheared, uniform
LOW LEVEL SCREENING SHRUBS				
AB	Abelia grandiflora	Abelia	323	5 gal. 24" min. Ht. 18" min. spread, Plant uniform
CE	Leucophyllum frutescens	Cenizo (Texas Sage)	92	5 gal. 24" min. Ht. 18" min. spread, Plant uniform
DB	Ilex cornuta 'Burfordii'	Dwarf Burford Holly	623	5 gal. 24" min. Ht. 18" min. spread, Plant uniform
DY	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	138	5 gal. 24" O.C. Spacing
MG	Miscanthus sinensis	Maize Grass	170	5 gal. 36" O.C. Spacing
NA	Nandina domestica	Nandina 'Heavenly Bamboo'	139	5 gal. 36" O.C. Spacing
YU	Yucca recurvifolia	Softleaf Yucca	30	5 gal. 24" min. Ht. 18" min. spread, Plant uniform
RY	Hesperaloe parviflora	Red Yucca	41	3 gal. 24" min. Ht. 18" min. spread, Plant uniform
PERENNIALS & ORNAMENTAL GRASSES				
AS	Salvia greggii	Autumn Sage	104	3 gal. 24" O.C. Spacing
AW	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	58	3 gal. 24" O.C. Spacing
DI	Raphiolepis indica 'nana'	Dwarf Indian Hawthorn	167	3 gal. 24" O.C. Spacing
FG	Pennisetum alopecuroides 'Hamlet'	Hamlet Fountain Grass	0	2 gal. 18"-24" O.C. Spacing
GS	Muhlenbergia capillaris 'Lancelot'	Gulf Coast Muhly	68	2 gal. 18"-24" O.C. Spacing
GC	Nandina domestica 'Gulf Stream'	Nandina 'Gulf Stream'	71	3 gal. 24" O.C. Spacing
HF	Cyperium falcatum	Holly Fern	8	3 gal. 24" O.C. Spacing
MF	Nassella tenuissima	Mexican Feather Grass	409	1 gal. 24" O.C. Spacing
MU	Muhlenbergia lindheimeri	Lindheimer Muhly	56	5 gal. 36" O.C. Spacing
GROUNDCOVERS				
LN	Lantana camara 'American Red'	Lantana	90	4" pots 18" O.C. Spacing
OP	Ophiopogon japonicus	Ophiopogon	105	4" pots 12" O.C. Spacing
MB	Salvia farinacea	Misty Blue Sage	516	4" pots 18" O.C. Spacing
SC	Scillasol color	Scillasol color	80	4" pots 9" O.C. Spacing
SS	Cynodon dactylon	Common Bermuda	480,000	S.F. Install over filter fabric. Min. 3" Depth.
RR	Earth tone color	River Rock	8,000	S.F. Install over filter fabric. Min. 3" Depth.
MC	Hardwood Mulch	(ALL PLANTING BEDS)		Min. 3" Depth.
DG	Earth tone color	Decomposed Granite	21,948	S.F. Install over filter fabric. Min. 3" Depth.
TRANSPLANTED EXISTING TREE				
M	MITIGATION TREE			INCHES REQUIRED: 3,180.5; QTY: 134
P	PARKING LOT TREE			1/10 SPACES; QTY: 71

REFERENCE SHEETS L2.01-L2.14 FOR DETAILED PLANTING

ARAPAHO ROAD (607 L.F. WITHOUT ENTRY DRIVES):

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:
(1) CANOPY TREE PER 30 LINEAR FEET (607/30 = 20 TREES)
(7) SHRUBS PER 30 LINEAR FEET (607/30 = 20 X 7 = 140 SHRUBS)

PROVIDED: 15 WIDE LANDSCAPE BUFFER + (7) CANOPY TREES, (39) ORNAMENTAL TREES, & (140) SHRUBS
NOTE: (13) OF THE CANOPY TREES HAVE BEEN SUBSTITUTED FOR ORNAMENTAL TREES AT A RATIO OF 3:1.

REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER IN TURF (0.059 S.F. X 75% = 6,794.25 S.F.)
MINIMUM 25% OF LANDSCAPE BUFFER IN PLANTING (0.059 S.F. X 25% = 2,264.75 S.F.)
PROVIDED: 6,572 S.F. TURF (73%), 2,487 S.F. GROUNDCOVER & SHRUBS (27%)

PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (387 SPACES / 10 = 39 TREES) (EXCLUDES TUCK UNDER GARAGES; INCLUDES DETACHED GARAGES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (208,498 X 5% = 10,425 S.F.)

PROVIDED: (71) SHADE TREES + 18,900 S.F. LANDSCAPE AREA

GENERAL NOTE:

NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAYS.

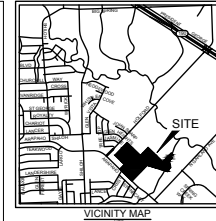
IRRIGATION NOTES:

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.

ATL 18" ET IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL / PERMIT PRIOR TO INSTALLATION.

INSTALLATION & MAINTENANCE NOTE:

- INSTALLATION: THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LANDSCAPING PLANS MUST BE INSPECTED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IF A PERSON APPLIES FOR A CERTIFICATE OF OCCUPANCY DURING A SEASON IN WHICH THE CITY DETERMINES THAT IT WOULD BE IMPRACTICAL TO PLANT TREES, SHRUBS, GROUNDCOVER OR GRASS, THE CITY MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY CONDITIONED ON THE OWNER'S COMPLIANCE WITH ALL LANDSCAPING REQUIREMENTS. THE TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REVOKED ON A DATE THE CITY DETERMINES IS REASONABLE, TAKING INTO CONSIDERATION THE TIME OF YEAR, WEATHER, AND PROBABLE SURVIVABILITY OF THE PLANTS AND LANDSCAPING.
- MAINTENANCE: THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING, AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR AND
 - PLANT MATERIALS THAT DIE MUST BE REPLACED BY THE PROPERTY OWNER WITH THE SAME PLANT VARIETY (OR AN APPROVED ALTERNATIVE) AT THE INITIAL PLANTING SIZE WITHIN THIRTY CALENDAR DAYS FOLLOWING NOTIFICATION BY THE CITY, OR WITHIN AN ALTERNATIVE TIME PERIOD, NOT TO EXCEED ONE HUNDRED AND TWENTY CALENDAR DAYS, IF SUCH IS APPROVED BY THE PLANNING DIRECTOR.



ISSUES:

15-18-17 SITE PLAN SUBMITTAL

REVISIONS:

15-07-18 CITY COMMENTS
15-23-18 CITY COMMENTS
16-05-18 CITY COMMENTS
16-20-18 CITY COMMENTS

CLIENT:

JAMP - SENIOR LIVING
SEC ARAPAHO ROAD & HOLFORD ROAD
GARLAND, TEXAS

mgs
MEERKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7476



SITE PLAN SUBMITTAL

JAMP SENIORS

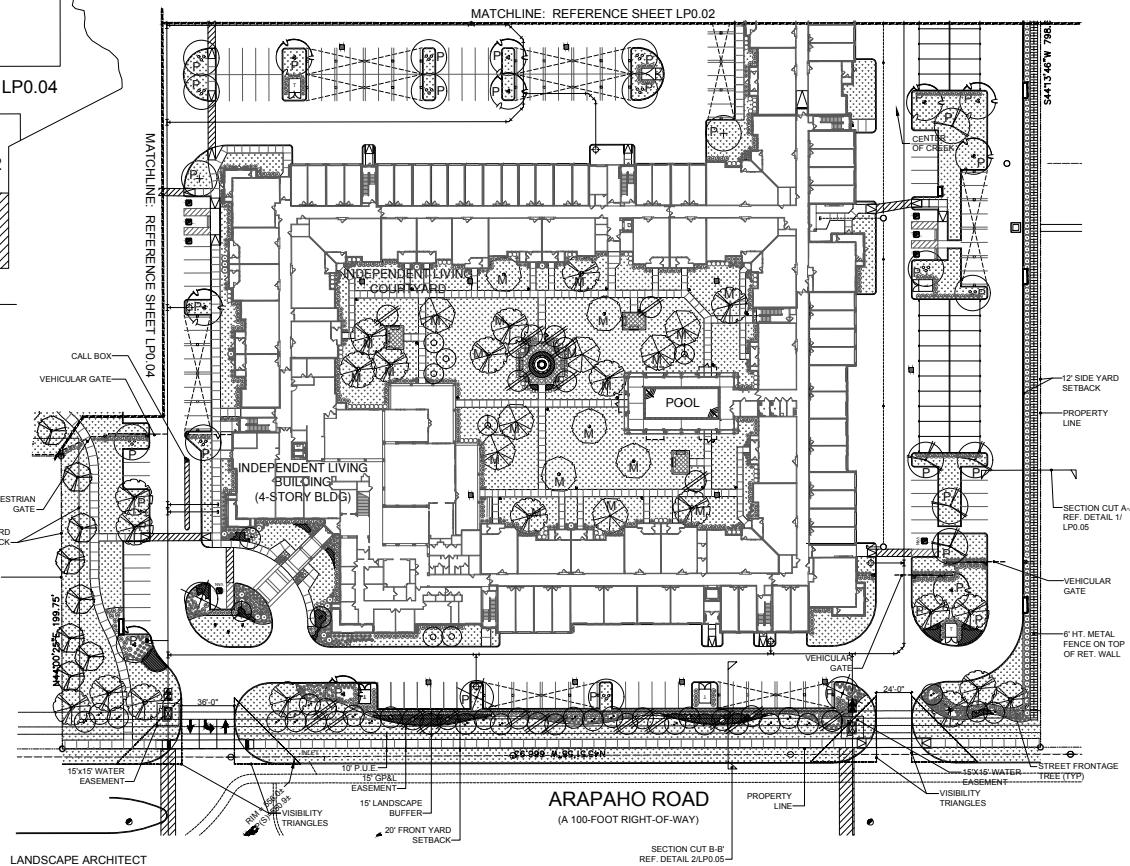
GARLAND, TEXAS

JOB NUMBER: ARS-1709

LANDSCAPE PLAN

LP0.01

EXHIBIT D



LANDSCAPE ARCHITECT

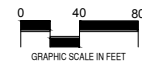
MEERKS DESIGN GROUP, INC.
BRANDON BOWEN
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7476

APPLICANT/OWNER

THE WOODLANDS ON SPRING CREEK, LP
MICHAEL HOLDEN
14114 N. DALLAS PARKWAY, STE 265
DALLAS, TX 75244

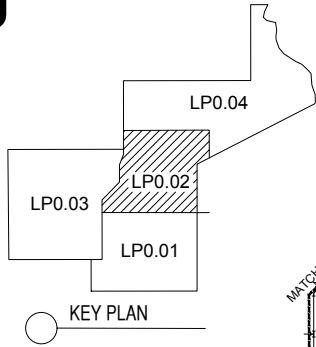
LANDSCAPE PLAN

SCALE: 1" = 40'-0"



CASE # 170905-3

EXHIBIT D

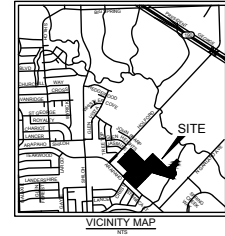
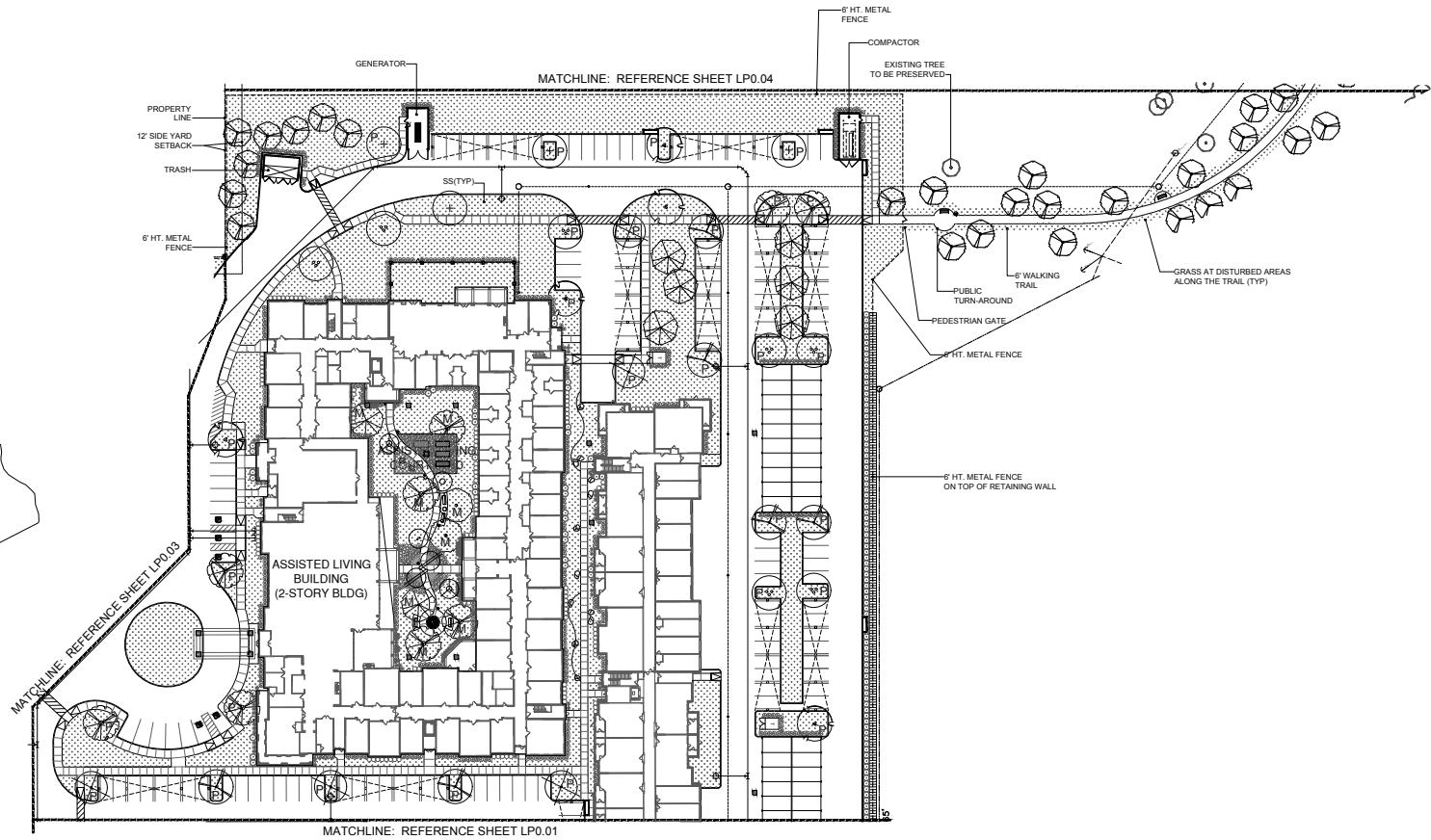


LANDSCAPE ARCHITECT

MEIKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

THE WOODLANDS ON SPRING CREEK, LP
MICHAEL HOLGAM
14114 N. DALLAS PARKWAY, STE 265
DALLAS, TX 75264



ISSUES:	
1	12-18-17 SITE PLAN SUBMITTAL
2	
3	
4	
REVISIONS:	
1	05-07-18 CITY COMMENTS
2	05-23-18 CITY COMMENTS
3	06-05-18 CITY COMMENTS
4	06-20-18 CITY COMMENTS

CLIENT:

JAMP - SENIOR LIVING
SEC ARAPAHO ROAD & HOLFORD ROAD
GARLAND, TEXAS

mgg
landscape architects
MEIKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7676



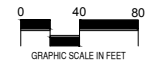
SITE PLAN SUBMITTAL

JAMP SENIORS
GARLAND, TEXAS
JOB NUMBER: ARS-1709

LANDSCAPE PLAN
LP0.02

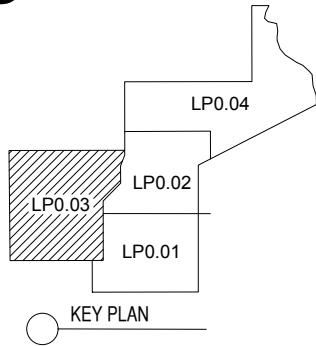
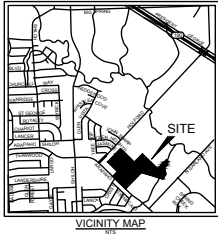
1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"



CASE # 170905-3

EXHIBIT D

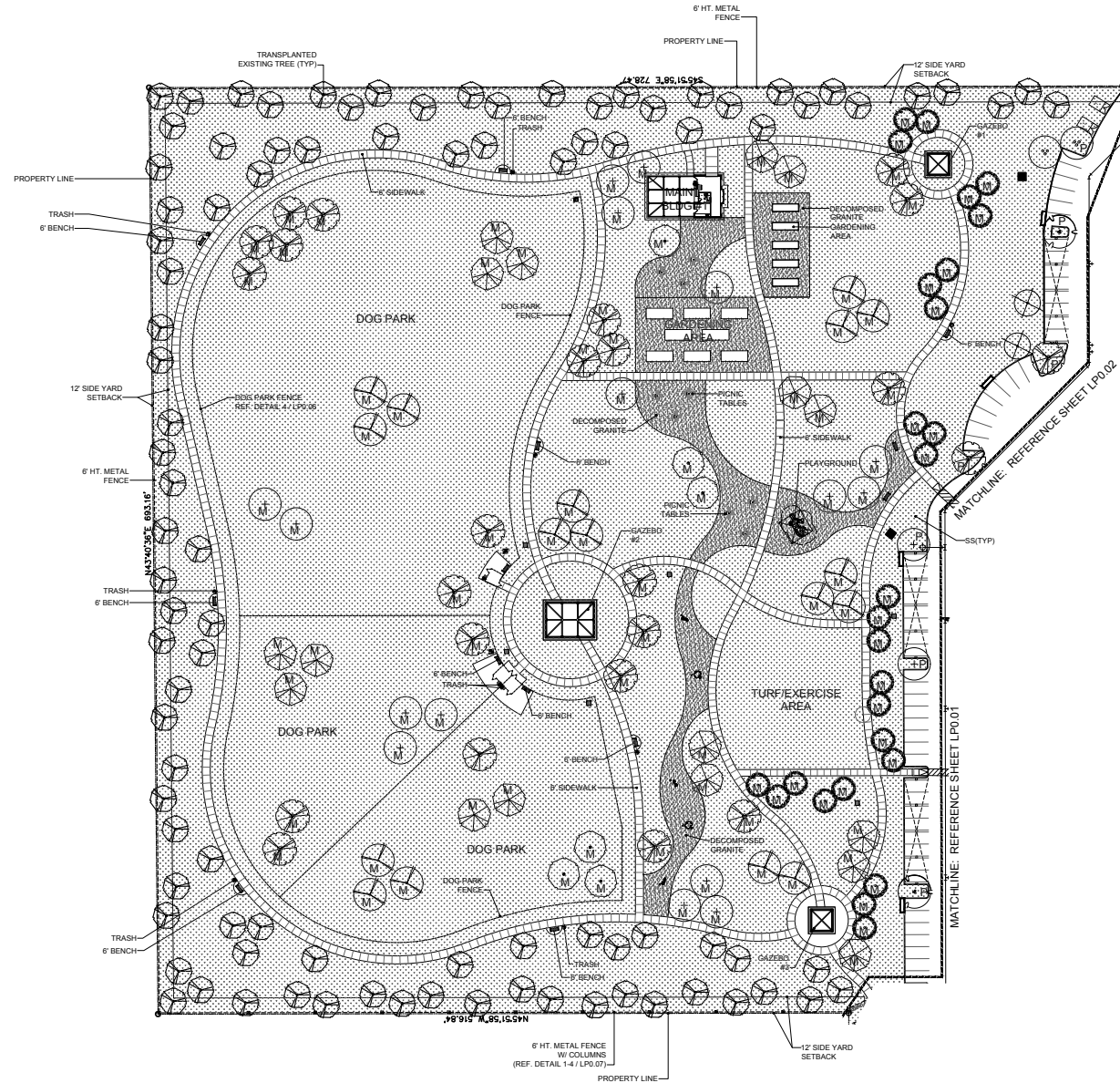


LANDSCAPE ARCHITECT

MECKS DESIGN GROUP, INC.
BRANDON BOOHER
1735 NORTH COLLINS BLVD. STE 300
RICHARDSON, TX 75080
(972) 690-7474

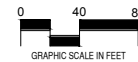
APPLICANT/OWNER

THE WOODLANDS ON SPRING CREEK, LP
MICHAEL HOLGEM
14114 N. DALLAS PARKWAY, STE 265
DALLAS, TX 75254



1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"



CASE # 170905-3

ISSUES:	
15-18-17	SITE PLAN SUBMITTAL
15-18-17	SITE PLAN SUBMITTAL
15-18-17	SITE PLAN SUBMITTAL
REVISIONS:	
15-18-17	CITY COMMENTS
15-23-17	CITY COMMENTS
16-05-18	CITY COMMENTS
16-20-18	CITY COMMENTS

CLIENT:

JAMP - SENIOR LIVING
SEC ARAPAHO ROAD & HOLFORD ROAD
GARLAND, TEXAS



SITE PLAN SUBMITTAL

JAMP SENIORS

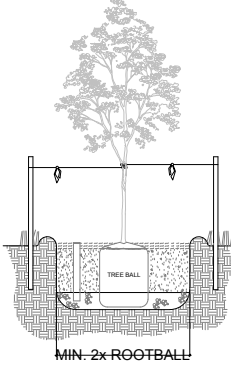
GARLAND, TEXAS

JOB NUMBER: APR-1709

LANDSCAPE PLAN

LP0.03

- NOTES:
- 1) MARK THE NORTH SIDE OF TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
 - 2) AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - 3) STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 - 4) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - 5) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - 6) AMENDED BACKFILL SHALL BE 10% COMPOST (PREFERABLY CLASSIFIED) AND 20% NATIVE-AND/OR IMPORTED TOPSOIL.
 - 7) WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 - 8) COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - 9) DEEP WATER ALL PLANTS AT THE TIME OF PLANTING.



TREE PLANTING DETAIL
3" CAL. MINIMUM

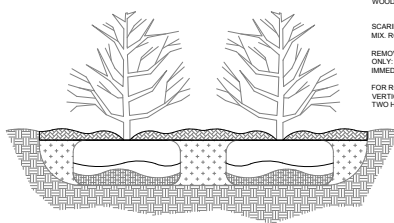
LANDSCAPE ARCHITECT

MEANS DESIGN GROUP, INC.
BRANDON BOCHER
1755 NORTH COLLINS BLVD., STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

THE WOODLANDS ON SPRING CREEK, LP
MICHAEL HOLIGAN
14114 N. DALLAS PARKWAY, STE 205
DALLAS, TX 75244

- NOTES:
- 1) PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - 2) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - 3) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - 4) AMENDED BACKFILL SHALL BE 10% COMPOST (PREFERABLY CLASSIFIED) AND 20% NATIVE-AND/OR IMPORTED TOPSOIL.
 - 5) ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
 - 6) DEEP WATER ALL PLANTS AT THE TIME OF PLANTING.



SHRUB PLANTING DETAIL
N.T.S.

SET SHRUBS VERTICAL. SHRUB SPACING AS PER PLANS LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD MULCH.

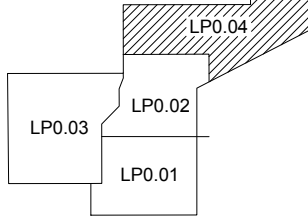
PLANT TOP OF ROOTBALL AT GRADE.

3-4" SPECIFIED ORGANIC MULCH. PROVIDE 6" PLANTING RM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. NO PLANTING RM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.

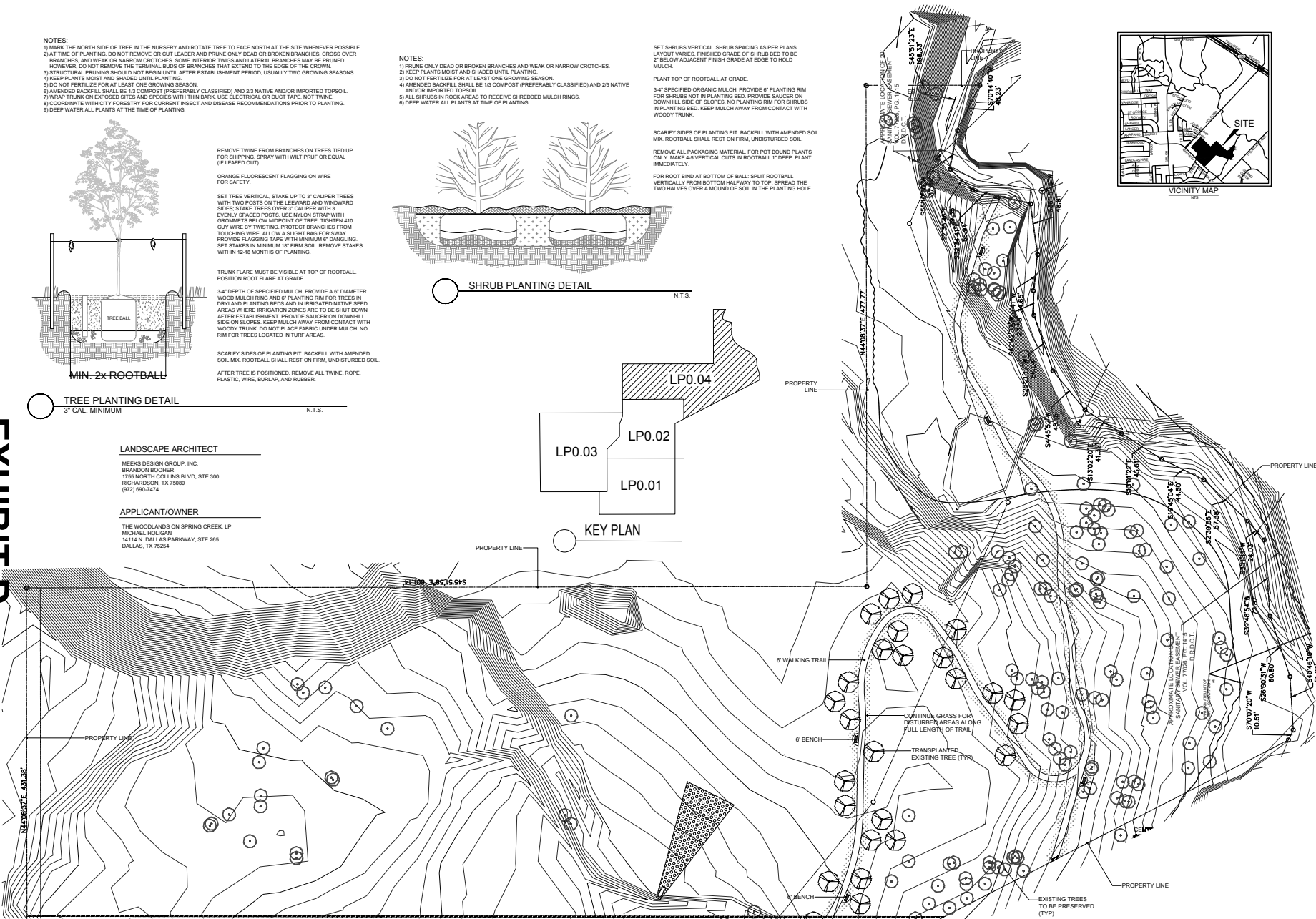
SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL. MIN. ROOTBALL SHALL REST ON FIRM UNDISTURBED SOIL.

REMOVE ALL PACKAGING MATERIAL FOR POT ROUND PLANTS ONLY. MAKE 4-5 VERTICAL CUTS IN ROOTBALL. 1" DEEP. PLANT IMMEDIATELY.

FOR ROOT BIND AT BOTTOM OF BALL. SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.



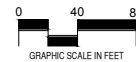
KEY PLAN



MATCHLINE: REFERENCE SHEET LP0.02

1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"



CASE # 170905-3

ISSUES:	
15-18-17	SITE PLAN SUBMITTAL
15-18-17	SITE PLAN SUBMITTAL
15-18-17	SITE PLAN SUBMITTAL
REVISIONS:	
15-17-18	CITY COMMENTS
15-23-17	CITY COMMENTS
16-05-18	CITY COMMENTS
16-20-18	CITY COMMENTS

CLIENT:

JAMP - SENIOR LIVING
SEC ARAPAHO ROAD & HOLFORD ROAD
GARLAND, TEXAS



MEANS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7474



SITE PLAN
SUBMITTAL

JAMP SENIORS

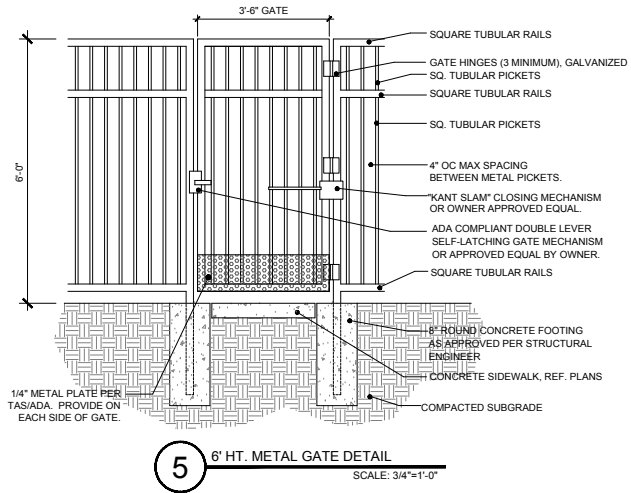
GARLAND, TEXAS

JOB NUMBER: APR-1709

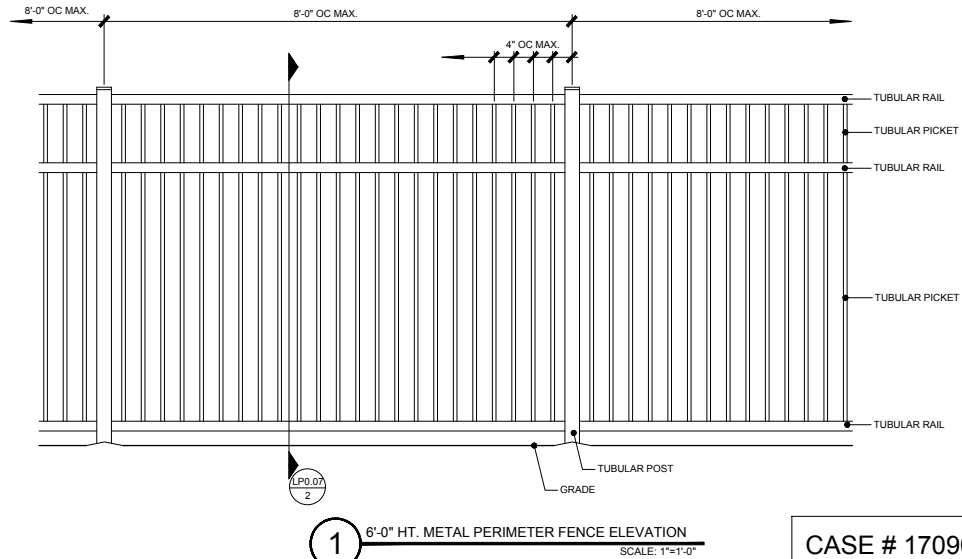
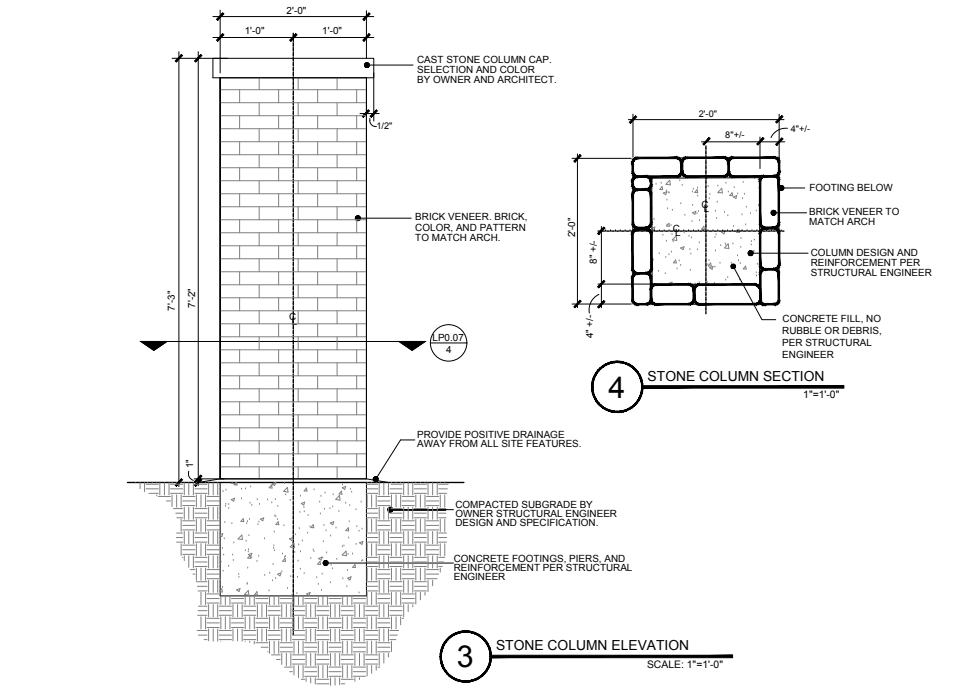
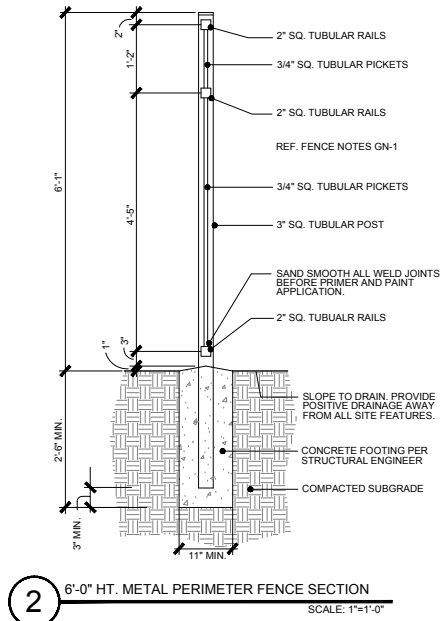
LANDSCAPE PLAN

LP0.04

EXHIBIT D



NOTE: GATE TO HAVE MAX. 5LB. PRESSURE OPENING REQUIREMENT & 3 SECOND RETURN TIME (FROM 70° OPENING ANGLE)



CASE # 170905-3

ISSUES:	
0	12-13-17 SITE PLAN SUBMITTAL
0	
0	
REVISIONS:	
0	02-07-18 CITY COMMENTS
0	02-23-18 CITY COMMENTS
0	06-06-18 CITY COMMENTS
0	08-20-18 CITY COMMENTS
0	

CLIENT:

JAMP - SENIOR LIVING
SEC ARAPAHO ROAD & HOLFORD ROAD
GARLAND, TEXAS

mgg
landscape
architects

MEEKS DESIGN GROUP, INC.
1785 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



**SITE PLAN
SUBMITTAL**

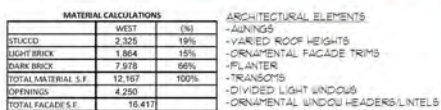
JAMP SENIORS

GARLAND, TEXAS

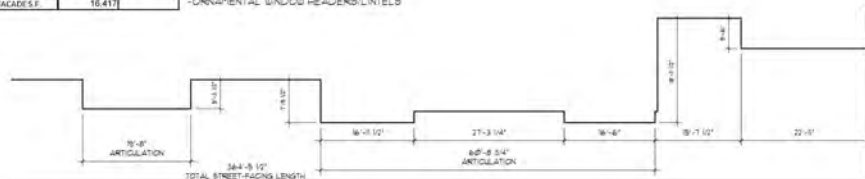
JOB NUMBER: ARS-1709

DETAILS

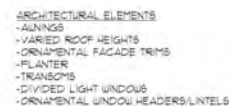
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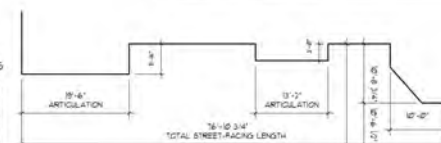
1 EXTERIOR ELEVATION (WEST)



① EXTERIOR ELEVATION (WEST)



	WEST	(%)
STUCCO	531	22%
LIGHT BRICK	0	0%
DARK BRICK	1,905	78%
TOTAL MATERIAL S.F.	2,436	100%
OPENINGS	1,045	
TOTAL FACADE S.F.	3,481	



2 EXTERIOR ELEVATION (WEST)



VEHICLE BUILDING ARTICULATION
BUILDING GREATER THAN 30 FEET IN HEIGHT

- A. 1% OF ONE VEHICLE ARTICULATION IS REQUIRED THAT IS AT LEAST 10% OF THE BUILDING'S TOTAL STREET-FACING FACADE WIDTH
- B. BUILDING'S TOTAL STREET-FACING WIDTH
- C. HEIGHT ARTICULATION FOR FLAT ROOFS OF AT LEAST THREE FEET (3') OF BUILDING FACADE WIDTH FOR EVERY FIFTY FEET (50') OF BUILDING FACADE WIDTH
- D. BUILDING'S NON-ARTICULATED HEIGHT

BUILDING VERTICAL CURVATURE

- A = $364.5 \sqrt{1' \times (50' / 100') \times 10'}$ REQUIRED
- B = $364.5 \sqrt{1'}$
- C = $104.2'$ VERTICAL CURVATURE OVER $1'$ PROVIDED
- D = $49.0 \pm 0'$

PROVIDED VERTICAL CURVATURE = $206.0'$

- A = $13 \times 1.68 \sqrt{(1' \times 100') \times 1'}$ REQUIRED
- B = 13×1.68
- C = $75.4'$ VERTICAL CURVATURE OVER $1'$ PROVIDED
- D = $49.0 \pm 0'$

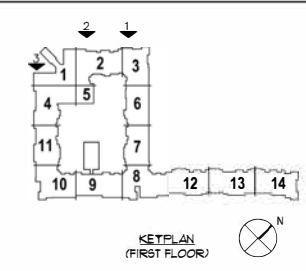
PROVIDED VERTICAL CURVATURE = $47.0'$

EXHIBIT E



MATERIAL CALCULATIONS		
	NORTH	(%)
STUCCO	531	22%
LIGHT BRICK	0	0%
DARK BRICK	1,905	78%
TOTAL MATERIAL S.F.	2,436	100%
ORNAMENTS	1,045	
TOTAL FACADE S.F.	3,481	

- ARCHITECTURAL ELEMENTS
- AWNINGS
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS
 - PLANTER
 - TRANSOMS
 - DIVIDED LIGHT WINDOWS
 - ORNAMENTAL WINDOW HEADERS/LINTELS



Staggered Brick Detail

- ARCHITECTURAL ELEMENTS
- AWNINGS
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS
 - PLANTER
 - TRANSOMS
 - DIVIDED LIGHT WINDOWS
 - ORNAMENTAL WINDOW HEADERS/LINTELS
 - RECESSED ENTRIES

MATERIAL CALCULATIONS		
	NORTH	(%)
STUCCO	1,071	15%
LIGHT BRICK	1,138	16%
DARK BRICK	4,991	69%
TOTAL MATERIAL S.F.	7,200	100%
ORNAMENTS	3,812	
TOTAL FACADE S.F.	11,012	

THE Woodlands on Spring Creek - Independent Living - Garland, Texas

ARRIVE
Architectural
Planning
Project Management
2004 Highway 401 • Suite 100 • Garland, Texas 75042
972.275.0018 • 972.275.0099

EXTERIOR ELEVATIONS

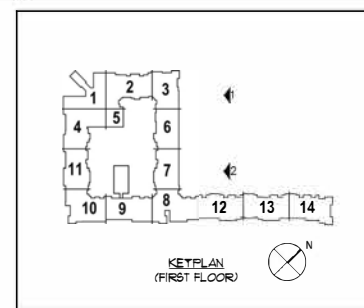
DATE: 6.6.18
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS NOTED

6.6.18
WF
A5.02

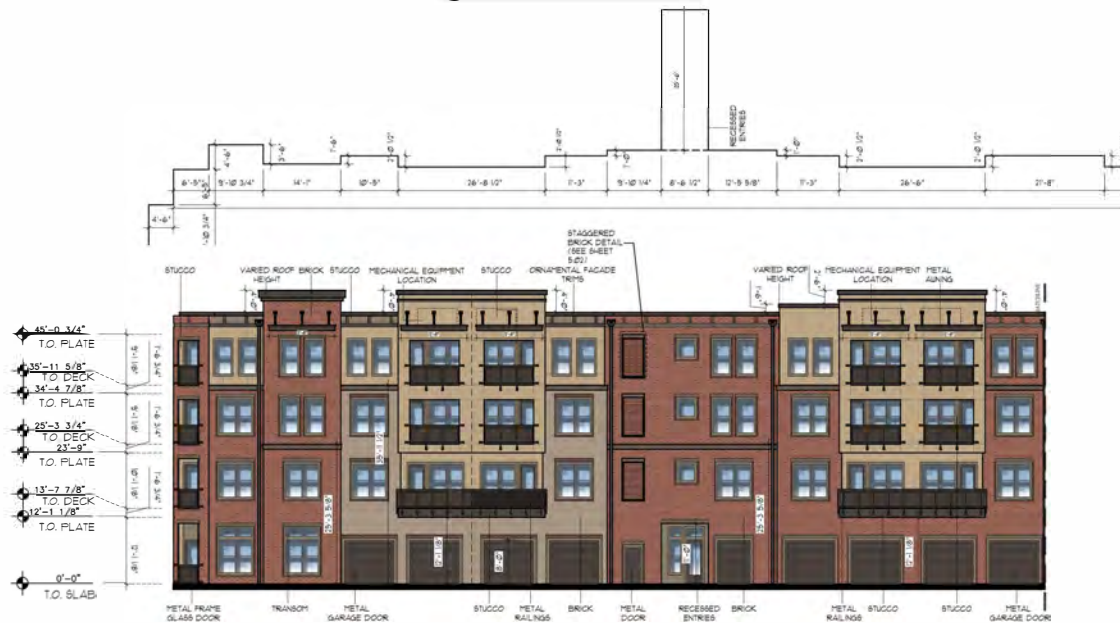
Architectural elevation drawing of a four-story building facade. The drawing shows a symmetrical design with a central entrance and two side wings. The facade features a mix of brick, stucco, and metal railings. Key elements include:

- Central Entrance:** A transom and glass door with a transom above it.
- Side Wings:** Multiple windows and balconies with metal railings.
- Central Section:** A divided light window and a metal door.
- Side Section:** A divided light window and a metal door.
- Materials:** BRICK, STUCCO, METAL RAILINGS.
- Window Types:** ORNAMENTAL WINDOW HEADERS, MECHANICAL EQUIPMENT LOCATION.
- Door Types:** METAL FRAME GLASS DOOR, TRANSOM.

Vertical dimension line on the right indicates a height of 45'-0 3/4" to the plate. Horizontal dimension line at the bottom indicates a width of 0'-0" to the slab.



1 EXTERIOR ELEVATION (EAST)



(2) EXTERIOR ELEVATION (EAST)
SCALE 3/32" = 1'-0"

- ARCHITECTURAL ELEMENTS
- AWNINGS
- VARIED ROOF HEIGHTS
- ORNAMENTAL FACADE TRIMS
- TRANSOMS
- ORNAMENTAL WINDOW HEADERS/LINTELS
- RECESSED ENTRIES

	EAST	(%)
STUCCO	2,371	24%
LIGHT BRICK	1,006	11%
DARK BRICK	6,613	66%
TOTAL MATERIAL S.F.	10,050	100%
OPENINGS	6,128	
TOTAL FACADE S.F.	16,178	



1 EXTERIOR ELEVATION (NORTH)
SCALE 1/8" = 1'-0"

ARCHITECTURAL ELEMENTS

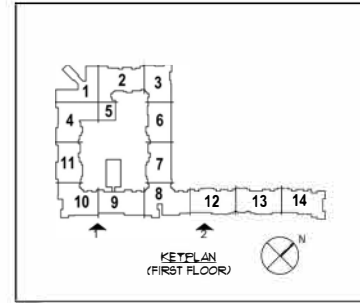
- JOININGS
- VARIOUS ROOF HEIGHTS
- ORNAMENTAL FACADE TRIMS
- TRANSOMS
- DIVIDED LIGHT WINDOWS
- ORNAMENTAL WINDOW HEADERS/LINTELS

MATERIAL CALCULATIONS

	NORTH	(%)
STUCCO	1,595	14%
LIGHT BRICK	3,381	30%
DARK BRICK	6,259	56%
TOTAL MATERIAL S.F.	11,235	100%
OPENINGS	5,837	
TOTAL FACADE S.F.	17,072	



2 EXTERIOR ELEVATION (NORTH)
SCALE 1/8" = 1'-0"



- ARCHITECTURAL ELEMENTS**
- ALIENING
 - VARIOUS ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS
 - TRANSOMS
 - DIVIDED LIGHT WINDOWS
 - ORNAMENTAL WINDOW HEADERS/INTELS
 - RECESSED ENTRIES

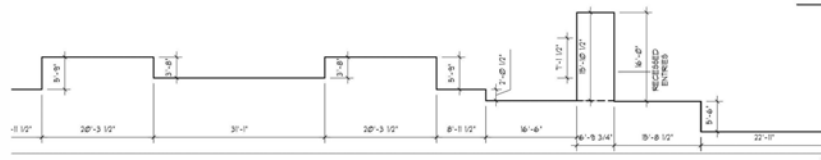
MATERIAL CALCULATIONS		
	SOUTH	(%)
STUCCO	6,559	20%
BRICK	2,357	17%
DAWN BRICK	13,467	60%
TOTAL MATERIAL S.F.	22,383	100%
OPENINGS	8,942	
TOTAL FACADE S.F.	31,275	

THE Woodlands on Spring Creek
- Independent Living -
Garland, Texas

ARRIVE
Architectural
Planning
Project Management
ARCHITECTURAL DESIGN
2024 E. Highway 401, Suite 100, Garland, Texas 75042
972.255.0000 | 972.255.0001

EXTERIOR ELEVATIONS

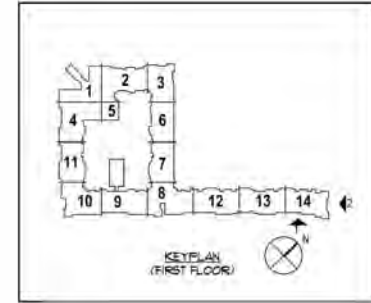
DATE: 6.6.18	DESIGNED BY: WF
REVIEW: 6.6.18	PROJECT: 100-000000
AS NOTED	A5.05



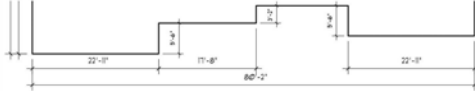
- ARCHITECTURAL ELEMENTS**
- TRANSOM
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS
 - TRANSOM
 - DIVIDED LIGHT WINDOWS
 - ORNAMENTAL WINDOW HEADERS/LINTELS
 - RECESSED ENTRIES

MATERIAL CALCULATIONS

	AMT	PER
STUCCO	6,509	25%
LIGHT BRICK	2,387	10%
DARK BRICK	13,487	80%
TOTAL MATERIAL S.F.	22,383	100%
COVERING	4,947	
TOTAL FACADE S.F.	34,275	



1 EXTERIOR ELEVATION (SOUTH)



- ARCHITECTURAL ELEMENTS**
- TRANSOM
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS
 - TRANSOM
 - DIVIDED LIGHT WINDOWS
 - ORNAMENTAL WINDOW HEADERS/LINTELS

MATERIAL CALCULATIONS

	AMT	PER
STUCCO	6,509	25%
LIGHT BRICK	0	0%
DARK BRICK	2,502	80%
TOTAL MATERIAL S.F.	2,502	100%
COVERING	923	
TOTAL FACADE S.F.	3,011	

2 EXTERIOR ELEVATION (EAST)

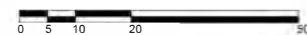
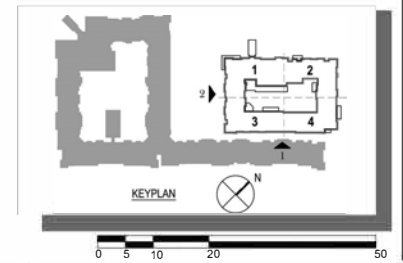
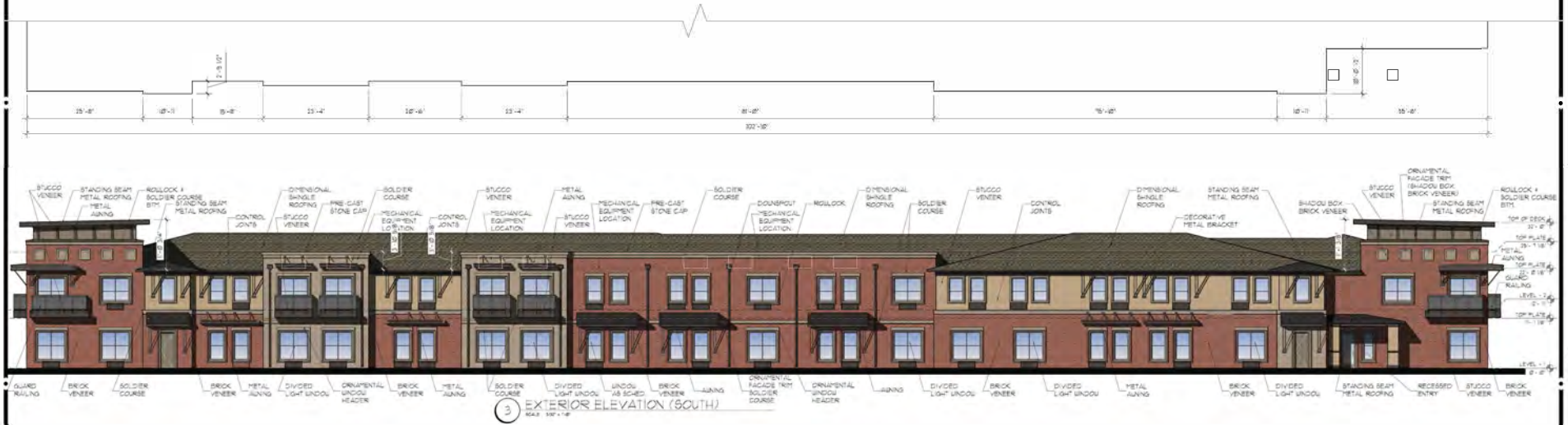




EXHIBIT E



Spring Creek Senior Living

Assisted Living & Memory Care
Garland, Texas

ARRIVET
Architecture
Planning
Project Management
ARCHITECTURE GROUP
2344 Highway 571 - Suite 100 - Carrollton, Texas 75006 - www.arriwet.com
PH: 972.575.0284 • FX: 972.575.0284

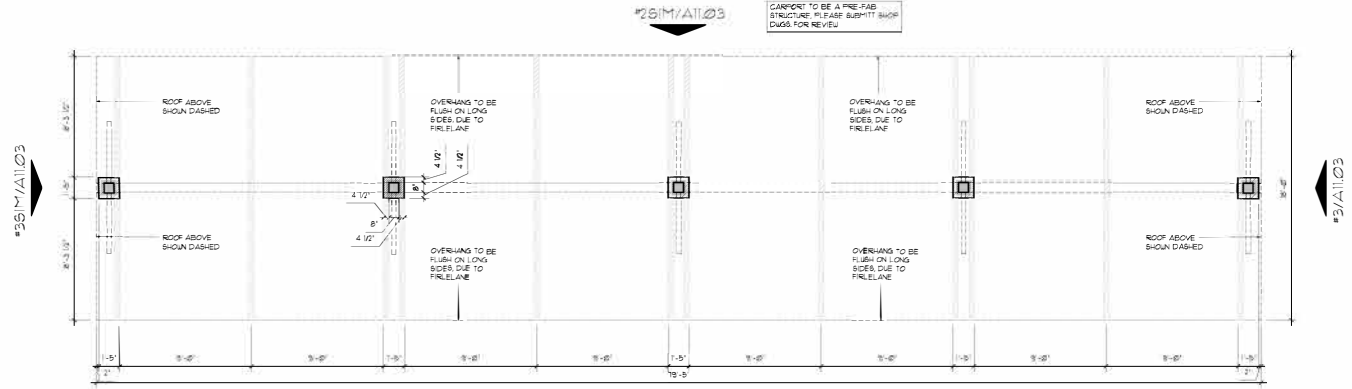
EXTERIOR ELEVATIONS

REVISION

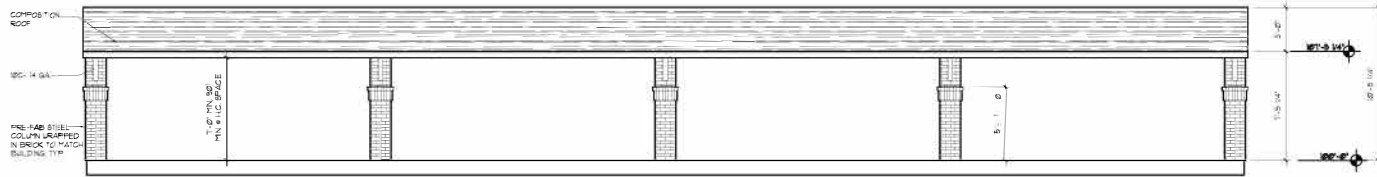
DESIGNED BY ARRIVET	CHECKED BY CA
PROJECT NO. 2344	PROJECT NAME SPRING CREEK SENIOR LIVING
DATE 10/1/2024	SCALE AS NOTED

EXHIBIT E

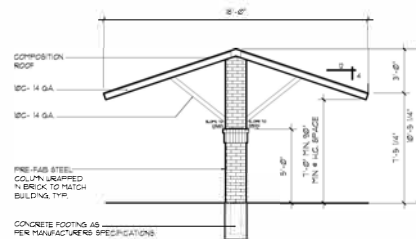
THIS STRUCTURE TO
MATCH THE
PRIMARY BUILDING
MATERIALS



1 CARPORT PLAN
SCALE 1/4" = 1'-0"



2 CARPORT FRONT & REAR ELEVATION
SCALE 1/4" = 1'-0"



3 CARPORT LEFT & RIGHT ELEVATION
SCALE 1/4" = 1'-0"

THE Woodlands on Spring Creek
- Independent Living -
Garland, Texas

ARRIVE
ARCHITECTURE GROUP
2344 Highway 131, Suite 102, Bedford, Texas 76021
www.arrivea.com
PH: 817.574.1334 | FX: 817.574.1334

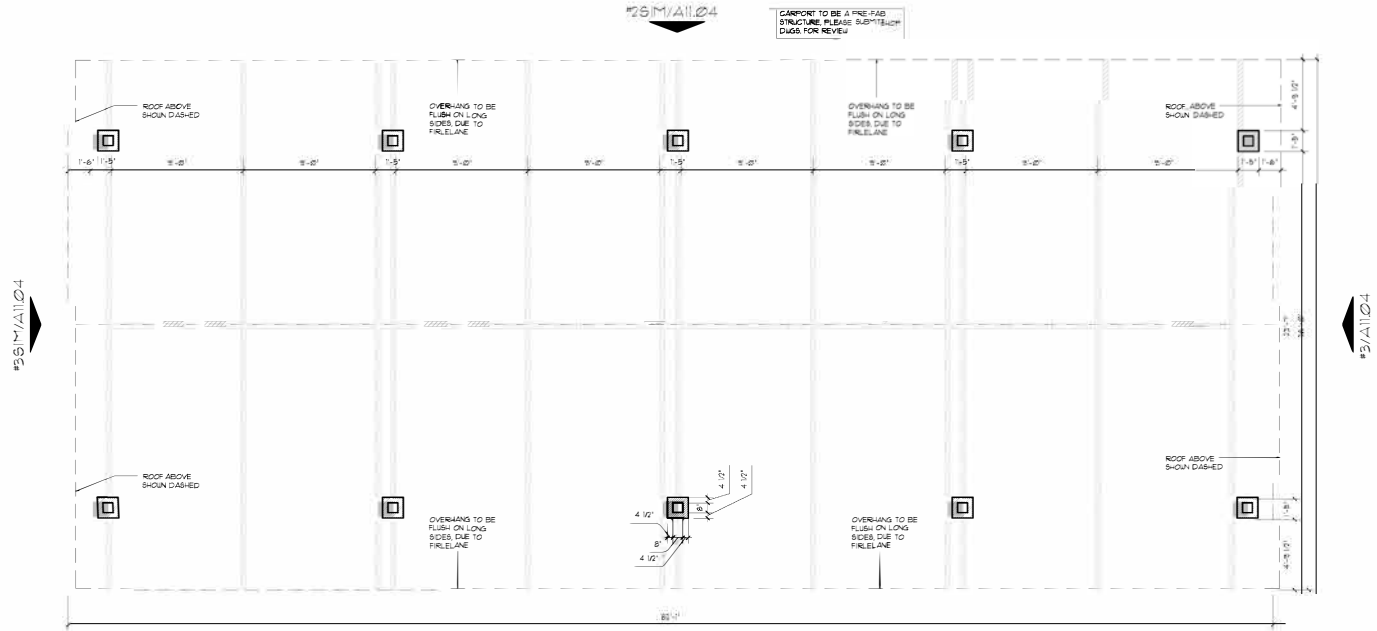
SMALL COVERED
PARKING STRUCTURE

DESIGNED BY	CHECKED BY
ARRIVE	WF
DATE	REV. DATE
06-18	
REVIEW	REVIEW
AS NOTED	

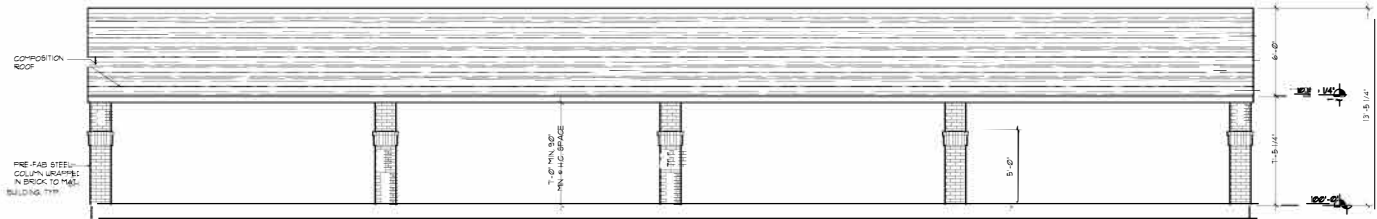
A11.03

EXHIBIT E

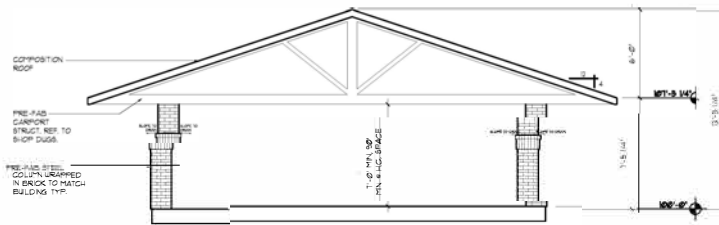
THIS STRUCTURE TO
MATCH THE
PRIMARY BUILDING
MATERIALS



1 CARPORT PLAN
SCALE: 1/4" = 1'-0"



2 CARPORT FRONT & REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 CARPORT LEFT & RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

THE Woodlands on Spring Creek
- Independent Living -
Garland, Texas

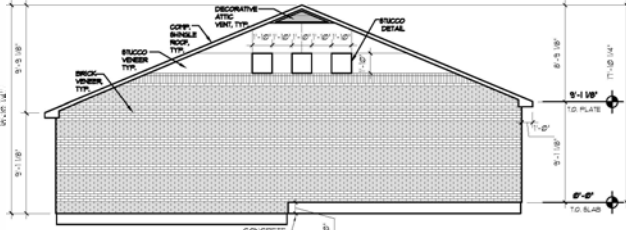
ARRIVE
ARCHITECTURE GROUP
Project Management
2344 Highway 131, Suite 102, Bedford, Texas 76021
www.ArriveAG.com
Ph: 817.375.0384 Fax: 817.375.0384

LARGE COVERED
PARKING STRUCTURE

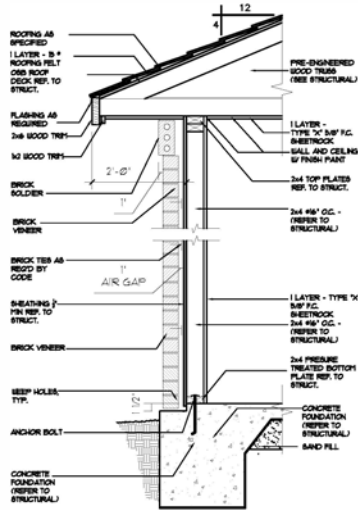
DESIGNED BY	ARRIVE	CHECKED BY	WF
DATE	6-6-18	DATE	
REVIEW		REVIEW	
AS NOTED		AS NOTED	

A11.04

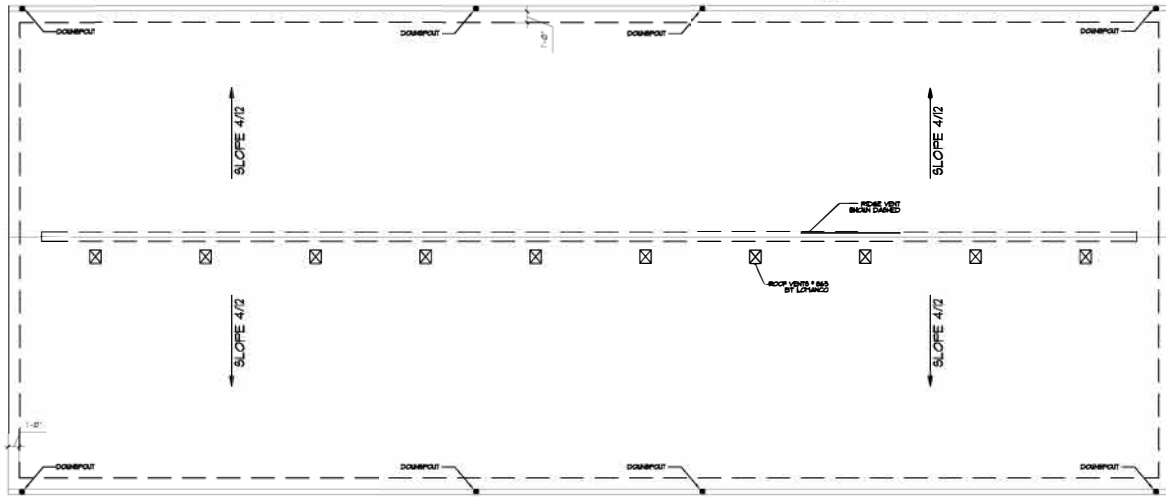
THIS STRUCTURE TO
MATCH THE
PRIMARY BUILDING
MATERIALS



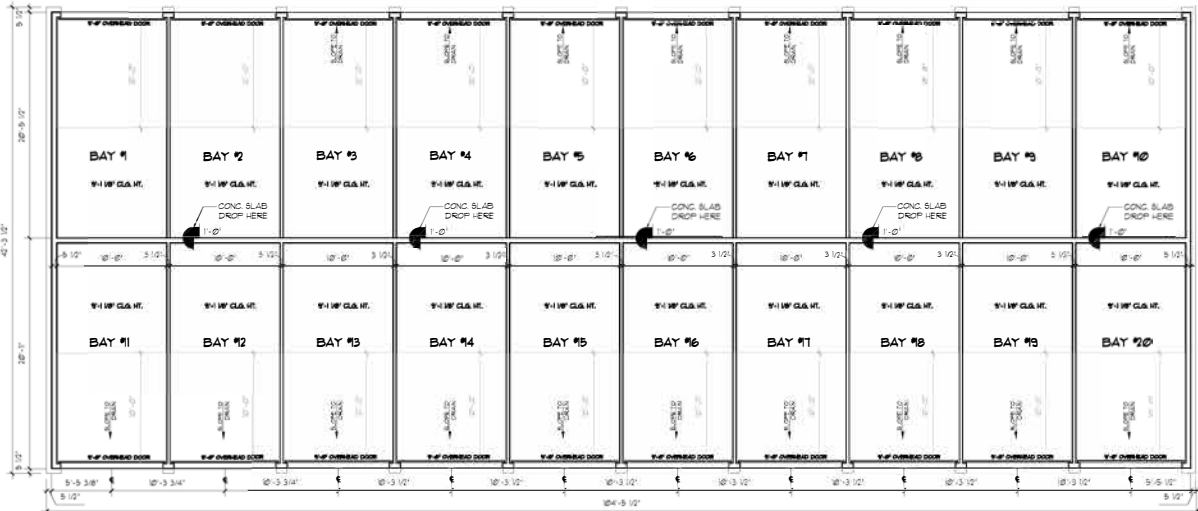
2 GARAGE - SIDE ELEVATION
SCALE 3/8" = 1'-0"



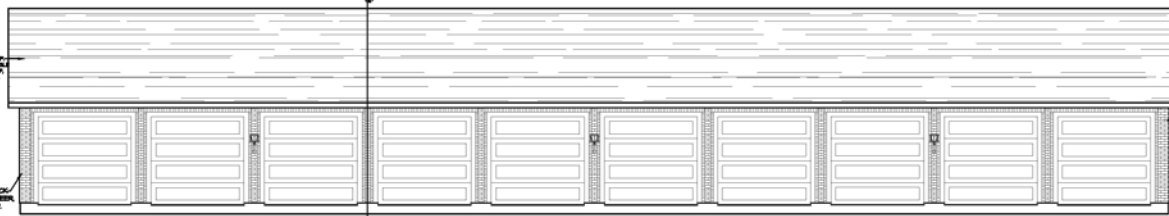
3 GARAGE - WALL SECTION
SCALE 1" = 1'-0"



4 GARAGE - ROOF PLAN
SCALE 3/8" = 1'-0"



4 GARAGE - PLAN 4284 Sq. Ft.
SCALE 3/8" = 1'-0"



5 GARAGE - FRONT ELEVATION
SCALE 3/8" = 1'-0"

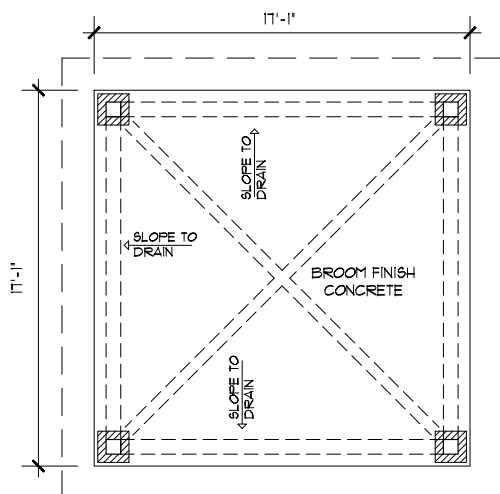
THE Woodlands on Spring Creek
- Independent Living -
Garland, Texas

ARRIVE
ARCHITECTURE GROUP
3544 Highway 371 - Suite 400 - Garland, Texas 75041
972.251.0384 - 972.7735.0056

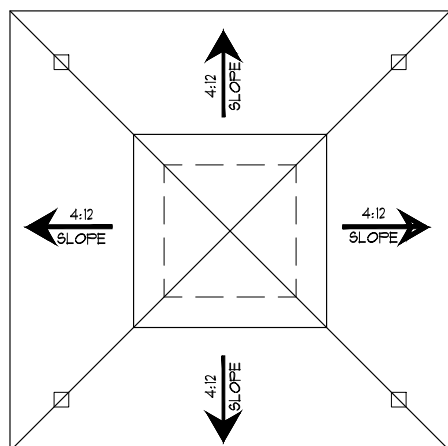
CAR GARAGE

DESIGNED BY ARRIVE	CHECKED BY WF
DATE 04-18	PROJECT NUMBER 111.05
REVIEW AS NOTED	

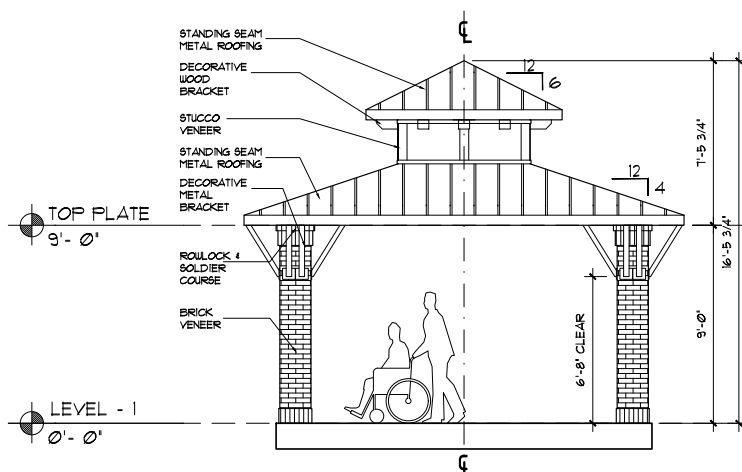
EXHIBIT E



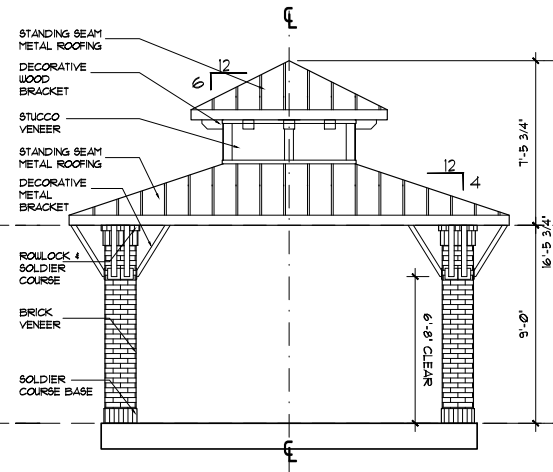
1 GAZEBO #1 - FLOOR PLAN
SCALE 3/8" = 1'-0"



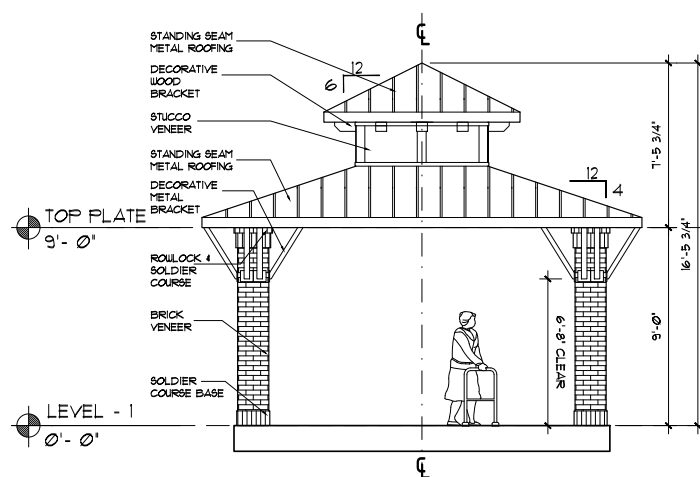
2 GAZEBO #1 - ROOF PLAN
SCALE 3/8" = 1'-0"



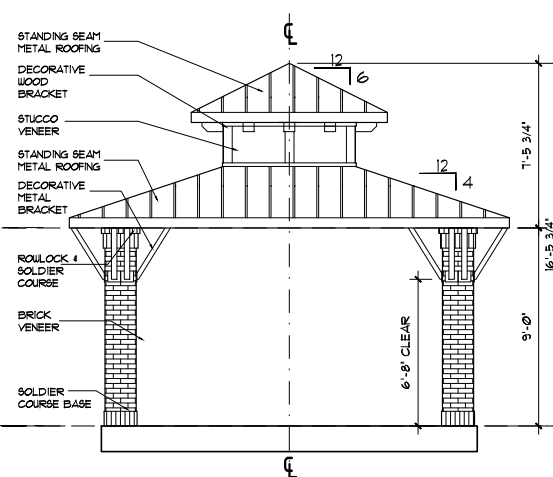
3 GAZEBO #1 - SOUTH ELEVATION
SCALE 3/8" = 1'-0"



4 GAZEBO #1 - EAST ELEVATION
SCALE 3/8" = 1'-0"



5 GAZEBO #1 - NORTH ELEVATION
SCALE 3/8" = 1'-0"



6 GAZEBO #1 - WEST ELEVATION
SCALE 3/8" = 1'-0"

NOTES:

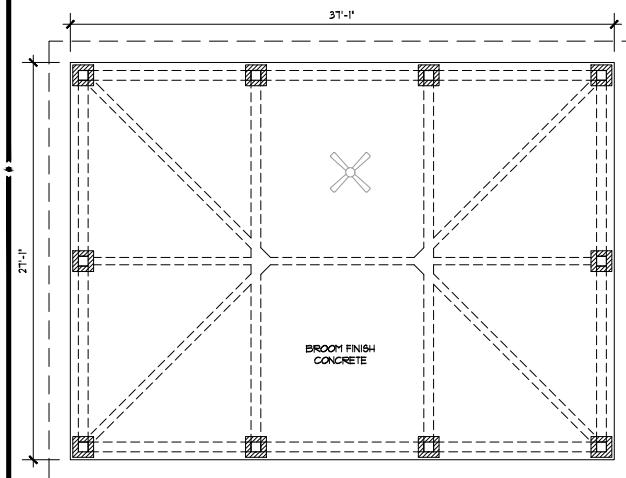
- BRICK AND STUCCO TO MATCH BUILDING
- ALL EXPOSED WOOD TO BE PAINTED AND SEALED.
- PAINT COLOR TO MATCH BUILDING TRIM

The Woodlands on Spring Creek
- Assisted Living and Memory Care -
Garland, Texas

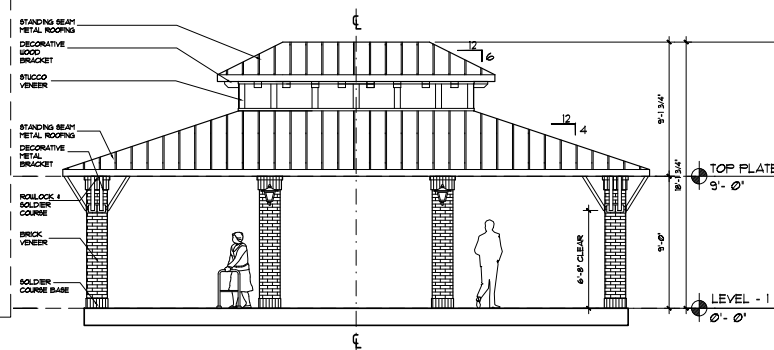
ARRIVE!
 Address: _____
 Phone: _____
 Fax: _____
 E-mail: _____
 Website: _____
 Name: _____
 Title: _____
 Company: _____
 Address: _____
 Phone: _____
 Fax: _____
 E-mail: _____
 Website: _____
 Name: _____
 Title: _____
 Company: _____

GAZEBO #1 DETAILS

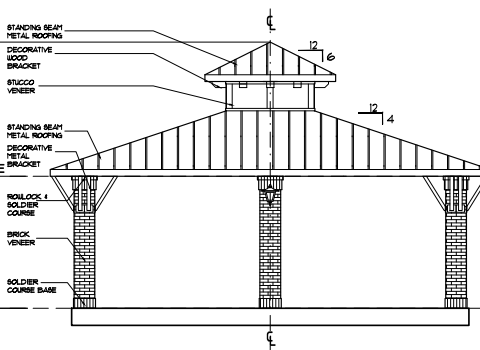
REVISION	
DRAWN BY: ARRIVE	CHECKED BY: CA
SUBMITTAL DATE:	PROJECT NUMBER
ISSUED FOR:	SHEET NO.
SCALE: AS NOTED	A11.07



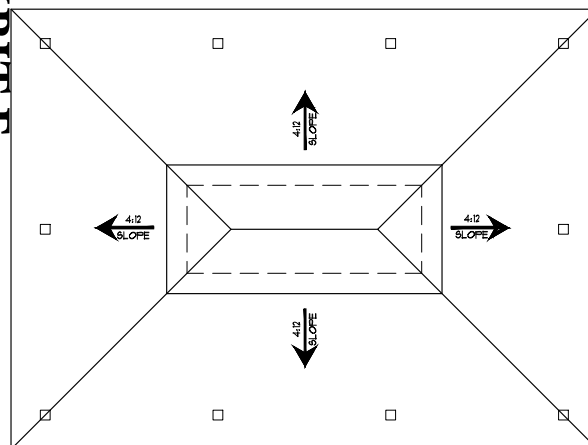
1 GAZEBO #2 - FLOOR PLAN
SCALE 1/4" = 1'-0"



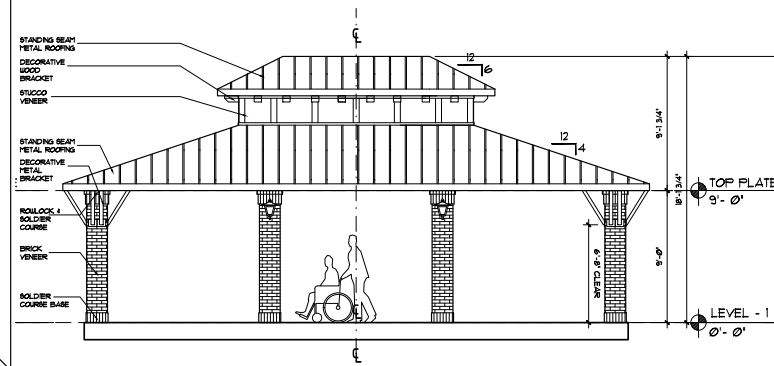
3 GAZEBO #2 - SOUTH ELEVATION
SCALE 1/4" = 1'-0"



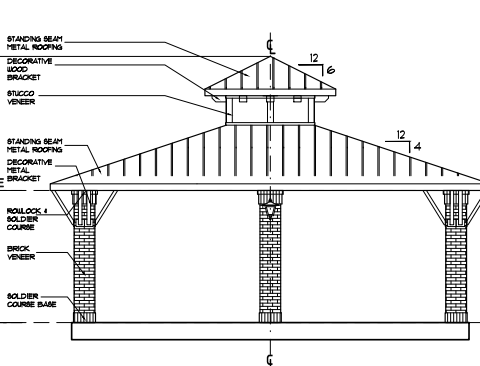
4 GAZEBO #2 - EAST ELEVATION
SCALE 1/4" = 1'-0"



2 GAZEBO #2 - ROOF PLAN
SCALE 1/4" = 1'-0"



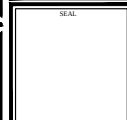
5 GAZEBO #2 - NORTH ELEVATION
SCALE 1/4" = 1'-0"



6 GAZEBO #2 - WEST ELEVATION
SCALE 1/4" = 1'-0"

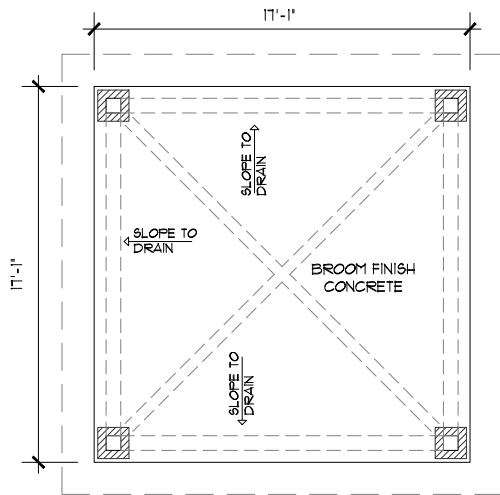
NOTES:
-BRICK AND STUCCO TO MATCH BUILDING
-ALL EXPOSED WOOD TO BE PAINTED AND SEALED.
-PAINT COLOR TO MATCH BUILDING TRIM

The Woodlands on Spring Creek
- Assisted Living and Memory Care -
Garland, Texas

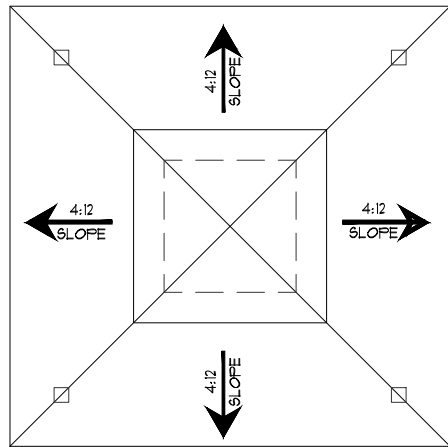


GAZEBO #2
DETAILS

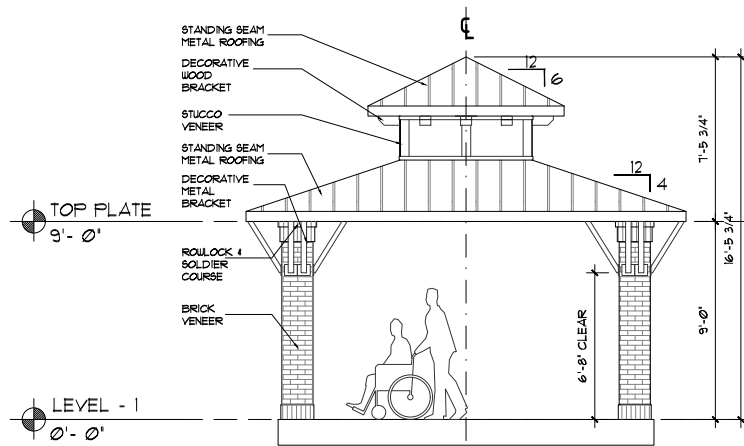
DESIGNED BY	ARRIVE	CHECKED BY	CA
SUBMITTED DATE		PROJECT NUMBER	
DRAWN FOR		SHEET NO.	A11.08
SCALE	AS NOTED		



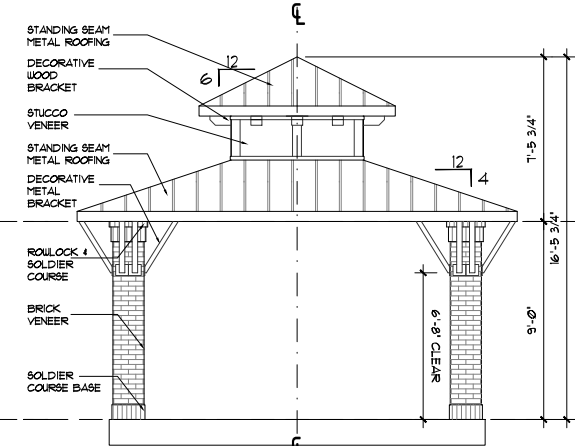
1 GAZEBO #3 - FLOOR PLAN
SCALE 3/8" = 1'-0"



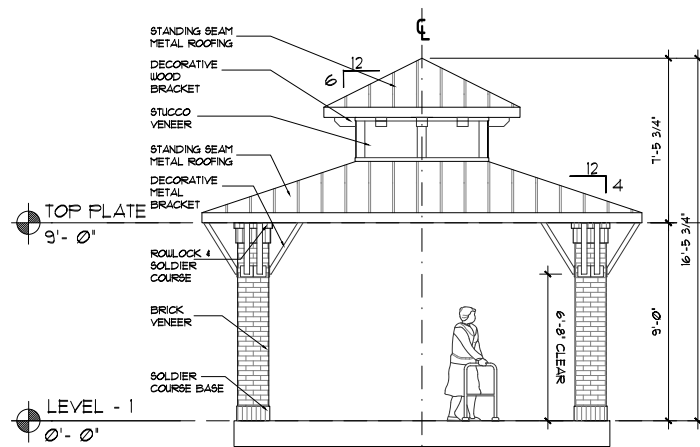
2 GAZEBO #3 - ROOF PLAN
SCALE 3/8" = 1'-0"



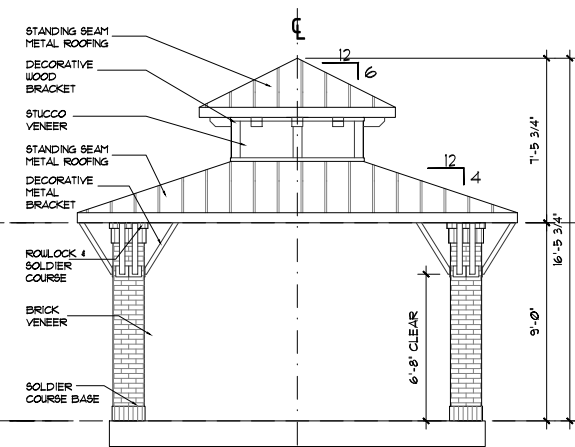
3 GAZEBO #3 - ELEVATION
SCALE 3/8" = 1'-0"



4 GAZEBO #3 - ELEVATION
SCALE 3/8" = 1'-0"



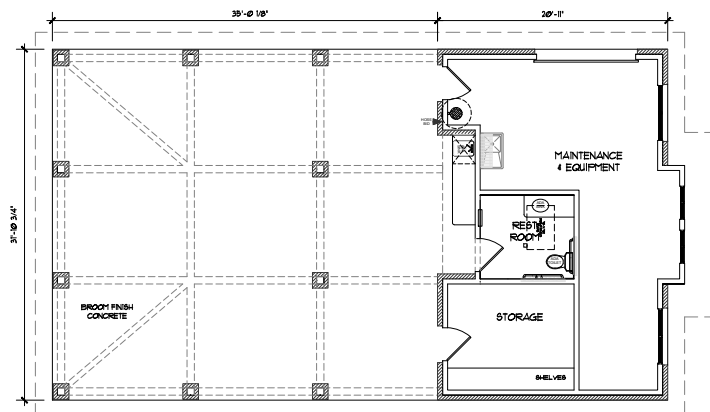
5 GAZEBO #3 - ELEVATION
SCALE 3/8" = 1'-0"



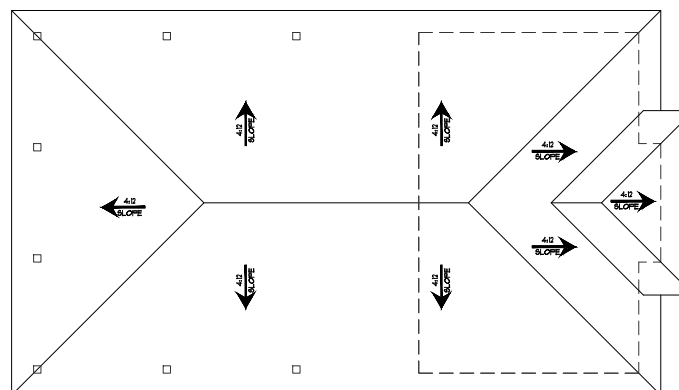
6 GAZEBO #3 - ELEVATION
SCALE 3/8" = 1'-0"

NOTES:
-BRICK AND STUCCO TO MATCH BUILDING
-ALL EXPOSED WOOD TO BE PAINTED AND SEALED.
-PAINT COLOR TO MATCH BUILDING TRIM

EXHIBIT E



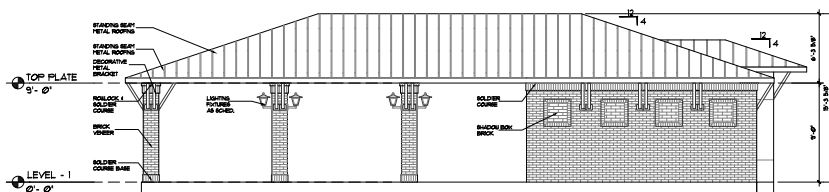
1 MAINTENANCE & PLANTING BLDG. - FLOOR PLAN
SCALE 3/16" = 1'-0"



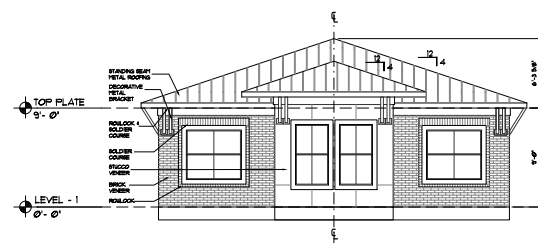
2 MAINTENANCE & PLANTING BLDG. - ROOF PLAN
SCALE 3/8" = 1'-0"

NOTES:

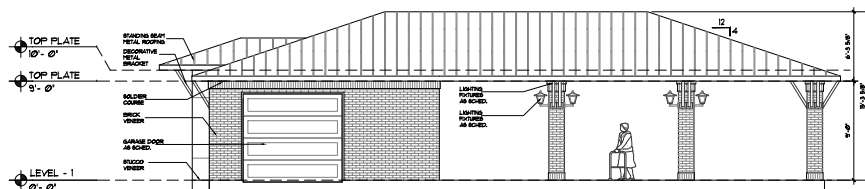
- BRICK AND STUCCO TO MATCH BUILDING
- ALL EXPOSED WOOD TO BE PAINTED AND SEALED.
- PAINT COLOR TO MATCH BUILDING TRIM



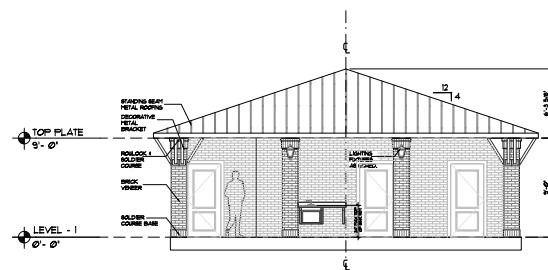
3 MAINTENANCE & PLANTING BLDG. - ELEVATION
SCALE 3/16" = 1'-0"



4 MAINTENANCE & PLANTING BLDG. - ELEVATION
SCALE 3/16" = 1'-0"



5 MAINTENANCE & PLANTING BLDG. - ELEVATION
SCALE 3/16" = 1'-0"



6 MAINTENANCE & PLANTING BLDG. - ELEVATION
SCALE 3/16" = 1'-0"

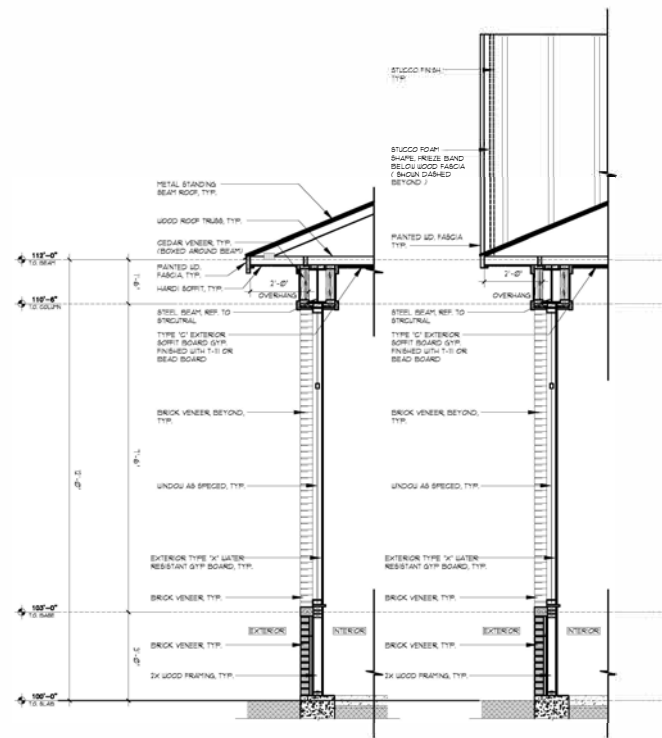
The Woodlands on Spring Creek
- Assisted Living and Memory Care -
Garland, Texas

ARRIVET
 Amino Acids
 Amino Acids
 Amino Acids

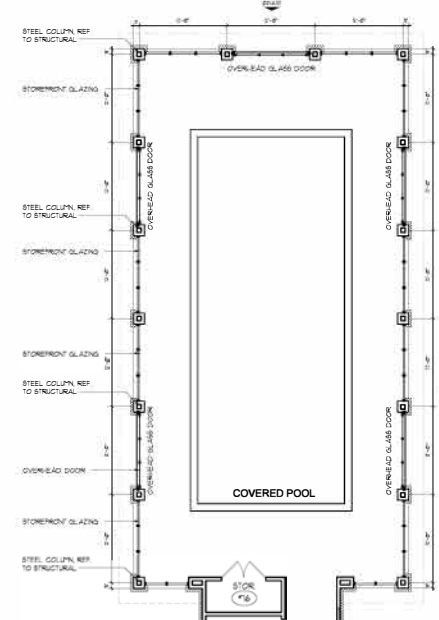
SEAL

**MAINTENANCE &
PLANTING BLDG.
DETAILS**

REVISION	
DRAWN BY: ARRIVE	CHECKED BY: CA
SUBMITTAL DATE:	PROJECT NUMBER:
ISSUED FOR:	SHEET NO:
SCALE: AS NOTED	A11.1



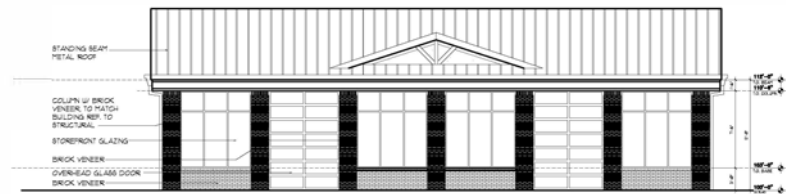
1 ENCLOSED POOL ENCLOSURE SECTION
SCALE 1/2" = 1'-0"



2 ENLARGED ENCLOSED POOL PLAN
SCALE 1/8" = 1'-0"



3 ENCLOSED POOL ELEVATION (FRONT)
SCALE 1/8" = 1'-0"



4 ENCLOSED POOL ELEVATION (SIDE)
SCALE 1/8" = 1'-0"

THE Woodlands on Spring Creek
- Independent Living -
Garland, Texas

Architect
Project Management
ARRIVE
ARCHITECTURE GROUP
2344 Highway 411 - Suite 100 - Garland, Texas 75041 - www.arriveatx.com
PH: 817.314.0884 - FX: 817.314.0885

SEAL

EXTERIOR POOL ENCLOSURE

REVISION
DRAWN BY: ARRIVE
CHECKED BY: WF
PLAT DATE: REV. DATE:
SUBMITTAL DATE: 6-19-18
REVISION: REVIEW
REASON: AS NOTED
PROJECT NUMBER: A11.11

[illegible]ARAPAHO ROAD
(100' WIDE RIGHT-OF-WAY)

TRACT	LAND USE PROPOSED - PLANNED DEVELOPMENT ZONING	GROSS ACREAGE	NET ACREAGE*
1	ELDER CARE - INDEPENDENT AND ASSISTED LIVING	34.5	31.62
2	MULTI-FAMILY RESIDENTIAL	17.89	14.45
3	NEIGHBORHOOD SERVICES (NS)	2.66	2.28
4	MULTI-FAMILY RESIDENTIAL	15.18	14.05
5	RESTAURANT	15.72	13.97
	TOTAL	85.89	

* NET ACREAGE = REMOVAL OF FLOODWAY AND 100 YEAR FLOOD PLAIN
FLOOD DATA SOURCE: FEMA FIRM PANEL: 48113C02010L DATE: 07-07-2014

* NET ACREAGE = REMOVAL OF FLOODWAY AND 100 YEAR FLOOD PLAIN
FLOOD DATA SOURCE: FEMA FIRM PANEL: 48113C02010L DATE: 07-07-2014

**4221 N. GARLAND AVE
NORTHWEST CORNER
ARAPAHO RD AND N. GARLAND AVE
CITY OF GARLAND, DALLAS COUNTY, TEXAS**

OWNER:
ALTREC PARTNERSHIP LTD
914 SOUTH GARLAND AVE
GARLAND, TX 75040
CONTACT: THOMAS CHAMBERS
972-676-4635

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
TEL. NO. 972-770-1300
FAX NO. 972-259-3000
CONTACT: MATT LUCAS P.E.

Kimley»Horn

750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.

[illegible]

HOLFORD ROAD



NOTES

1. TRAIL SHALL BE CONCRETE AND A MINIMUM OF 8' WIDE
2. TRAIL LOCATION IS CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FINAL DESIGN
3. TRAIL SHALL BE PRIVATE AND MAINTAINED BY OWNERS OF EACH TRACT

AGRICULTURAL DISTRICT (AG) -
NOT PART OF CONCEPT PLAN

TRACT 1

Tract 1

Tract 2

CONCEPTUAL
PUBLIC TRAIL
ALIGNMENT

GRAPHICAL
LIMITS OF
100-YEAR
FLOODPLAIN

Tract 5

Tract 3

Tract 4

NORTH GARLAND ROAD

**CONCEPTUAL TRAIL
MASTER PLAN
THE WOODLANDS
AT SPRING CREEK**

4221 N. GARLAND AVE
NORTHWEST CORNER
ARAPAHO RD AND N. GARLAND AVE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DRAWN BY: J. H. HARRIS
ENGINEER/SURVEYOR
J. H. HARRIS & ASSOCIATES, P.C.
1000 W. 10TH STREET, SUITE 100
DALLAS, TEXAS 75201
TEL: 214.750.1000
FAX: 214.750.1001
WWW.JHHARRIS.COM

Kimley-Horn CONSULTING ENGINEERS, ARCHITECTS, PLANNERS 1000 W. 10TH STREET, SUITE 100 DALLAS, TEXAS 75201 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.	PROJECT NO. _____ DATE _____
	PROJECT NAME _____ PROJECT LOCATION _____ PROJECT DESCRIPTION _____
DESIGNED BY _____ CHECKED BY _____ DATE _____	PROJECT NO. _____ DATE _____
PROJECT NAME _____ PROJECT LOCATION _____ PROJECT DESCRIPTION _____	PROJECT NO. _____ DATE _____

WOODLANDS AT SPRING
CREEK
PREPARED FOR
THE WOODLANDS
CITY OF GARLAND, TEXAS

EXHIBIT D
CONCEPT TRAIL PLAN

EXH D

EXHIBIT F

STONECASTLE DRIVE

ARAPAHO ROAD

REPORT & MINUTES

P.C. Meeting, July 9, 2018

Consideration of the application of **Kimley-Horn and Associates**, Inc., requesting approval of a Detail Plan for Elder Care - Independent Living, and Elder Care - Assisted Living on property zoned Planned Development (PD) District 17-28 for Mixed Uses. This property is located at 2255 Arapaho Road. (District 7) (File Z 17-52)

The applicant, Michael Holigan provided an overview of the request and remained available for questions. There were no questions of this applicant.

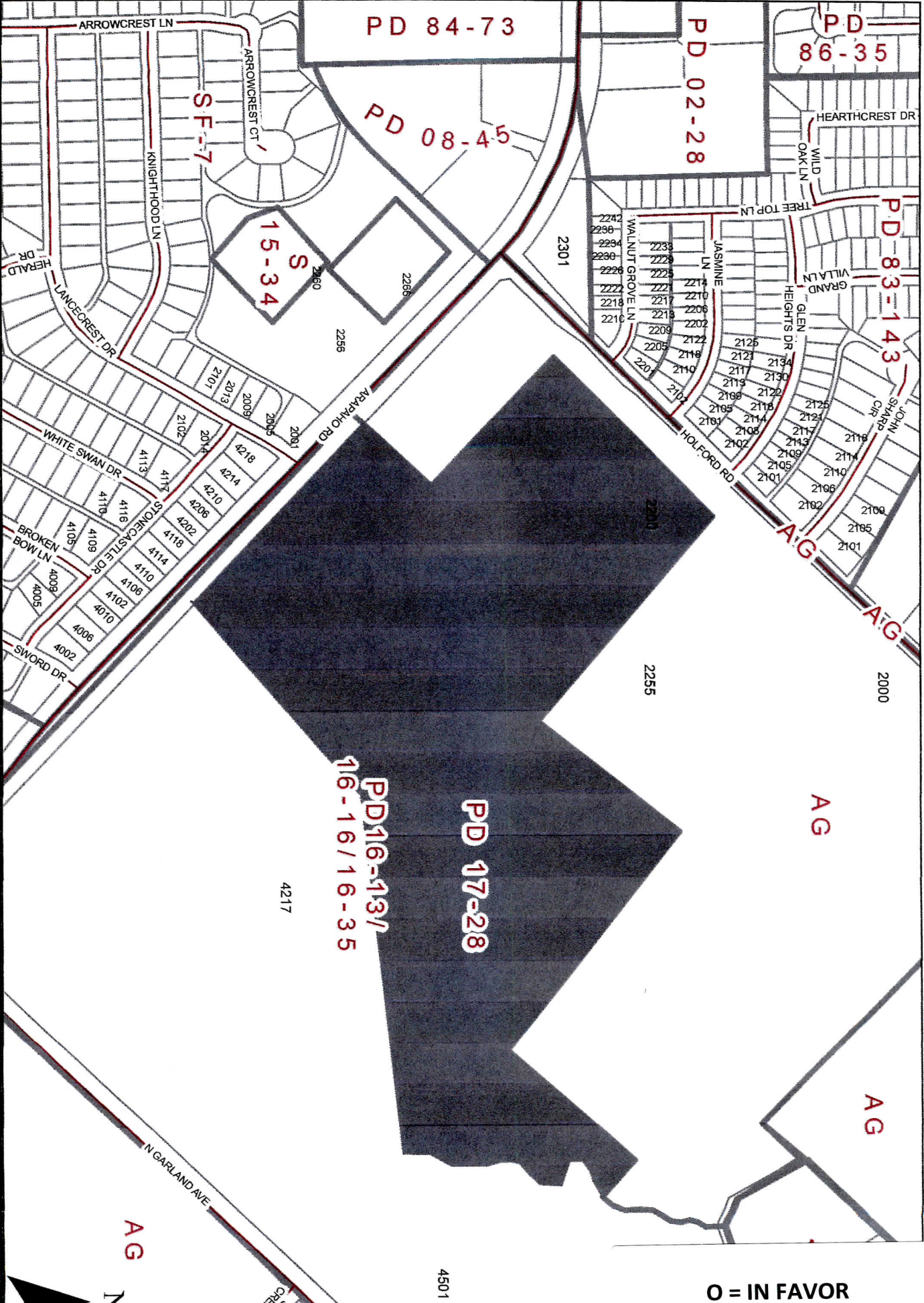
Also representing the applicant, Joseph Fraccaro, 13455 Noel Drive, Dallas, Texas 75240, was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Hedrick, seconded by Commissioner Williams to **approve** per staff recommendation. **Motion carried: 8 Ayes, 0 Nays**

0 250 500 Feet
1 inch = 376 feet

ZONING MAP Z 17-52

INDICATES AREA
OF REQUEST



O = IN FAVOR
X = AGAINST

We did not receive any replies for this case.

Z 17-52

Approval of 1) a Detail Plan for Elder Care - Independent Living, and Elder Care - Assisted Living on property zoned Planned Development (PD) District 17-28 for Mixed Uses.

**City Council Meeting
August 7, 2018**



GARLAND

TEXAS MADE HERE

Case Information

Location: 2255 Arapaho Road

Applicant: Kimley-Horn and Associates, Inc.

Owner: Spring Creek Senior Living LLC

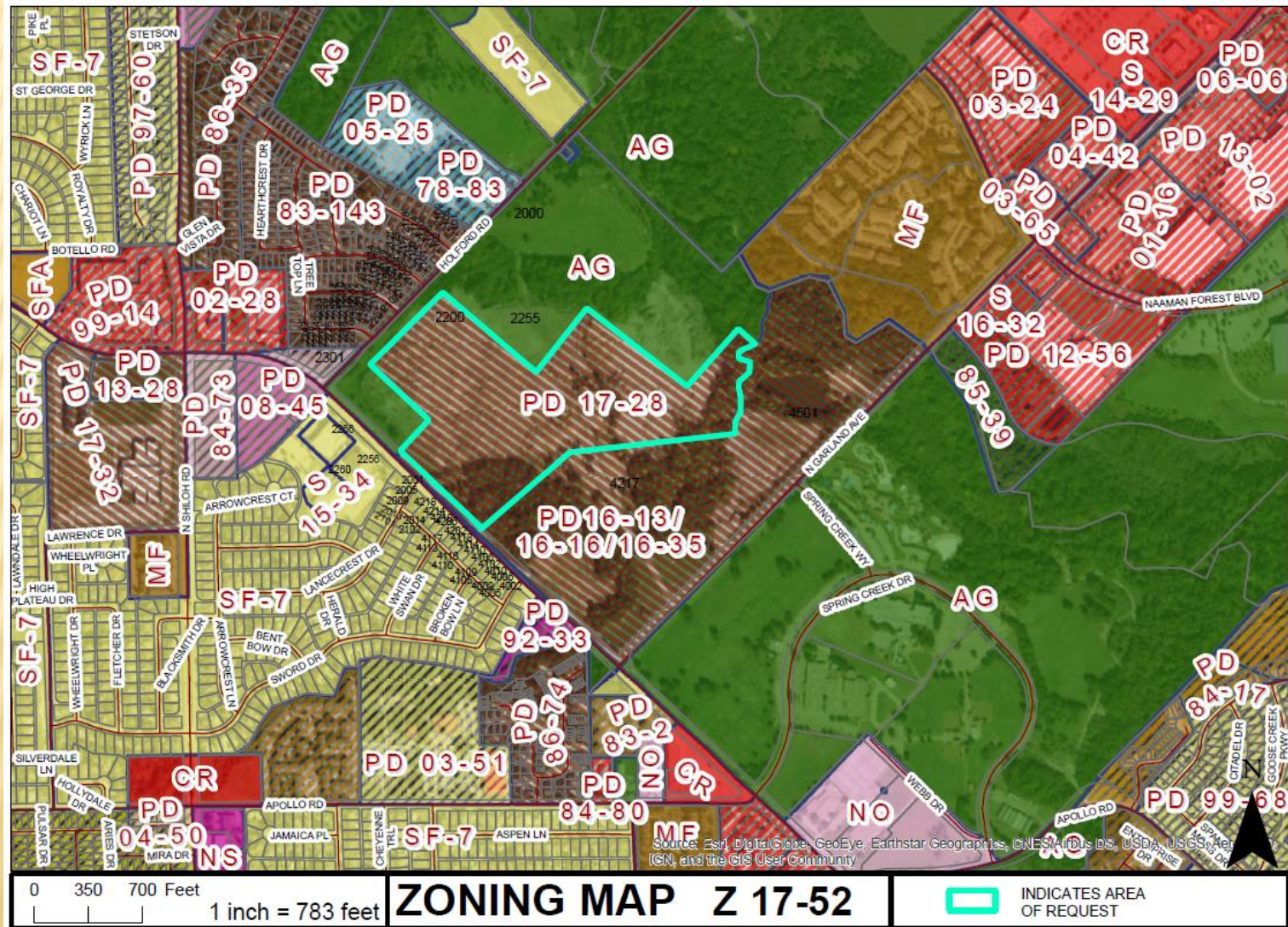
Acreage: 34.5 acres

Zoning: Planned Development (PD) District 17-28 for Mixed Uses



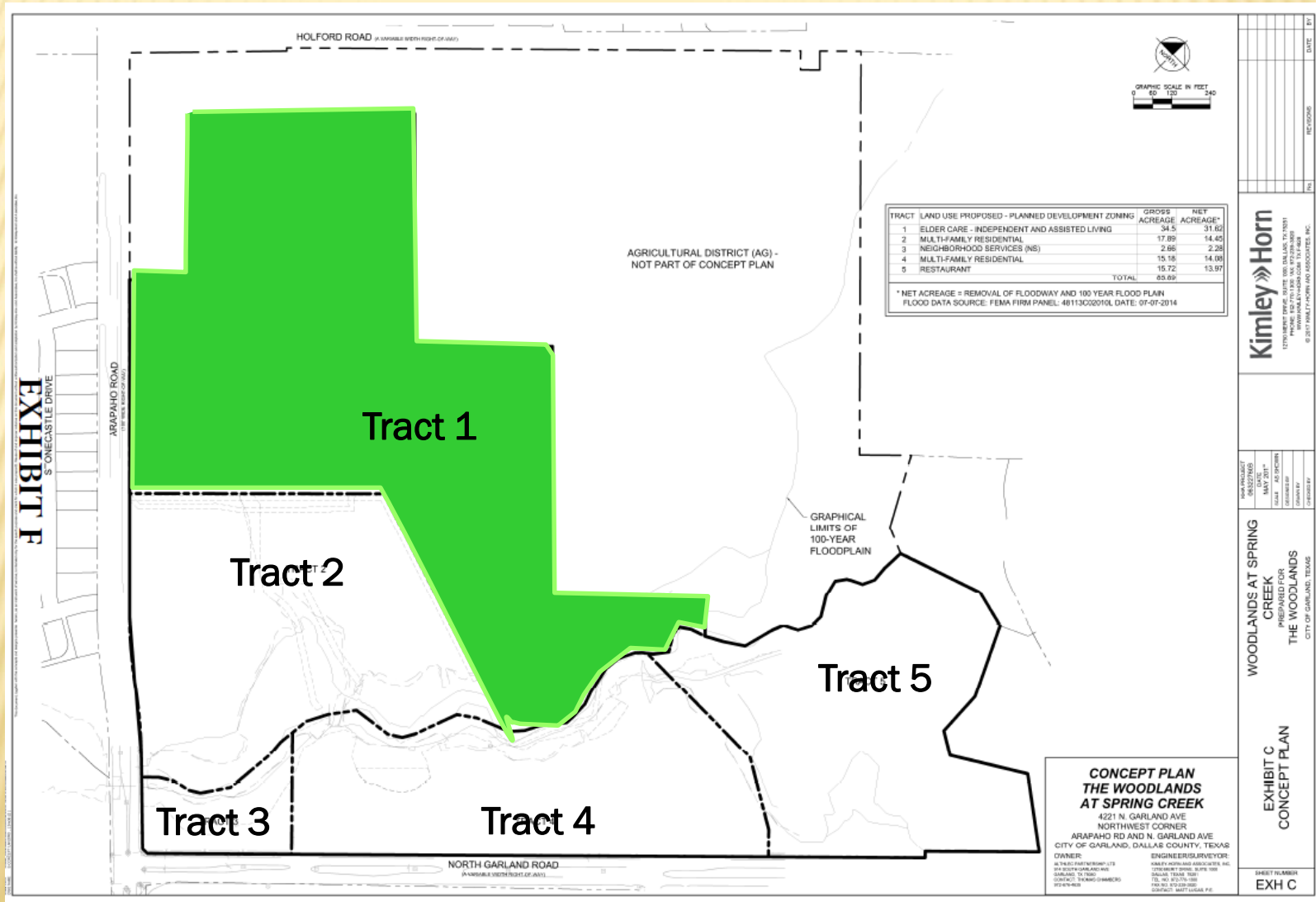
GARLAND
TEXAS MADE HERE

Location Map & Surrounding Properties



Z 17-52

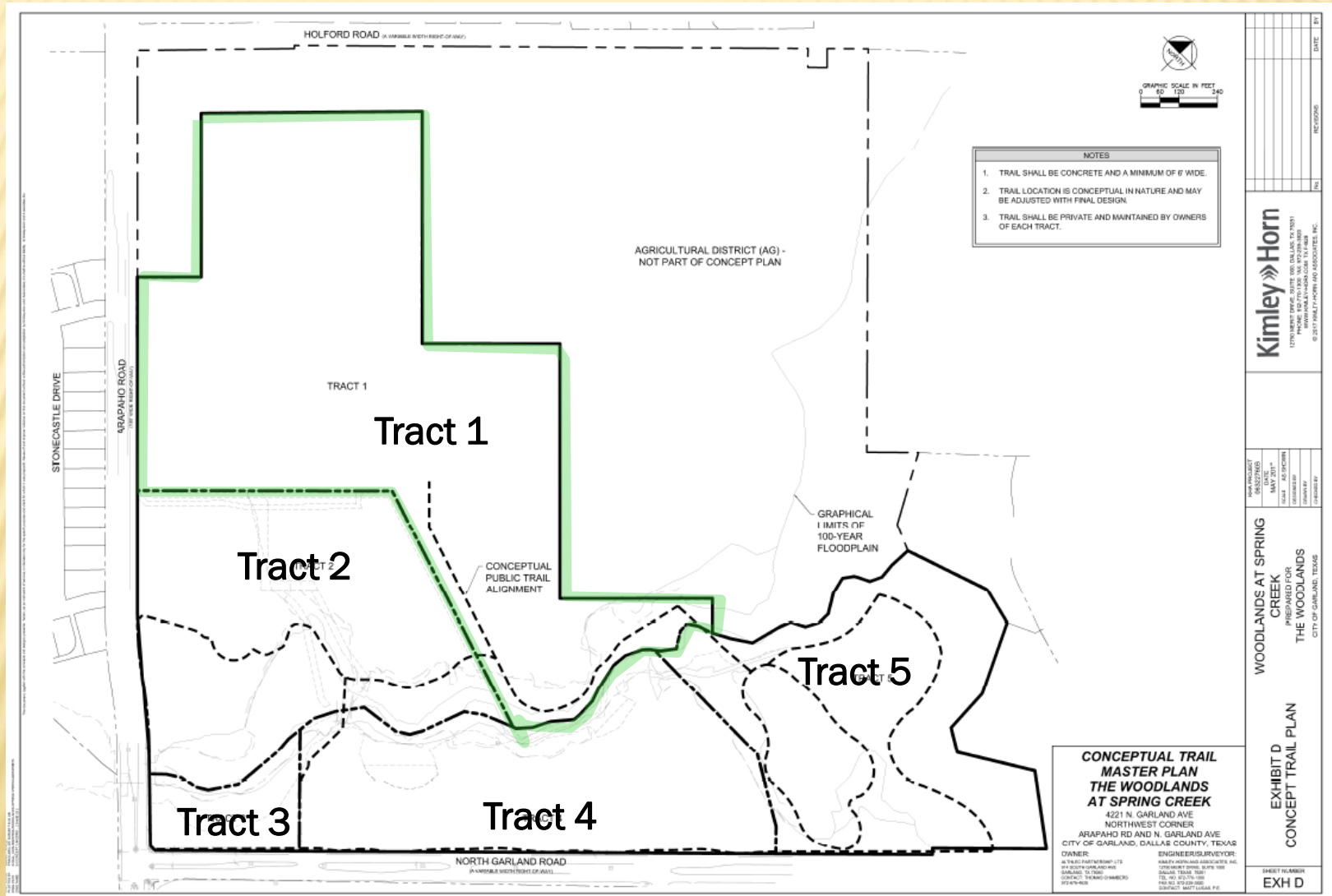
Concept Plan





GARLAND
TEXAS MADE HERE

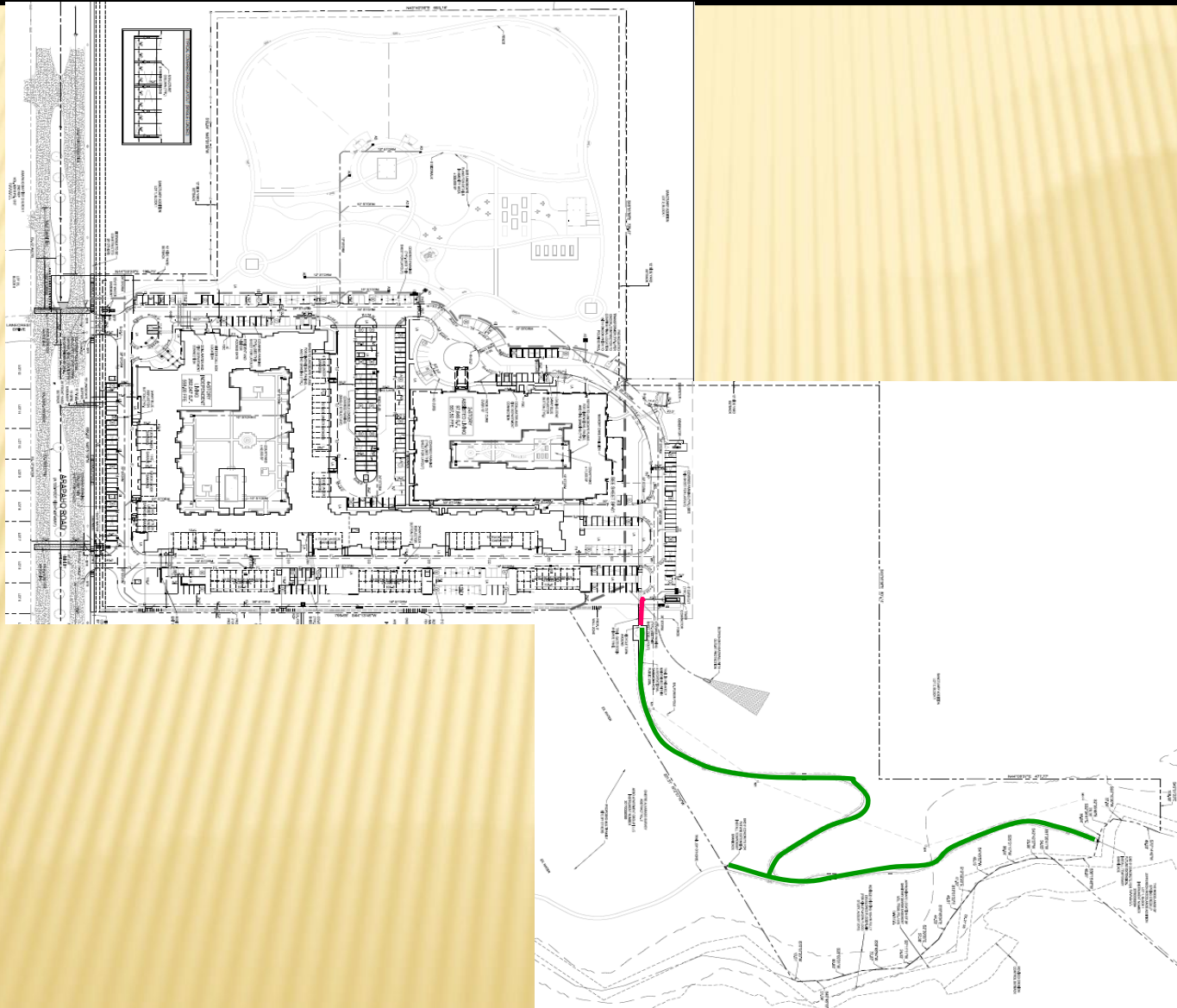
Trail Plan



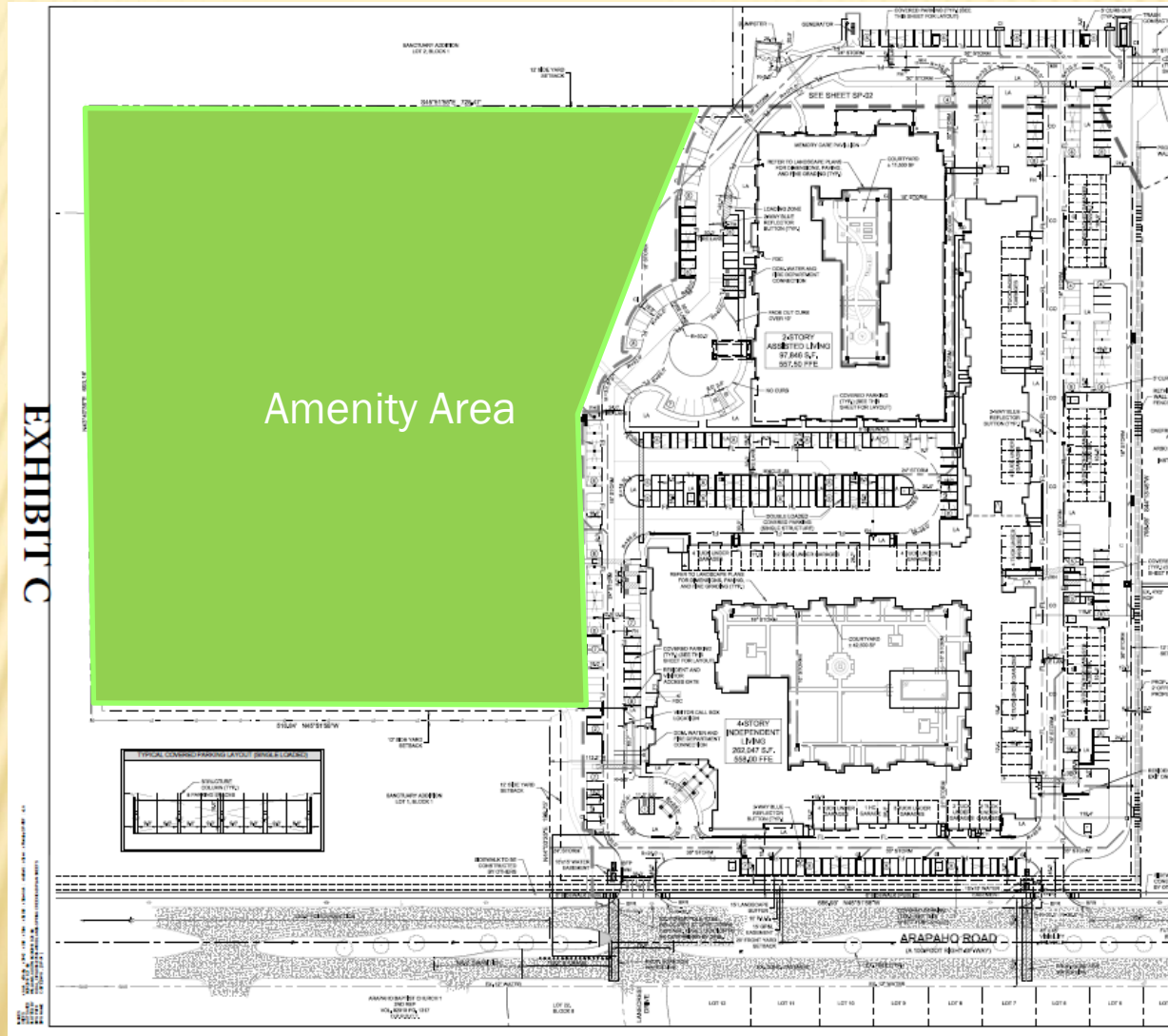


GARLAND
TEXAS MADE HERE

Detail Plan - Trail



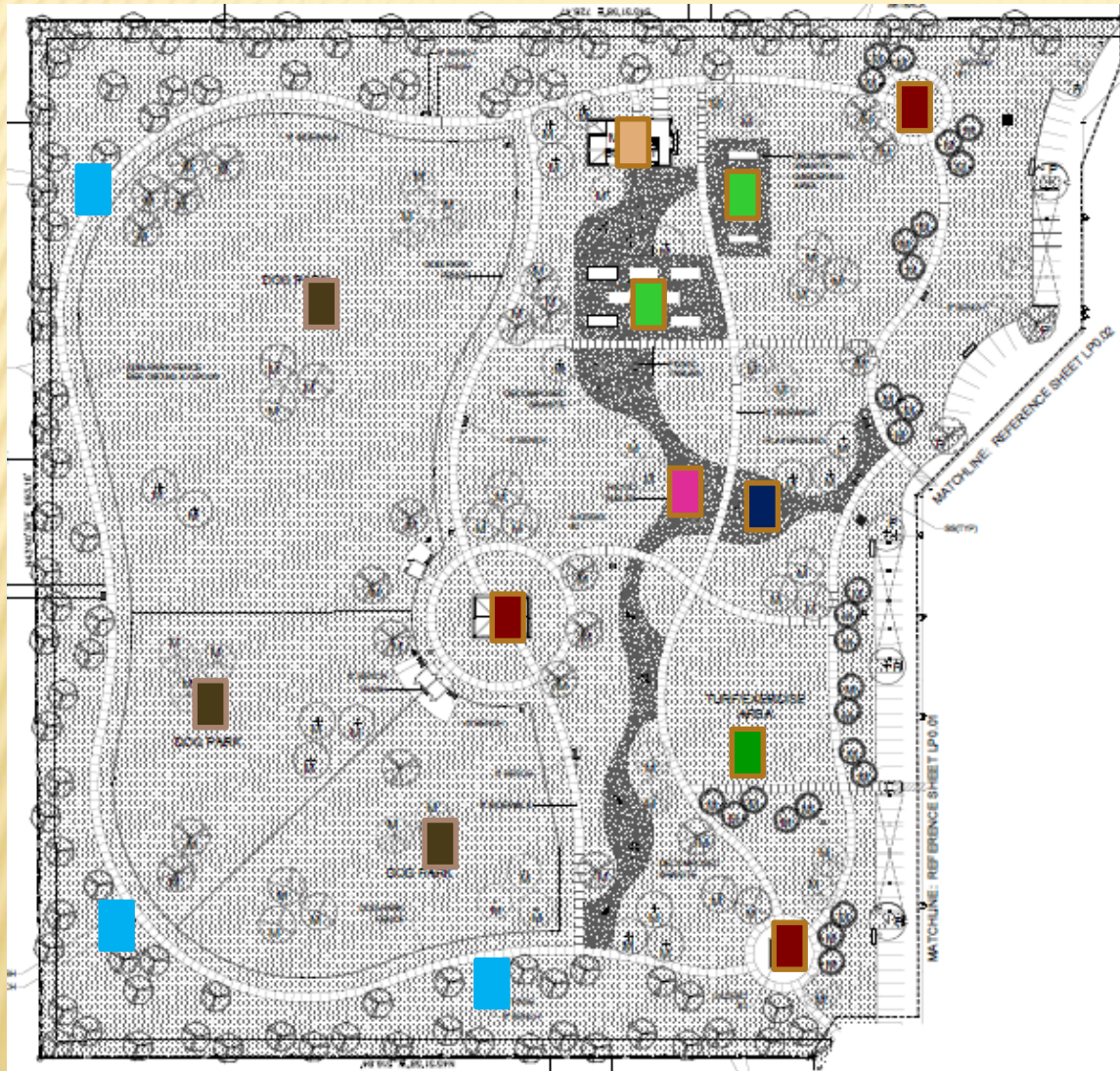
Detail Plan





GARLAND
TEXAS MADE HERE

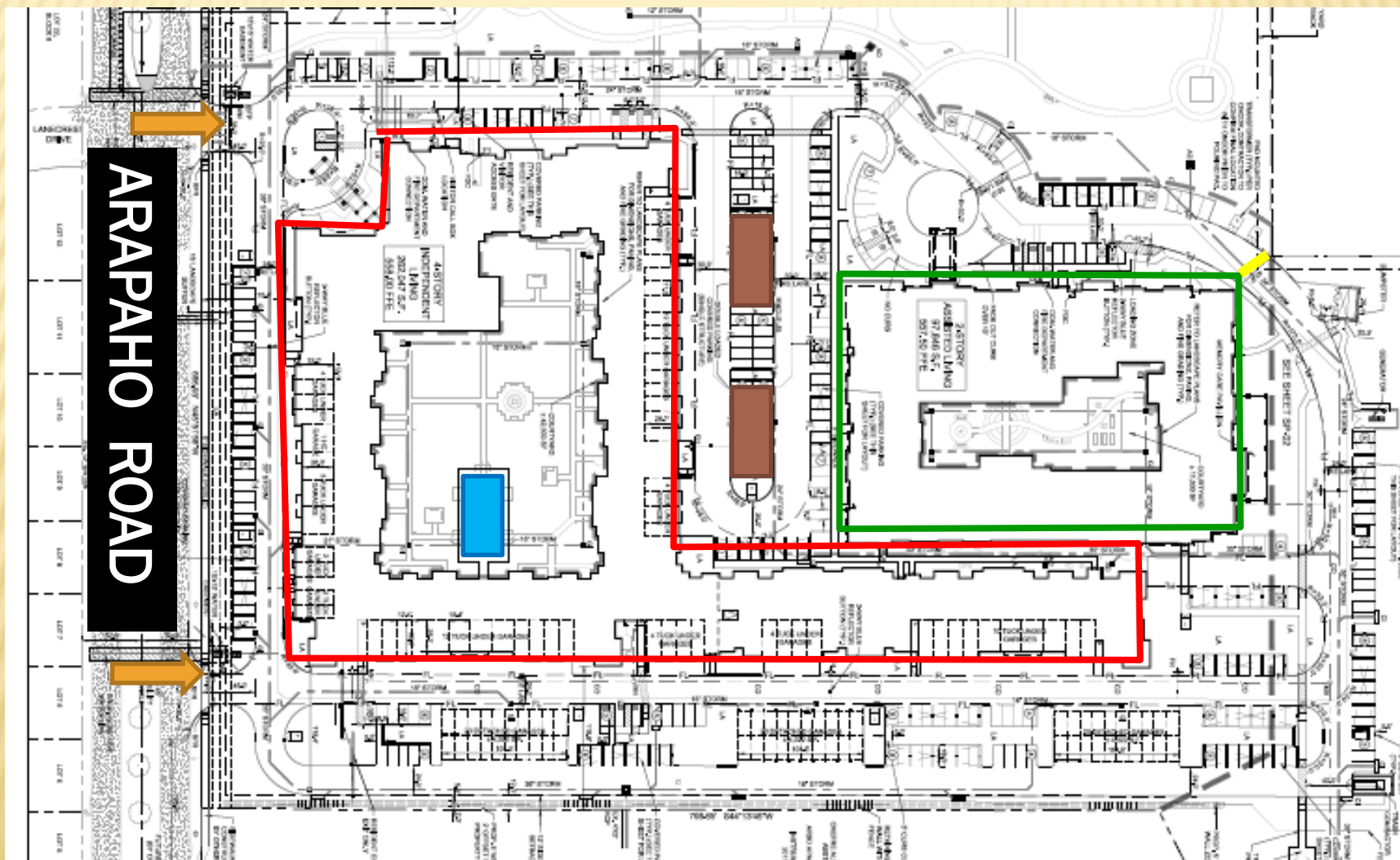
Outdoor Amenity Area



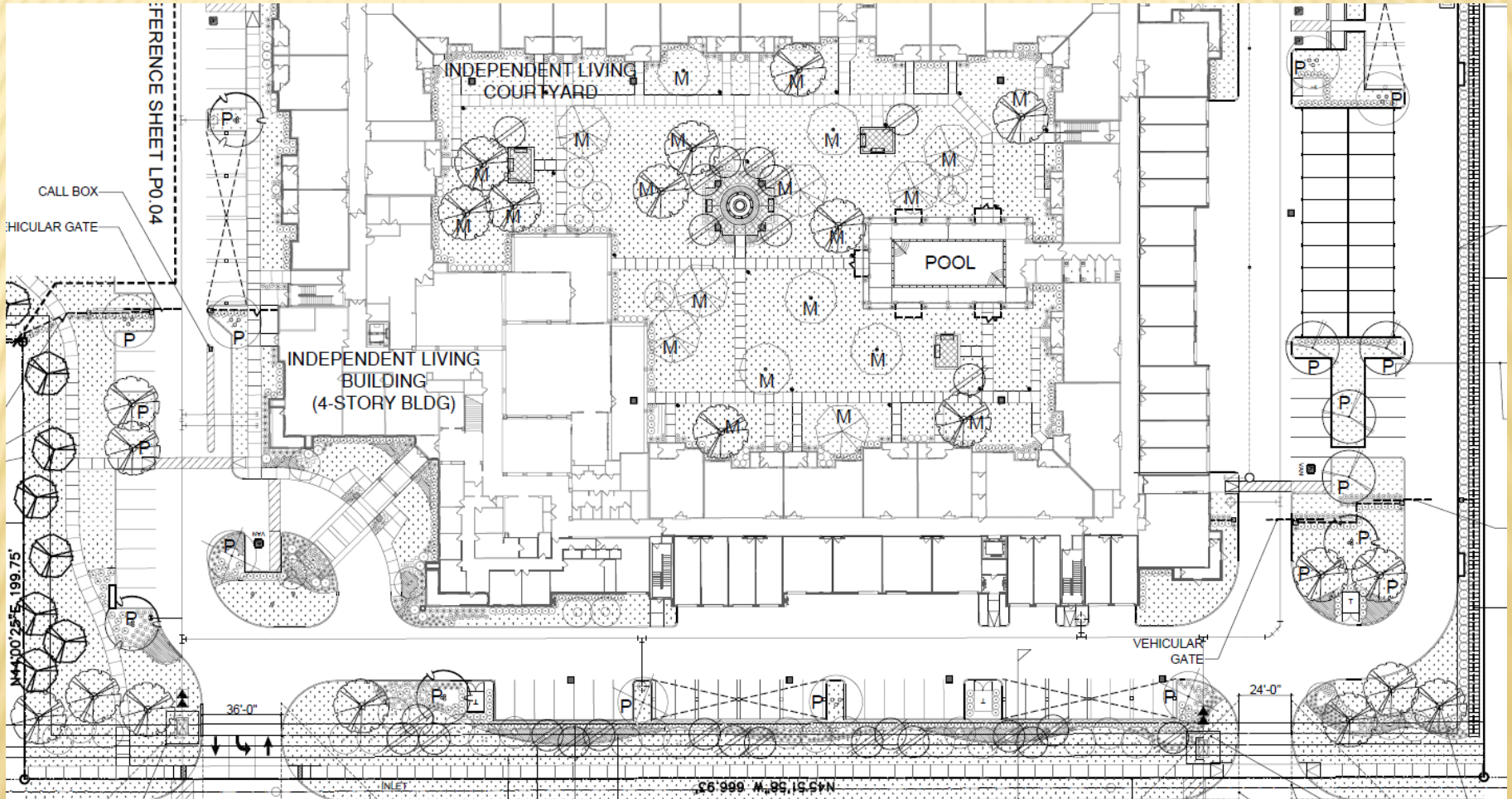
-  Garden Areas
-  Maintenance / Garden Building
-  Gazebos
-  Playground
-  Picnic Tables
-  Turf/Exercise Area
-  Paths/Trails
-  Benches/Trash Cans
-  Three Dog Park Areas



Detail Plan



Landscape Plan





Elevation Plans



Independent Living – End Facing Parking Area



Independent Living – Elevations Facing Multi-Family Tract 2

Elevation Plans



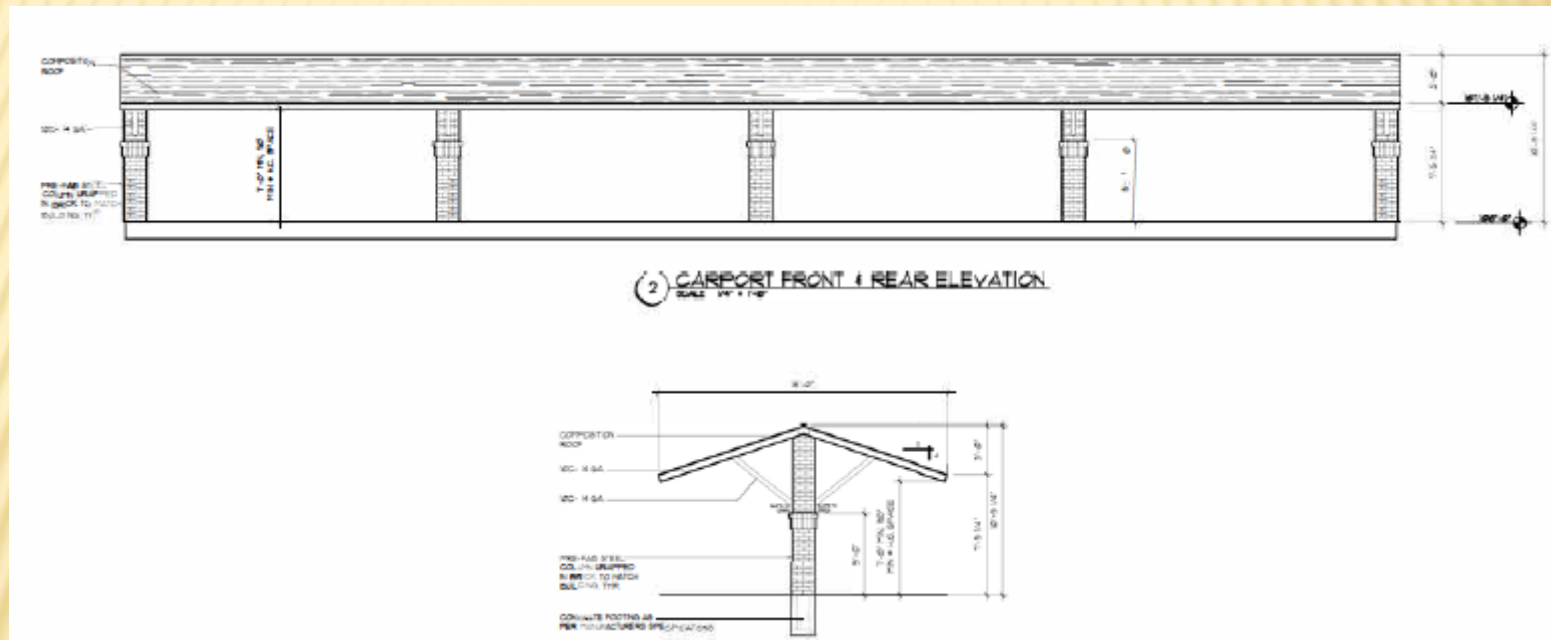
Assisted Living – Elevation Facing Amenity Area



Assisted Living – Elevation Facing Parking Area



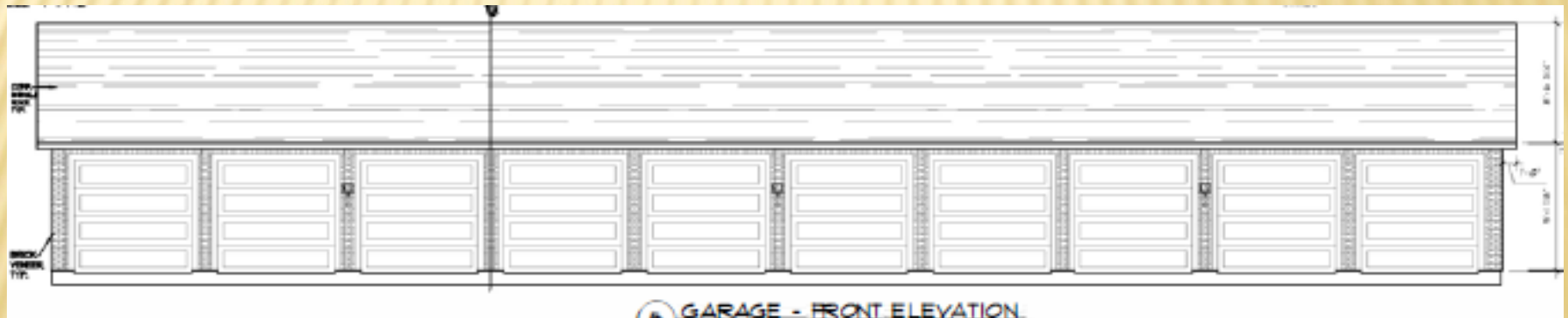
Elevation Plans



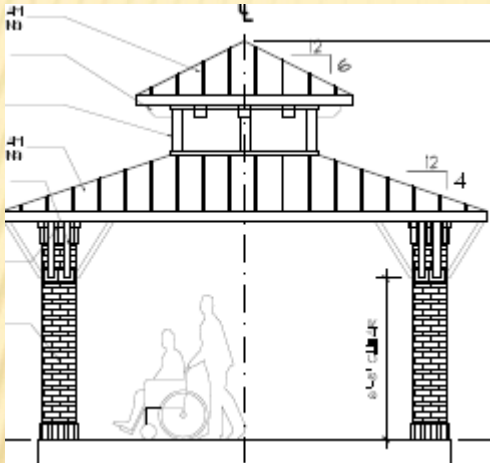
Parking Carport

Elevation Plans

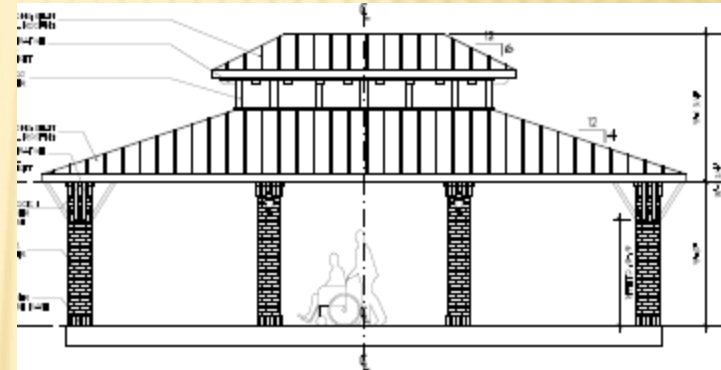
Garage



Elevation Plans



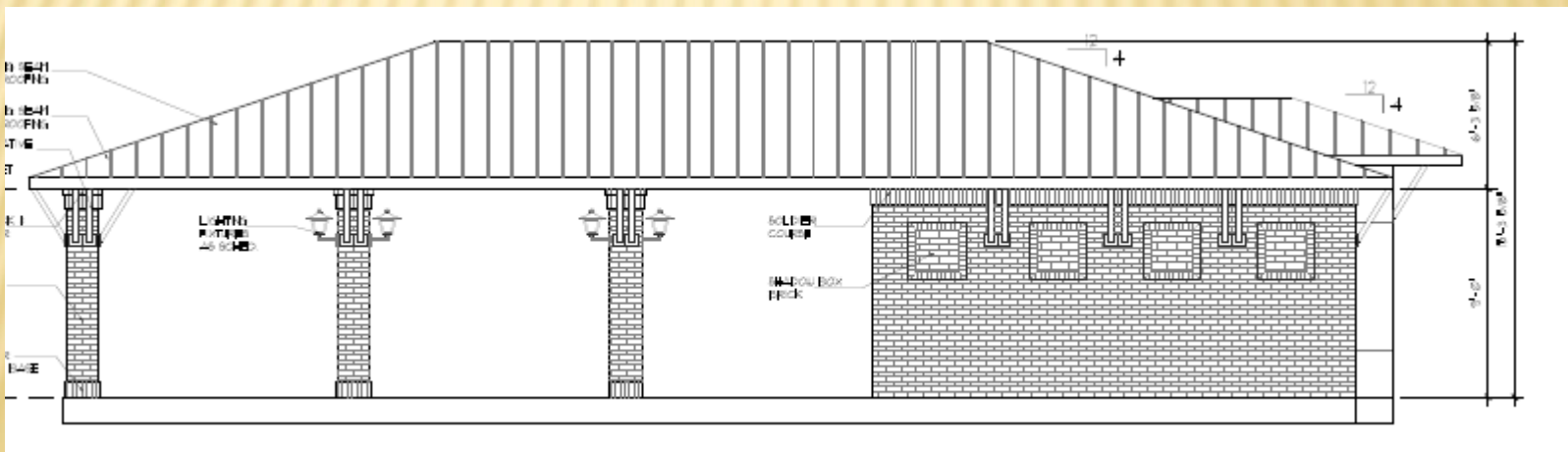
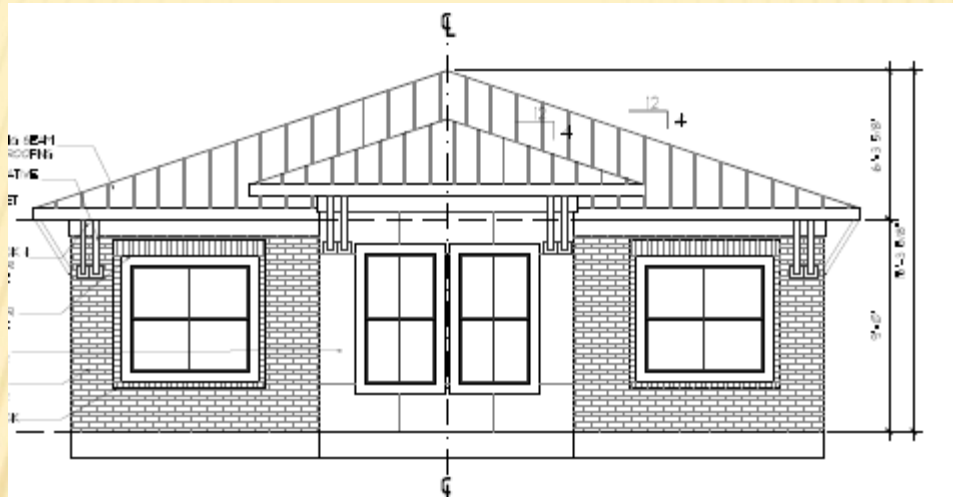
Gazebo Type 1



Gazebo Type 2

Elevation Plans

Maintenance / Planting Building



Comprehensive Plan

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase 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. The Compact neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre. The proposed density is within this range.



GARLAND
TEXAS MADE HERE

Case Information



Elevation Plans



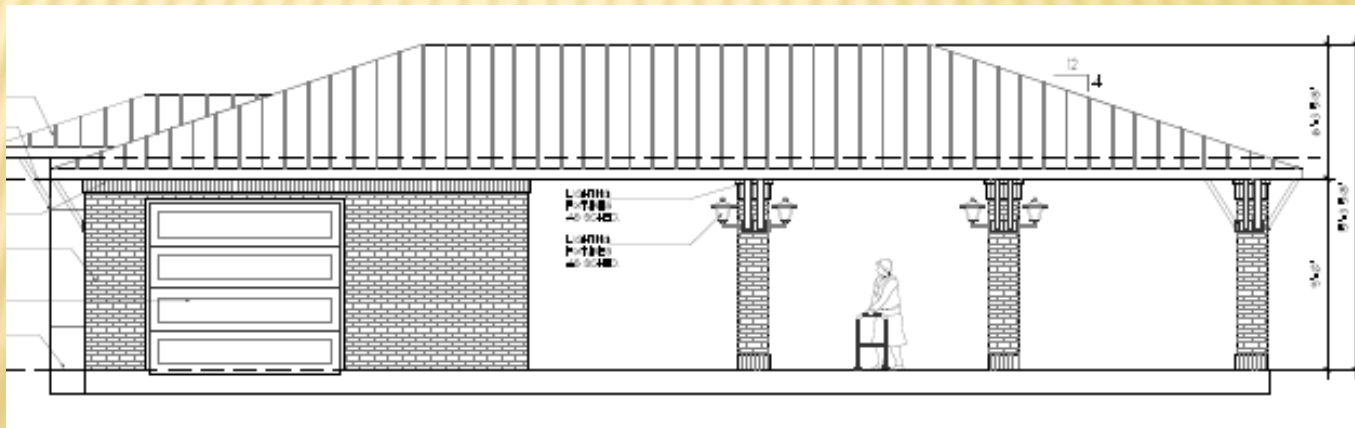
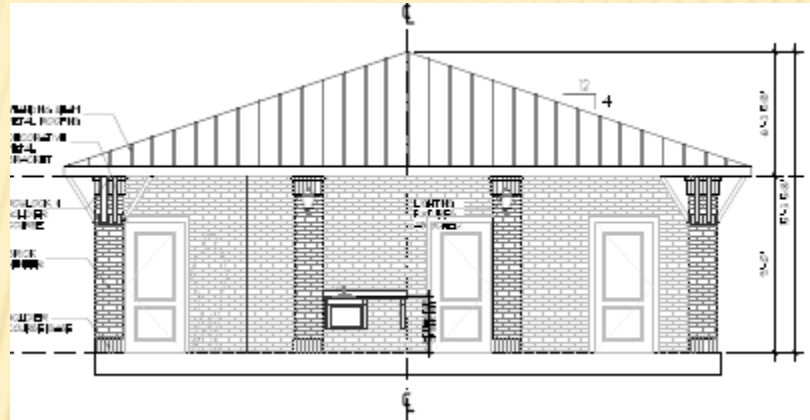
Independent Living – Elevations Facing Assisted Living (at parking)



Independent Living – Elevations Facing Assisted Living (at walkway)

Elevation Plans

Maintenance / Planting Building





GARLAND PLANNING REPORT

City Council Regular Session Agenda

15.d.

Meeting Date: August 7, 2018

Item Title: Z 18-10 OM Housing (District 3)

Submitted By: Josue De La Vega, Sr. Development Planner

REQUEST

Approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Dwelling, Multi-Family.

OWNER

James M. Rosenberg

PLAN COMMISSION RECOMMENDATION

On July 9, 2018 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Dwelling, Multi-Family.

Furthermore, the Plan Commission approved Variances to Section 4.34 of the Garland Development Code regarding site and perimeter landscaping.

STAFF RECOMMENDATION

Approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Dwelling, Multi-Family.

BACKGROUND

The subject property is a 5.84-acre portion of Lot 5, Block 1 of the Faulkner Point North No. 2 subdivision, a platted lot that is zoned Community Retail (CR) District and currently undeveloped. The applicant makes the above request to develop the subject property with an apartment complex.

SITE DATA

The subject property consists of 5.84 acres (4.39 acres on the proposed Dwelling, Multi-Family site plus 1.45 acres of right-of-way dedication). The subject property currently has approximately sixty (60) linear feet of frontage along the service road of East IH-30.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Community Retail (CR), a zoning district where Dwelling, Multi-Family is not permitted; therefore, a Zoning Change to a Planned Development (PD) District based on the Multi-Family (MF) District is required to develop a multi-family complex on the subject property. It should be noted that the remainder of Lot 5, Block 1 of the Faulkner Point North No. 2 subdivision, approximately 0.630 acres, is not part of this request and would remain zoned Community Retail (CR) District for the time being.

CONSIDERATIONS

Detail Plan (Exhibit C)

1. The applicant proposes a Detail Plan for the development of Dwelling, Multi-Family consisting of three (3) buildings identified on the Detail Plan as Building A, Building B and Building C. Building A, a 3-story building, would house dwelling units, a 2,030-square foot leasing office and a 3,348-square foot club house. Both Building B and Building C would have four (4) stories of dwelling units.
2. Building A would house thirty-six (36) dwelling units, Building B would house thirty-nine (39) dwelling units and Building C would house fifty-seven (57) dwelling units. The proposed Dwelling, Multi-Family would offer a unit mix of forty-six (46) one-bedroom units, sixty-two (62) two-bedroom units and twenty-four (24) three-bedroom units. The minimum area for the one-bedroom units is 705 square feet, for the two-bedroom units is 950 square feet and for the three-bedroom units is 1,100 square feet. These proposed minimum dwelling unit areas comply with the minimum dwelling unit areas prescribed in the Garland Development Code (GDC).
3. The Garland Development Code (GDC) establishes a maximum density of eighteen (18) units per acre in the Multi-Family (MF) District or any Planned Development (PD) based on the Multi-Family (MF) District unless a different maximum density is established by the proposed Planned Development (PD). With 132 dwelling units on 4.39 acres (area of the subject property minus right-of-way dedication), the Detail Plan yields a maximum density of approximately thirty (30) units per acre.
4. In an effort to provide adequate access to the subject property, the applicant proposes to dedicate approximately 1.45 acres of the subject property as right-of-way and construct the extension of Zion Road to a point where Zion Road would connect with the service road of East IH-30. This new street frontage not only would facilitate the access to the subject property from the existing Zion Road and East IH-30, but it would open the view to Lake Ray Hubbard and presents an opportunity to design and develop this site with a multi-family development that is urban in character and conducive to pedestrian activity along the lake front. Working closely with staff, the applicant drafted and proposes a street design that provides on-street (angled and parallel) parking, a seven (7) foot wide amenity zone (for the planting of street trees), an eight (8) foot wide sidewalk and a street wall created with the front facades of Building B and Building C, placed parallel to the street and within a build to zone of twenty-six (26) feet to fifty (50) feet. This public space/block face design would create a strong edge along the street and contribute to an attractive and active pedestrian environment similar to a downtown.
5. The Garland Development Code (GDC) establishes a parking ratio of one and a half (1.5) parking spaces per each one-bedroom dwelling unit and two (2) parking spaces per each dwelling unit with two (2) or more bedrooms; therefore, the proposed multi-family

development would require 241 parking spaces. The Detail Plan provides thirty-two (32) parking spaces in tuck under garages, sixty-two (62) on-site surface parking spaces, 106 on-site carport parking spaces and forty-seven (47) on-street parking spaces for a total of 247 parking spaces.

6. The Garland Development Code (GDC) establishes a maximum building height of forty (40) feet, measured from grade at the front of the building to the highest point of a flat roof. Within the proposed Planned Development (PD) District the maximum building height would be forty-five (45) feet which would accommodate for the four levels in Building B and Building C whose actual building height is forty-three (43) feet and ten (10) inches.
7. Section 2.39(G)(1) of the Garland Development Code (GDC) stipulates that a minimum of fifty (50) percent of the structures that are located within 100 feet of, or visible from, any public right-of-way must be positioned where the structures' façades are at an angle of at least thirty (30) degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous building alignments. The layout on the proposed Detail Plan deviates from the above requirement since its applicability would be counterproductive to the concept of an urban street edge which the applicant wants to accomplish along the extension of Zion Road.
8. In lieu of the twenty (20) foot front setback (adjacent to street) required in Table 2-4 of the Garland Development Code, the applicant proposes a build-to-zone from twenty (26) feet to fifty (50) feet measure from the front-of-curb (the curb adjacent to the traffic lane) to the face of the building. All other applicable setbacks in the Multi-Family (MF) District as prescribed in the Garland Development (GDC) apply and are met.
9. The Garland Development Code (GDC) prescribes a number of Special Standards to which all Dwelling, Multi-Family developments are required to be built; these Special Standards include but are not limited to lot dimensions and density, minimum dwelling unit areas, yard setbacks, building placement and amenities. With the exception of the Special Standards under Consideration No. 3, No. 7 and No. 8 from which the proposed Dwelling, Multi-Family deviates, all other Special Standards are met.
10. With the exception of the landscape requirements in Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter landscaping and for which Variances have been granted by the Plan Commission, the landscape and screening layout on the proposed landscape plan (Exhibit D) complies with the applicable screening and landscape standards found in Chapter 4 of the Garland Development Code (GDC).
11. The design of each building (Exhibit E) is required to comply with the following Garland Development Code (GDC) development standards:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.

- Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The design of Building A, Building B and Building C as proposed complies with the aforementioned development standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Regional Centers. Regional Centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional Centers may be found along major highways and turnpikes, and at significant bus or rail stations.

The I-30 Corridor Catalyst Area Plan identifies this site within the Harbor Point Targeted Investment Area. The Harbor Point area offers the opportunity for lakefront and lake-themed residential development, especially north of I-30, including higher-end, relatively dense detached homes, condominiums, and perhaps some limited rental product.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south along and across IH-30 are zoned for Community Retail Uses and are developed with a regional center (Harbor Point). Lake Ray Hubbard is located to the north of the subject property. The properties to the east are zoned for Community Retail Uses; one of the properties is developed with a pawn shop and the other is undeveloped. The properties immediately to the west are zoned Multi-Family (MF) District and are developed with apartment complexes; further west is the location of John Paul Jones Park.

Attachments

Z 18-10 OM Housing Attachments and Exhibits
Z 18-10 OM Housing Notification Responses
Z 18-10 Z 18-10 OM Housing Staff Presentation



0 150 300 Feet 1 inch = 235 feet	ZONING MAP Z 18-10	 INDICATES AREA OF REQUEST
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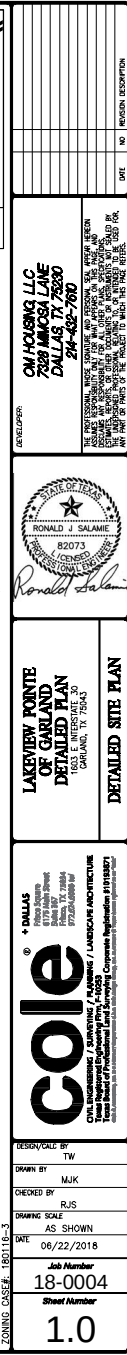
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-10

1603 East IH 30

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Dwelling, Multi-Family.
- 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 Multi-Family (MF) District as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall govern.
- V. Specific Regulations:**
- A. Permitted Uses: Only those land uses as permitted in the Multi-Family (MF) District.
 - B. Density: The maximum permitted density shall be approximately thirty (30) units per acre.
 - C. Parking: A minimum of thirty-two (32) parking spaces shall be provided in tuck under garages. A maximum of forty-seven (47) on-street parking spaces can be counted towards meeting the parking requirement for the proposed Dwelling, Multi-Family.
 - D. Building Height: The maximum permitted building height shall be forty-five (45) feet.
 - E. Building Placement: Section 2.39(G)(1) of the Garland Development Code (GDC) shall not apply.

- F. Build-To-Zone: The build-to-zone along Zion Road shall be as shown on Exhibits C and D. All other applicable setbacks in the Multi-Family District as prescribed in the Garland Development Code (GDC) shall apply.
- G. Site Landscaping/Open Space: A minimum of twenty-one point six (21.6) percent of the site shall be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas.
- H. Amenity Zone: In lieu of a landscape buffer as prescribed in Section 4.34 of the Garland Development Code, a seven (7) foot wide amenity zone along the entire street frontage (minus driveways) shall be provided. At least twenty-four (24) street trees shall be planted within the amenity zone.
- I. Screening and Landscaping: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- J. Elevations: Building elevations shall be in general conformance with the elevations labeled Exhibit E.



PLANT SCHEDULE

SYM	QTY	GENUS	SPECIES	COMMON NAME	SIZE AT PLANTING	BRANCHING HT	COND	MATURE HT	WIDTH
SHADE TREES									
QV	17	QUERCUS	VIRGINIA 'HERITAGE'	LIVE OAK	3" CAL. MIN.	7' MIN.	B&B	40'-60'/30'-50'	
QS	15	QUERCUS	SHAMROCK	TEXAS RED OAK	3" CAL. MIN.	7' MIN.	B&B	50'-80'/30'-40'	
QW	6	QUERCUS	MULLENBERGHI	CHINCAGO OAK	3" CAL. MIN.	7' MIN.	B&B	40'-80'/30'-40'	
DV	4	DIPSYROS	VIRGINIANA	COMMON PERSIMMON	3" CAL. MIN.	7' MIN.	B&B	40'-80'/20'-40'	
AS	25	ACER	SACCHARIN 'CADDIS'	CADDIS MAPLE	3" HT. 3" CAL.		B&B	50'-60'/30'-40'	
UNDERSTORY TREES									
CC	10	CERES	CANDENSIS VAR 'TEXENSIS'	TEXAS REDBUD	1.5" CAL. MIN.	15' MIN.	B&B	15'-30'/5'-28'	
SHRUBS AND GROUNDCOVERS									
IC	45	ILEX	CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" MIN.		CONT	4'-5'/4'-6'	
LF	100	LEUCOPHYLLUM	FRUTESCENS	TEXAS SAGE	24" MIN.		CONT	4'-5'/3'-4'	
LM	340	LIRIODENDRON	MUSCARI (NOT L. SPICATA)	LIRIOIDE	1" MIN.		CONT	18'-20'/18'-24"	
RA	40	RHUS	AROMATICA 'GRO-LOW'	AROMATIC SUMAC	24" MIN.		CONT	1'-2'/5'-7'	
TA	300	TRACHELOSPERMUM	ASIANICUM	ASIAN JASMINE	24" MIN.		CONT	3'-6'/3'-5'	
HP	100	HEPHERALDE	PANFLORA	RED YUCCA	24" MIN.		CONT	3'-4'/3'-4'	
AG	13	ABELIA	X. GRANDIFLORA	GLASSY ABELIA	24" MIN.		CONT	4'-6'/8'	
IV	100	ILEX	IGNITORIA 'NANA'	DWARF YALPONA HOLLY	24" MIN.		CONT	3'-4'/3'-4'	
ND	21	NANDINA	DOMESTICA 'HARBOR DWARF'	HARBOR DWARF NANDINA	24" MIN.		CONT	2'/3'	
MS	34	MISCANTHUS	SINENSIS 'GRACILLIUS'	MORNING LIGHT MISCANTHUS	24" MIN.		CONT	9'/3'-4'	
SOD/SEED									
CD	TBD	CYNODON	DACTYLON	BERMUDA GRASS	SOD			SOD/MAINTAIN TURF FORM	

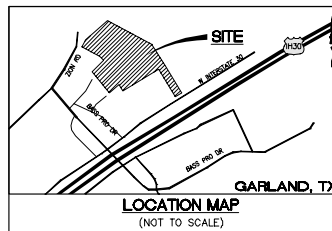
PARKING LOT LANDSCAPE REQUIREMENTS

ZONING CODE SECTION 4.34		
REQUIREMENT	REQUIRED LANDSCAPE CALCULATIONS	PROPOSED LANDSCAPE
1 TREE FOR EVERY 10 PARKING SPACES	246 PARKING EXTERIOR STALLS TOTAL= 25 TREES REQUIRED	77 TREES
ZONING CODE SECTION 4.34		
REQUIREMENT	PROPOSED LANDSCAPE	
1 TREE WITHIN 65 FEET OF EVERY PARKING SPACE	AS SHOWN NO PARKING SPACE IS GREATER THAN 65 FEET FROM A PARKING LOT TREE	

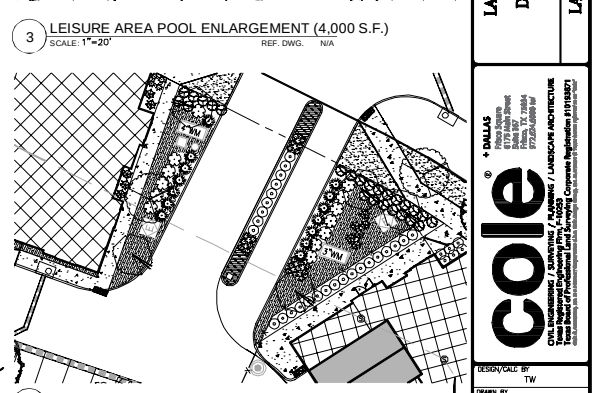
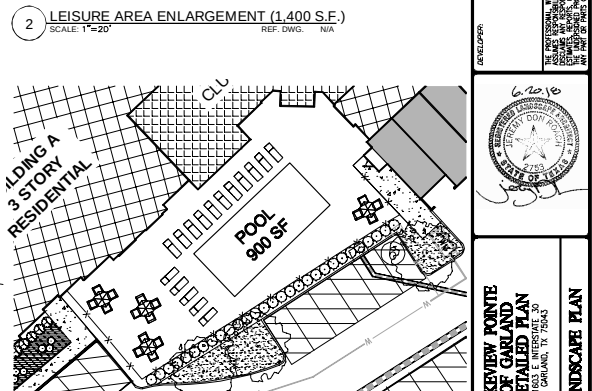
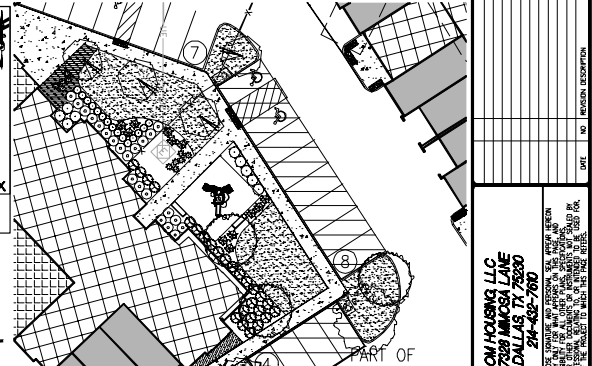
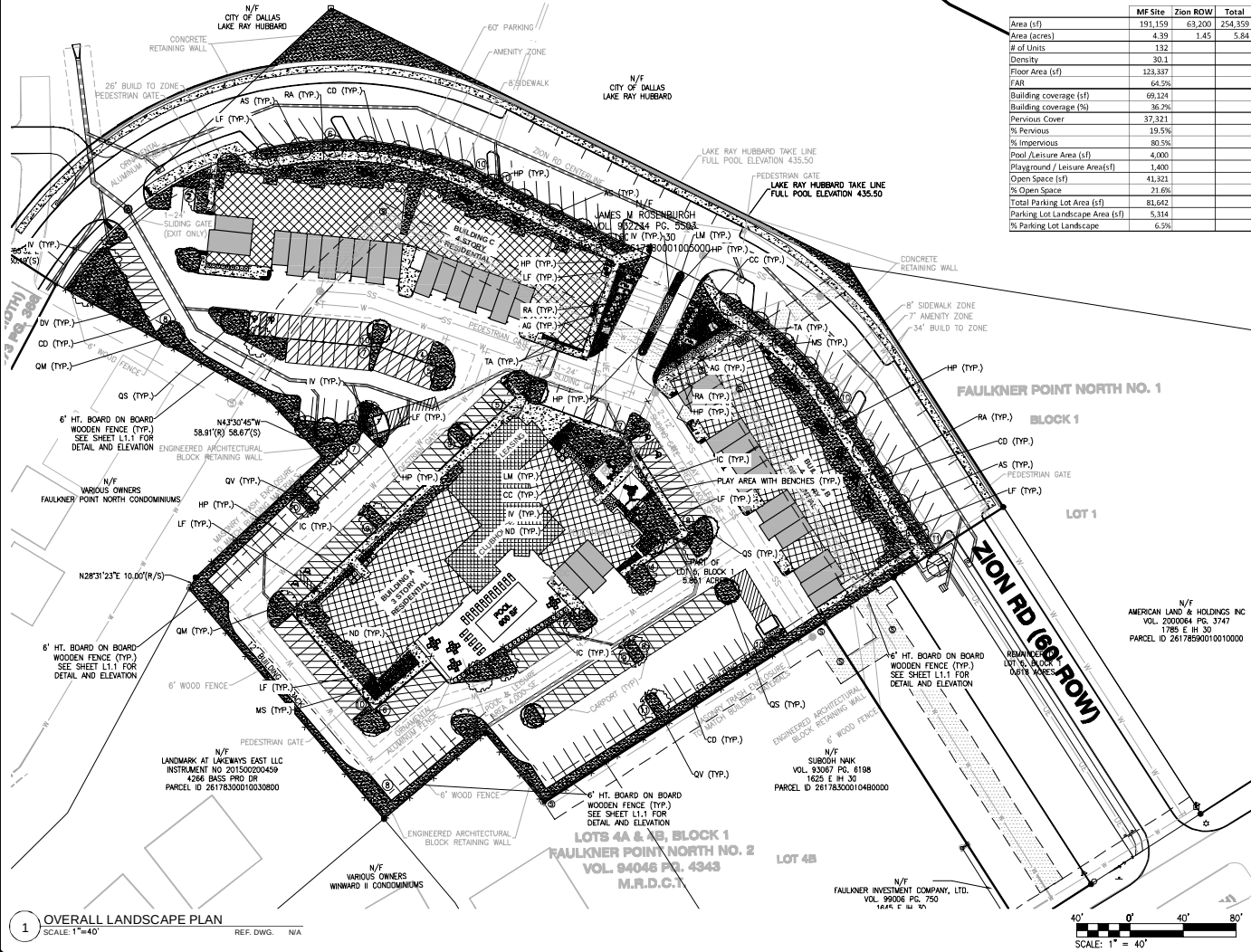
LIST OF AMENITIES

LEISURE AREAS AND OPEN SPACES ARE PLANNED TO HAVE THE FOLLOWING AMENITIES

- PONIC TABLES
- BENCHES
- BIKE RACK
- POOL
- BIRD ORILL



	MS SITE	ZION ROW	Total
Area (sf)	191,159	63,200	254,359
Area (acres)	4.39	1.45	5.84
# of Units	132		
Density	30.1		
Floor Area (sf)	123,337		
FAR	64.2%		
Building coverage (sf)	69,124		
Building coverage (%)	36.2%		
Pervious Cover	37,321		
% Pervious	19.5%		
Pool / Amenity Area (sf)	4,000		
Playground / Leisure Area (sf)	1,400		
Open Space (sf)	41,321		
% Open Space	21.6%		
Total Parking Lot Area (sf)	81,642		
Parking Lot Landscape Area (sf)	5,314		
% Parking Lot Landscape	6.5%		



1 OVERALL LANDSCAPE PLAN

SCALE: 1"=40' REF. DWG. N/A

ON HOUSING LLC
2309 AMARCA LANE
DALLAS, TX 75202
214-482-7800



LAKEVIEW POINT
OF GARLAND
DETAILED PLAN
100% INTERESTED TO
GARLAND, TX 75040

DAVID COLE
ARCHITECTURE
100% INTERESTED TO
GARLAND, TX 75040

18-0004
Sheet Number
L1.0



2. LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
3. ALL LANDSCAPING SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z 60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
4. ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE STATE AND FEDERAL LAW WITH RESPECT TO DISEASE AND INSECT INFESTATION.
5. MULCH AREAS WITH TRIPLE GRADE HARDWOOD MULCH 3" MAX. DEPTH.
6. ALL LANDSCAPE SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
7. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE, SHRUB, OR GROUNDCOVER MUST BE MATCHED FOR SIZE, FORM, AND COLOR.
8. ALL STEPS IN PLANTING BEDS AND TREE PITS SHALL BE BACKFILLED WITH PLANTING SOIL.
9. ALL TREES OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A MULCH RING. ORGANIC MULCH FROM OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE.
10. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
11. AT PLANTING, TREE TRUNKS MUST BE PROTECTED WITH TREE GUARDS.
12. WIRE BASKETS, BURLAP WRAPPINGS, ROPS, TRUNK OR ANY OTHER SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
13. A 3'-6" CUT EDGE SHALL BE CREATED AT ALL LOCATIONS WHERE PLANTING BEDS ARE ADJACENT TO GRASS AREAS UNLESS OTHERWISE NOTED.
14. SEE CIVIL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL MATERIALS.
15. MAINTAINING EXISTING UTILITIES WITHIN WORK AREA, SITE ERECTION AND PLANTINGS SHALL AVOID ANY EXISTING UTILITIES.
16. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE ARCHITECT'S ANY SUBSTITUTION OF PLANTS SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT, OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
17. PLANTING BEDS MUST BE IDENTIFIED BY VERIFYING ALL PLANT QUANTITIES. WRITTEN QUANTITIES TAKES PRECEDENCE OVER GRAPHIC QUANTITIES. NOTIFY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT OF DISCREPANCIES.

17. THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF INSPECTION OR IF THE SPECIFICATIONS ARE NOT MET. REJECTED MATERIALS WILL BE REMOVED FROM THE SITE IMMEDIATELY ON THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND SUGGESTS PRIOR TO INSTALLATION.
18. THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT SHALL REVIEW ALL PLANT MATERIAL AT HIS DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIALS WITH OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO PURCHASING.
19. THE CONTRACTOR SHALL OBTAIN APPROVAL OF PLANT MATERIALS FROM THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR APPROVAL. IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION, RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A COST ESTIMATE.
20. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR THE PROJECT.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
22. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THE CITY OF DENVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANT, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
23. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN CONTRACTED OR DISTURBED BY CONSTRUCTION SHALL BE REVEALED TO A MINIMUM DEPTH OF 8" - 12" AND MARKED.
24. ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION, (MINIMUM RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.), TREES SHALL NOT BE LOCATED IN DRAINAGE SLASHES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
25. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF DISEASE OR DAMAGE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
26. ALL TREES ARE TO BE STAKED AND GUYS FOR RETAINS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE

- RESPONSIBLE FOR REMOVAL/STAYS AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO ANY REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE OBTAIN BY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO ANY REMOVAL.
- ALL PLANT MATERIAL TO BE INSTALLED SO THAT ONLY PLANTS GROW TO FULL SIZE THEY ARE FULLY CONTAINED WITHIN THE SHRUB BED AREA AND DO NOT HANG OVER THE EDOGE LINE.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE USED TO OVERWATER PLANTS OR TO OVERWATER WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. FOR IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH INDIVIDUAL ZONES FOR EACH PLANT TYPE. IRRIGATION SHALL BE INSTALLED TO MAINTAIN MOISTURE LEVELS FOR PLANT OPERATION DURING RAINY PERIODS. TREES AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. SHRUBS AND PERENNIAL BEDS SHALL HAVE DWP IRRIGATION.
- ALL IRRIGATION LINES SHALL BE INSTALLED WITHIN THE MINIMUM AND LATERAL LOCATIONS COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS SHALL BE SLOPED AWAY FROM FOUNDATIONS AND STRUCTURES TO PREVENT WATER FROM INTRUSING INTO FOUNDATIONS. IN NO CASE SHALL THE GRADE, TRIP THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER INTO FOUNDATIONS OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT, SHRUB, PERENNIAL AND PERENNIAL BEDS ARE TO BE CONTAINED BY A PADE CUT EDGE. EDOGE IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 2' OF FINI-WALCHED PLANT GRADE.

26. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOIL TO MATCH EXISTING TURF SPECIES, DESIRED NATURAL AREAS WHICH ARE TO BE COVERED WITH TOPSOIL OR MULCH.
27. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS THESE PLANS ARE NOT INTENDED FOR CONSTRUCTION OR PERMITTING UNLESS STATED IN THE TITLE BLOCK.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND ADEQUATELY SIZED SCALE WILL IMPACT THE SCALE VERTY GRAPIC SCALE BEFORE REFERRING ANY MEASUREMENTS ON THESE SHEETS
29. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT INFORMATION OR DATA, OR ANY OTHER CAUSE.
30. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
31. VERIFY DIMENSIONS TIME PERIODS AND SEASONAL CHANGES PRIOR TO BEGINNING.
32. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTED BY OWNER'S REPRESENTATIVE, WHICH REQUIRE ADDITIONAL COST TO THE OWNER.
33. AFTER PERFORMANCE OF THE CONTRACTOR SHALL PROVIDE A STATED LOGICAL LIST OF SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED.
34. THE CONTRACTOR TO GUARANTEE A MINIMUM OF ONE PLANT MATERIAL.
35. MAINTENANCE TO WATER ALL PLANTS WITHOUT IRRIGATION SYSTEMS 2 TIMES PER WEEK AT 1" VOLUME EACH WATERING SESSION FOR A PERIOD OF 1 YEAR FROM DATE OF INSTALLATION, AFTER THE FIRST YEAR OF INSTALLATION THE CONTRACTOR SHALL WATER ALL PLANTS 2 TIMES PER WEEK AT 1" VOLUME EACH WATERING SESSION DURING TIMES OF EXTREME DROUGHT UNTIL IT HAS BEEN DETERMINED THE DROUGHT PERIOD IS OVER, HOWEVER THE DROUGHT PERIOD IS OVER, WATERING SHALL CONTINUE THROUGHOUT THE LIFE OF THE PROJECT.

PLANNING CASE: 151116-3

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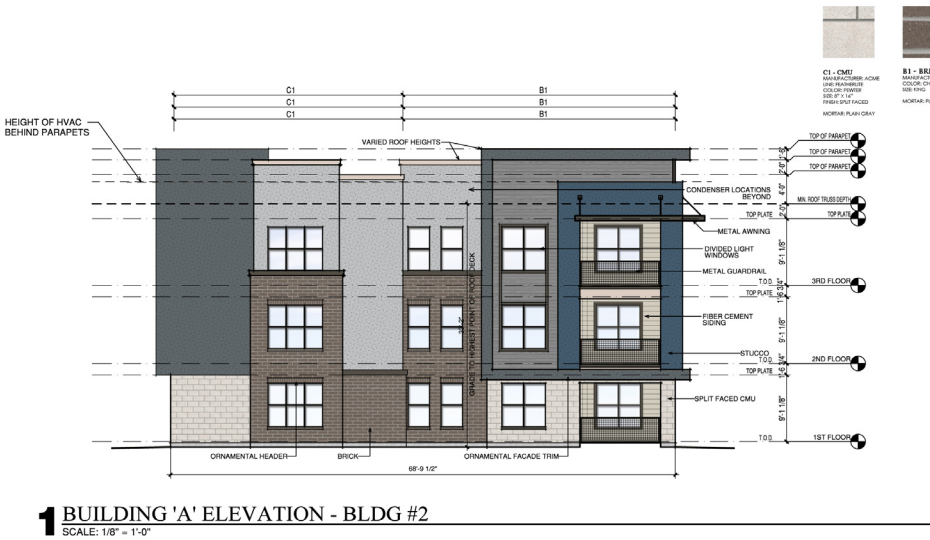
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3 KEY PLAN
NTS



REVISIONS

LAKEVIEW POINTE APARTMENTS
APARTMENTS IN GARLAND, TEXAS FOR
OM HOUSING

ISSUED FOR:
TDHCA SUBMITTAL
06-20-18

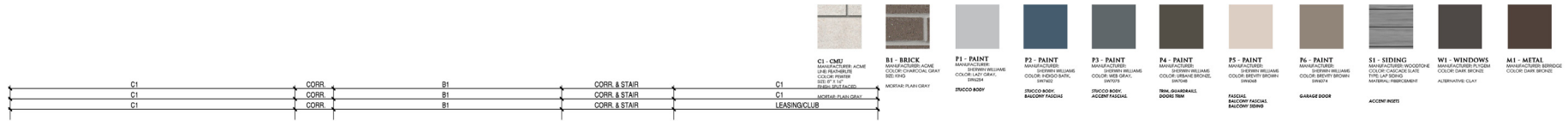
BGO

architects

4202 Beltway Drive
Addicks, TX 75001
214.520.8878
bgoarchitects.com

DATE
01-26-18
PROJECT
18101

SHEET NUMBER
A4-00
BUILDING 'A'
ELEVATION



1 BUILDING 'A' ELEVATION - BLDG #2
SCALE: 1/8" = 1'-0"

SURFACE AREA	5,215 S.F.
STUCCO	44%
BRICK	34%
SPLIT FACED CMU	13%
FIBER CEMENT SIDING	9%

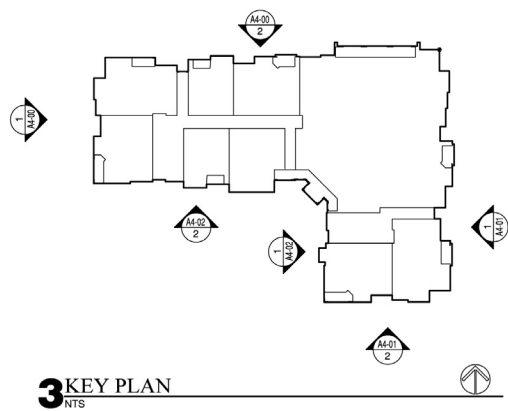
*SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS



2 BUILDING 'A' ELEVATION - BLDG #2
SCALE: 1/8" = 1'-0"

SURFACE AREA	3,791 S.F.
STUCCO	44%
BRICK	34%
SPLIT FACED CMU	13%
FIBER CEMENT SIDING	9%

*SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS



3 KEY PLAN
NTS

SECTION 4.83 (B) - ARCHITECTURAL ELEMENTS	
ARCHITECTURAL ELEMENTS USED IN BUILDING 'A' ELEVATION	
AWNINGS	
ALCOVES	
DIVIDED LIGHT WINDOWS	
ORNAMENTAL WINDOW READERS	
ORNAMENTAL FACADE TRIM	
VARIED ROOF HEIGHTS	
BUILDING HEIGHT	
BUILDING 'A' HEIGHT	33'-2"
*PER SECTION 4.83 (B) OF GARLAND DEVELOPMENT CODE TO HIGHEST POINT OF ROOF SLOPE	
BUILDING MATERIAL PERCENTAGE TOTALS	
STUCCO	44%
SPLIT FACED CMU	13%
FIBER CEMENT SIDING	9%
NOTE: *REFER TO ELEVATIONS FOR INDIVIDUAL MATERIAL BREAKDOWN	
NOTE: ALL BUILDING SIGNAGE IS TO COMPLY WITH GARLAND DEVELOPMENT CODE.	

REVISIONS

LAKEVIEW POINTE APARTMENTS

APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING

DATE

01-26-18

PROJECT

18101

SHEET NUMBER

A4-01

BGO architects

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DATE
01-26-18

SHEET NUMBER
A4-01

PROJECT
18101

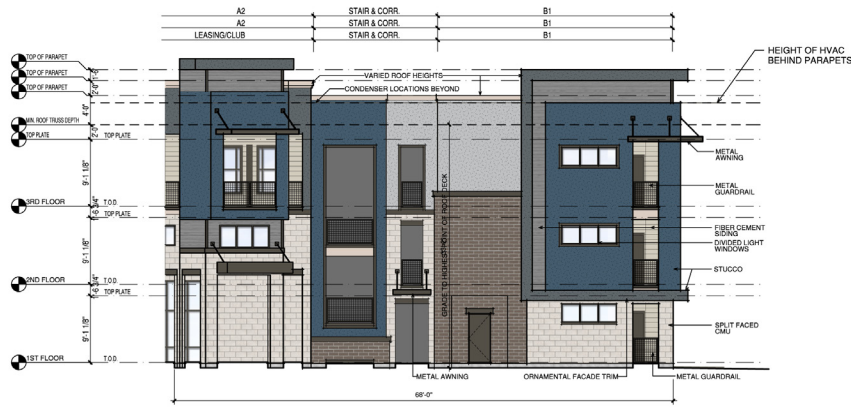
BUILDING 'A' ELEVATION

APARTMENTS IN GARLAND, TEXAS FOR
OM HOUSING

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214.520.8878
bgoarchitects.com

PROJECT
18101

BUILDING 'A' ELEVATION



1 BUILDING 'A' ELEVATION - BLDG #2
SCALE: 1/8" = 1'-0"

SURFACE AREA: 2,709 S.F.
STUCCO: 44%
SPLIT FACED CMU: 19%
FIBER CEMENT SIDING: 37%
*SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS

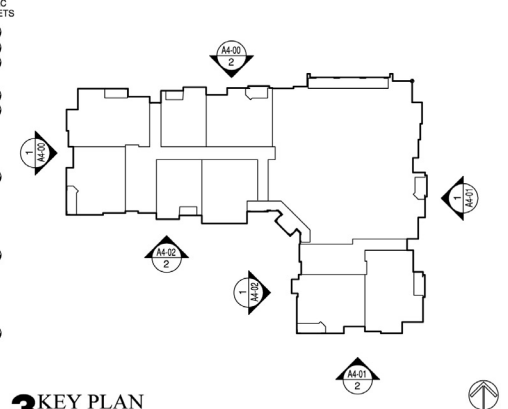
C1 - CMU MANUFACTURER: ACM COLOR: CONCRETE FINISH: PLT FACED MATERIAL: PLAIN GRAY	B1 - BRICK MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	F1 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: PLT FACED MATERIAL: PLAIN GRAY	F2 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	F3 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	F4 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	F5 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	F6 - PAINT MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	S1 - SIDING MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	W1 - WINDOWS MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY	M1 - METAL MANUFACTURER: ACM COLOR: CHARCOAL GRAY FINISH: RED MATERIAL: PLAIN GRAY

SECTION 4.83 (B) - ARCHITECTURAL ELEMENTS	
ARCHITECTURAL ELEMENTS USED IN BUILDING 'A' ELEVATION:	
- AWNINGS	
- ALCOVES	
- DIVIDED LIGHT WINDOWS	
- ORNAMENTAL WINDOW HEADERS	
- ORNAMENTAL FACADE TRIM	
- VARIOUS ROOF HEIGHTS	
BUILDING HEIGHT	
BUILDING 'A' HEIGHT	33'-0"
*PER SECTION 4.83 OF GARLAND DEVELOPMENT CODE, BUILDING HEIGHT IS MEASURED FROM GRADE TO HIGHEST POINT OF ROOF DECK	
BUILDING MATERIAL PERCENTAGE TOTALS	
STUCCO	44%
SPLIT FACED CMU	19%
FIBER CEMENT SIDING	37%
**REFER TO ELEVATIONS FOR INDIVIDUAL MATERIAL BREAKDOWN	
NOTE: ALL BUILDING SIGNAGE IS TO COMPLY WITH GARLAND DEVELOPMENT CODE.	



2 BUILDING 'A' ELEVATION - BLDG #2
SCALE: 1/8" = 1'-0"

SURFACE AREA: 5,824 S.F.
STUCCO: 44%
SPLIT FACED CMU: 19%
FIBER CEMENT SIDING: 37%
*SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS



3 KEY PLAN
NTS

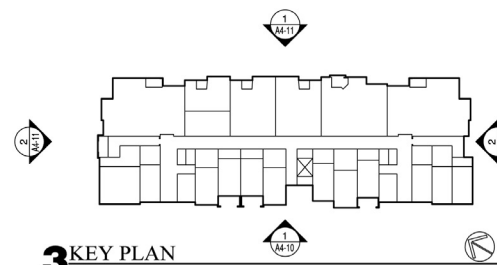
REVISIONS		LAKEVIEW POINTE APARTMENTS		BGO architects		DATE: 01-26-18		SHEET NUMBER: A4-02	
APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING		4202 Beltway Drive Addicks, TX 75001 214.520.8878 bgoarchitects.com		PROJECT: 18101		BUILDING 'A' ELEVATION		COPYRIGHT © BGO Architects ALL RIGHTS RESERVED	



SURFACE AREA	3,585 S.F.
STUCCO	84%
BRICK	10%
SPLIT FACED CMU	5%
FIBER CEMENT SIDING	1%

*SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS

C1 - CMU MANUFACTURER: ACME COLOR: BROWN HEIGHT: 8" x 16"	B1 - BRICK MANUFACTURER: ACME COLOR: CHAMBERLAIN HEIGHT: 8" x 8"	P1 - PAINT MANUFACTURER: BENET COLOR: WHITE FINISH: SMOOTH	P2 - PAINT MANUFACTURER: BENET COLOR: WHITE FINISH: SMOOTH	P3 - PAINT MANUFACTURER: BENET COLOR: WHITE FINISH: SMOOTH	P4 - PAINT MANUFACTURER: BENET COLOR: WHITE FINISH: SMOOTH	P5 - PAINT MANUFACTURER: BENET COLOR: WHITE FINISH: SMOOTH	P6 - PAINT MANUFACTURER: BENET COLOR: WHITE FINISH: SMOOTH	S1 - SIDING MANUFACTURER: BENET COLOR: WHITE FINISH: SMOOTH	W1 - WINDOWS MANUFACTURER: BENET COLOR: WHITE FINISH: SMOOTH	M1 - METAL MANUFACTURER: BENET COLOR: WHITE FINISH: SMOOTH
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SECTION 4.83 (B) - ARCHITECTURAL ELEMENTS

ARCHITECTURAL ELEMENTS USED IN BUILDING 'B' ELEVATION

- AWNINGS
- DIVIDED LIGHT WINDOWS
- PLANTERS (REFER TO CIVIL / LANDSCAPE PLANS)
- ORNAMENTAL WINDOW HEADERS
- ORNAMENTAL FACADE TRIM
- VARIOUS ROOF HEIGHTS

BUILDING HEIGHT

BUILDING 'B' HEIGHT: 47'-10"

*PER SECTION 4.83 (B) OF GHS AND DEVELOPMENT CODE
GRADE TO HIGHEST POINT OF ROOF DECK

BUILDING MATERIAL PERCENTAGE TOTALS

STUCCO	84%
SPLIT FACED CMU	5%
FIBER CEMENT SIDING	1%
BRICK	10%

*REFER TO ELEVATIONS FOR INDIVIDUAL MATERIAL BREAKDOWN

NOTE

ALL BUILDING SIGNS ARE TO COMPLY WITH GARLAND DEVELOPMENT CODE.

REVISIONS

LAKEVIEW POINTE APARTMENTS

APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING

ISSUED FOR: TDHCA SUBMITTAL

06-20-18

BGO architects

4202 Beltway Drive Addison, TX 75001 214-530-8879 bgoarchitects.com

DATE

01-26-18

PROJECT

18101

SHEET NUMBER

A4-10

BUILDING 'B' ELEVATION

Exhibit E



1 BUILDING 'B' ELEVATION - BLDG 1



2 BUILDING 'B' ELEVATION - BLDG 1

SURFACE AREA 9,904 S.F.	
STUCCO	44%
BRICK	35%
SPLIT FACED CMU	13%
FIBER CEMENT SIDING	8%

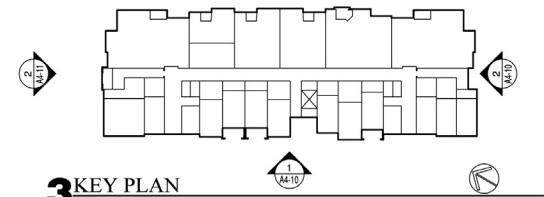
**SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS

VERTICAL ARTICULATION PER GDC ILLUSTRATION 4-7	
STREET FACING FACADE WIDTH	202'
VERTICAL ARTICULATION WIDTH REQ'D (20%)	40'-4"
VERTICAL ARTICULATION WIDTH PROVIDED	50'-0"
3'-0" VERT. ARTIC. PER 50' HORIZONTAL	12'-0"

HORIZONTAL BUILDING ARTICULATION PER GDC ILLUSTRATION 4-7

STREET FACING FACADE WIDTH	202'
HORIZONTAL ARTICULATION WIDTH REQ'D (30%) @ 4' DEEP	60'-6"
HORIZONTAL ARTICULATION WIDTH PROVIDED	
- TWO SEGMENTS @ 4'-4" DEEP	EACH 27'-4"

SECTION 4.83 (B) - ARCHITECTURAL ELEMENTS	
ARCHITECTURAL ELEMENTS USED IN BUILDING "E" ELEVATION:	
*AWINGS - DIVIDED LIGHT WINDOWS - PLANTERS (PREFER TO CIVIL / LANDSCAPE PLANS) - ORNAMENTAL WINDOW HEADERS - ORNAMENTAL FACADE TRIM - VARIED ROOF HEIGHTS	
BUILDING HEIGHT	
BUILDING "E" HEIGHT _____ AS? _____	
*PER SECTION 2.02 OF GARLAND DEVELOPMENT CODE, BUILDING "E" IS CLASSIFIED FROM GRADE TO HIGHEST POINT OF ROOF DECK	
BUILDING MATERIAL PERCENTAGE TOTALS	
STUCCO _____	50%
BRICK _____	25%
SPILT FACED CMU _____	15%
PAINT ORIENTED BRICK _____	10%
*REFER TO ELEVATIONS FOR INDIVIDUAL MATERIAL BREAKDOWN	
NOTE: ALL BUILDING SLAB(S) TO COMPLY WITH GARLAND DEVELOPMENT CODE	

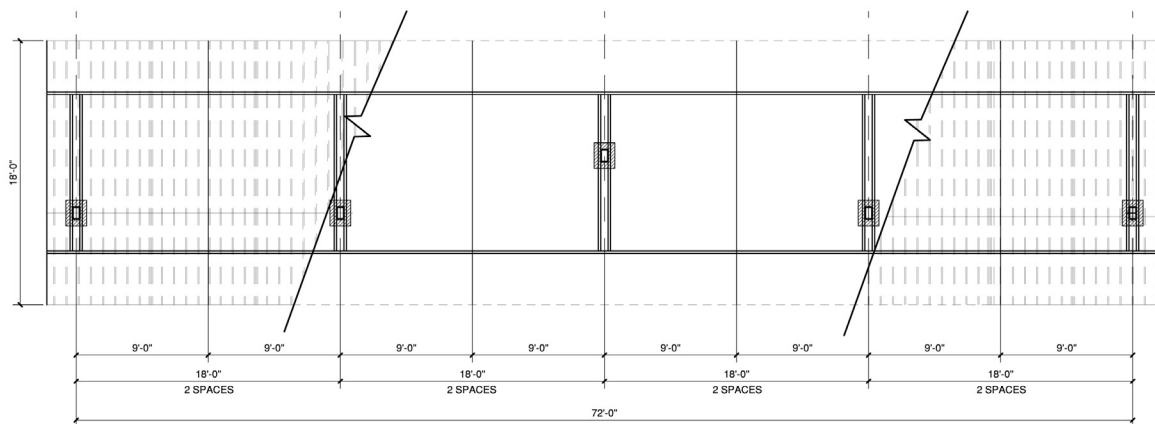


3 KEY PLAN

SURFACE AREA	3,555 S.F.
STUCCO	45%
BRICK	34%
SPLIT FACED CMU	13%
FIBER CEMENT SIDING	8%

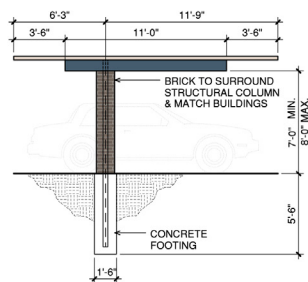
**SURFACE AREA & MATERIAL PERCENTAGES DO NOT INCLUDE DOOR, WINDOW & BALCONY OPENINGS

REVISIONS	LAKEVIEW POINTE APARTMENTS  APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING	ISSUED FOR: TDHCA SUBMITTAL 06-29-18	 4202 Beltway Drive Addicks, TX 75001 214.520.8873 bgoarchitects.com	DATE 01-26-18 SHEET NUMBER A4-11
				PROJECT 18101 BUILDING 'B' ELEVATION



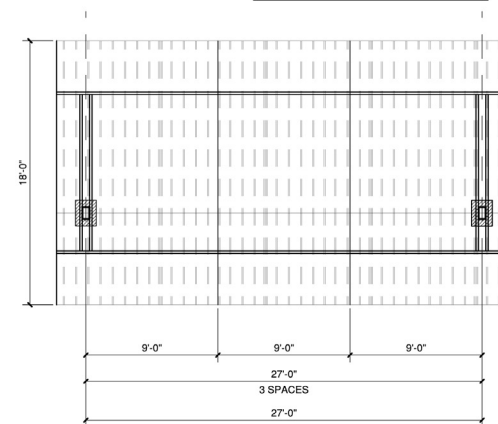
4 CARPORT PLAN - 6 EVEN SPACES (TYPICAL)

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION



3 CARPORT SECTION

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

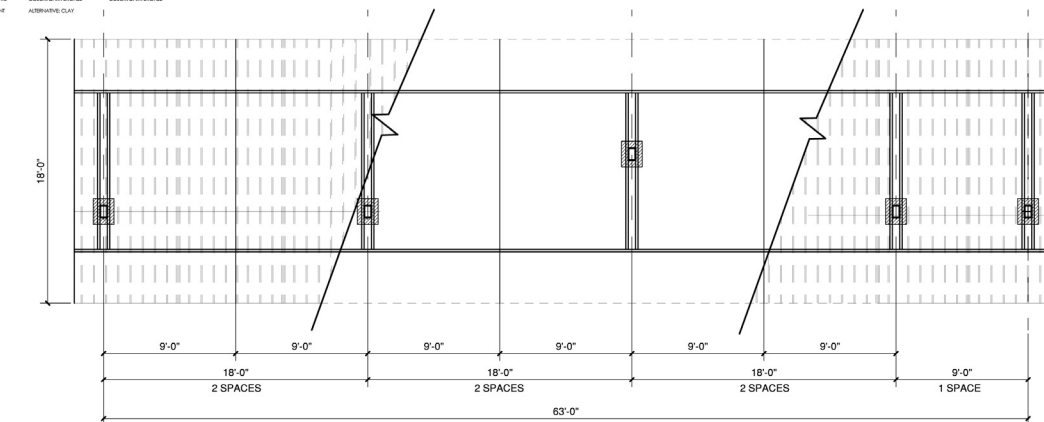


2 CARPORT PLAN - 3 EVEN SPACES

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

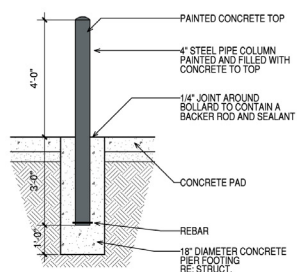
NOTE:
ALL CARPORT STRUCTURES ARE TO HAVE THE SAME BRICK
USED ON BUILDING 'A' WRAP THE SUPPORT COLUMNS

CARPORT AREAS	
5 SPACE CARPORT =	810 SQ. FT.
6 SPACE CARPORT =	972 SQ. FT.
7 SPACE CARPORT =	1,134 SQ. FT.
8 SPACE CARPORT =	1,296 SQ. FT.
9 SPACE CARPORT =	1,458 SQ. FT.
10 SPACE CARPORT =	1,620 SQ. FT.

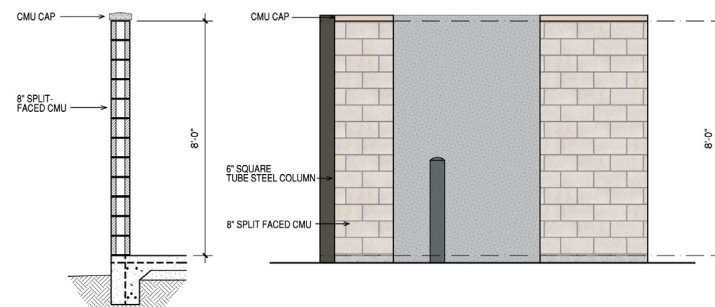


1 CARPORT PLAN - 5 EVEN SPACES (TYPICAL)

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

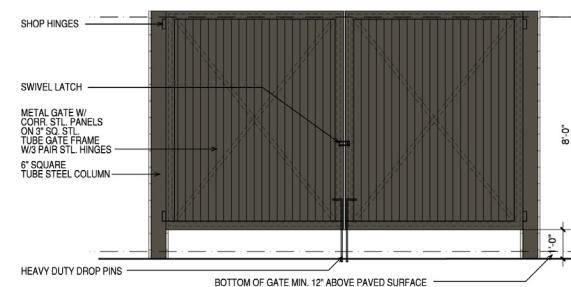


6 BOLLARD DETAIL

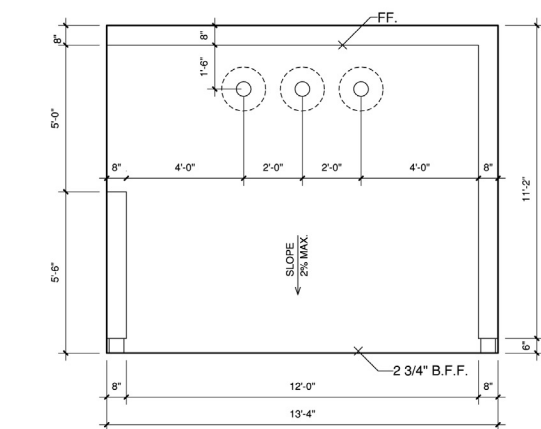


5 TRASH ENCLOSURE-SECTION

4 TRASH ENCLOSURE-SIDE ELEVATION



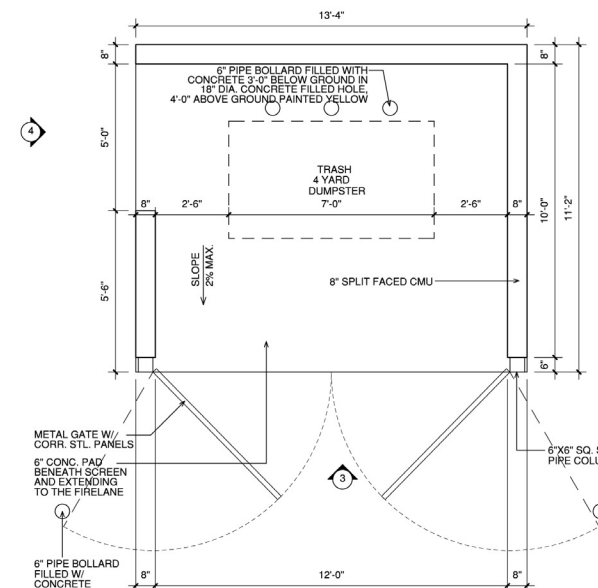
3 TRASH ENCLOSURE-FRONT ELEVATION



1 TRASH ENCLOSURE-(2) 10 YARD UNIT - FORMING PLAN
SCALE: 1/2" = 1'-0"

NOTE: COORDINATE WITH WASTE
MANAGEMENT PROVIDER.

REFER TO CIVIL PLANS FOR
ACCESSIBLE ROUTE AND
PEDESTRIAN ACCESS



2 TRASH ENCLOSURE-(2) 10 YARD UNIT
SCALE: 1/2" = 1'-0"

REPORT & MINUTES

P.C. Meeting, July 9, 2018

Consideration of the application of **OM Housing**, requesting approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses; 2) a Detail Plan for Dwelling, Multi-Family; and 3) a Variance to Section 4.34 of the Garland Development Code regarding site and perimeter landscaping. This property is located at 1603 East IH-30. (District 3) (File Z 18-10)

The applicant, Jason Lain, 2601 S. Glenbrook Drive, Garland, Texas 75041, provided an overview of the request and elaborated on the reasoning for the variance request.

Chairman Roberts requested clarification on the variance requests.

Also representing the applicant, Ronald Salame, 6175 Main Street, Frisco, Texas 75035 and Erik Earnshaw, 4202 Beltway Drive, Addison, Texas were available for questions. There were no questions of these applicants.

Motion was made by Commissioner Edwards, seconded by Commissioner Williams to **approve** per staff recommendation. **Motion carried: 8 Ayes, 0 Nays**

AG

O = IN FAVOR
X = AGAINST



INDICATES AREA
OF REQUEST



GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: OM Housing

File Z 18-10

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 9, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **OM Housing**, requesting approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses; 2) a Detail Plan for Dwelling, Multi-Family and 3) a Variance to Section 4.34 of the Garland Development Code regarding site and perimeter landscaping. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 5.84-acre portion of Lot 5, Block 1, Faulkner Point North No. 2, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 93149, Page 8084, Map Records, Dallas County, Texas (M.R.D.C.T.). **The site is located at 1603 East IH 30. (District 3)**

Note: The applicant proposes to develop a portion of the subject property with an apartment complex.

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 Josue De la Vega at 972-205-2454.

(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

1625 E IH 30, Garland, Tx

Printed Name

SUBODH NAIK, 9902 Lincolshire Ln, Rockwall
Address City, State TX 75087 Zip

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

Signature *Subodh Naik* Title *Owner/Partner*

Date: 6-28-18

JUN 29 '18 AM 10:28



GARLAND

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

June 27, 2018

HEARING DATE/TIME: Plan Commission: July 9, 2018 – 7:00 PM

APPLICANT: OM Housing

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(Please Check One Below)

☒ I am in favor of the request.
☐ I am opposed to the request.

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

GREAT IDEA & LOCATION

(Please complete the following information)

Your Property Address

Jim Rosenberg

1603 E I-30

Printed Name

**637 Moraine Way
Heath, TX 75032**

Address

City, State

Zip

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

Signature

Title

Date:

7/2/18

JUL 6 '18 PM 2:29

Z 18-10

Approval of 1) a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Dwelling, Multi-Family.

**City Council Meeting
August 7, 2018**



GARLAND

TEXAS MADE HERE

Case Information

Location: 1603 East IH-30

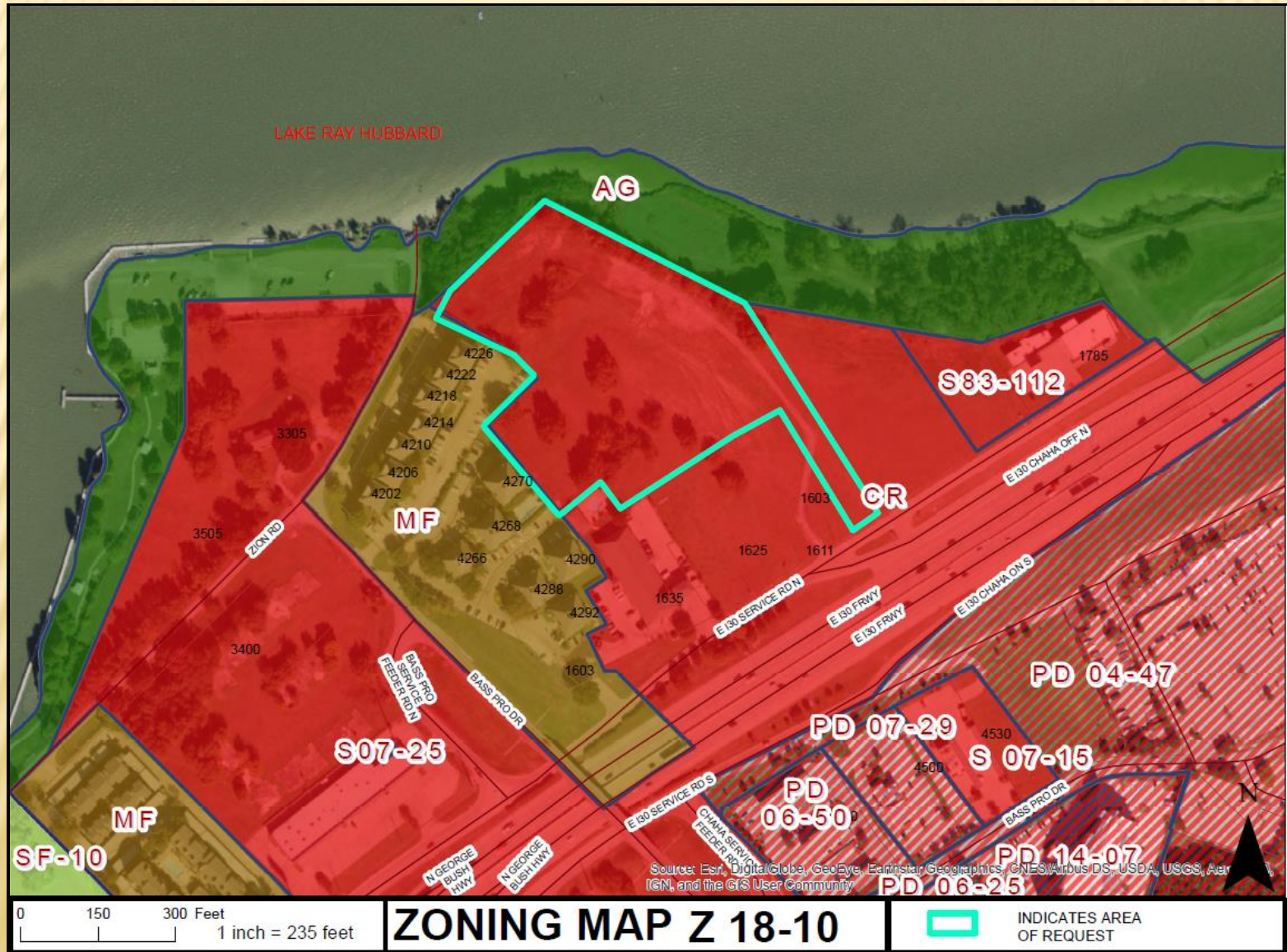
Applicant: OM Housing

Owner: James M. Rosenberg

Acreage: 5.84 acres (4.39 acres in the proposed Dwelling, Multi-Family site plus 1.45 acres of right-of-way dedication)

Zoning: Community Retail (CR) District

Location Map

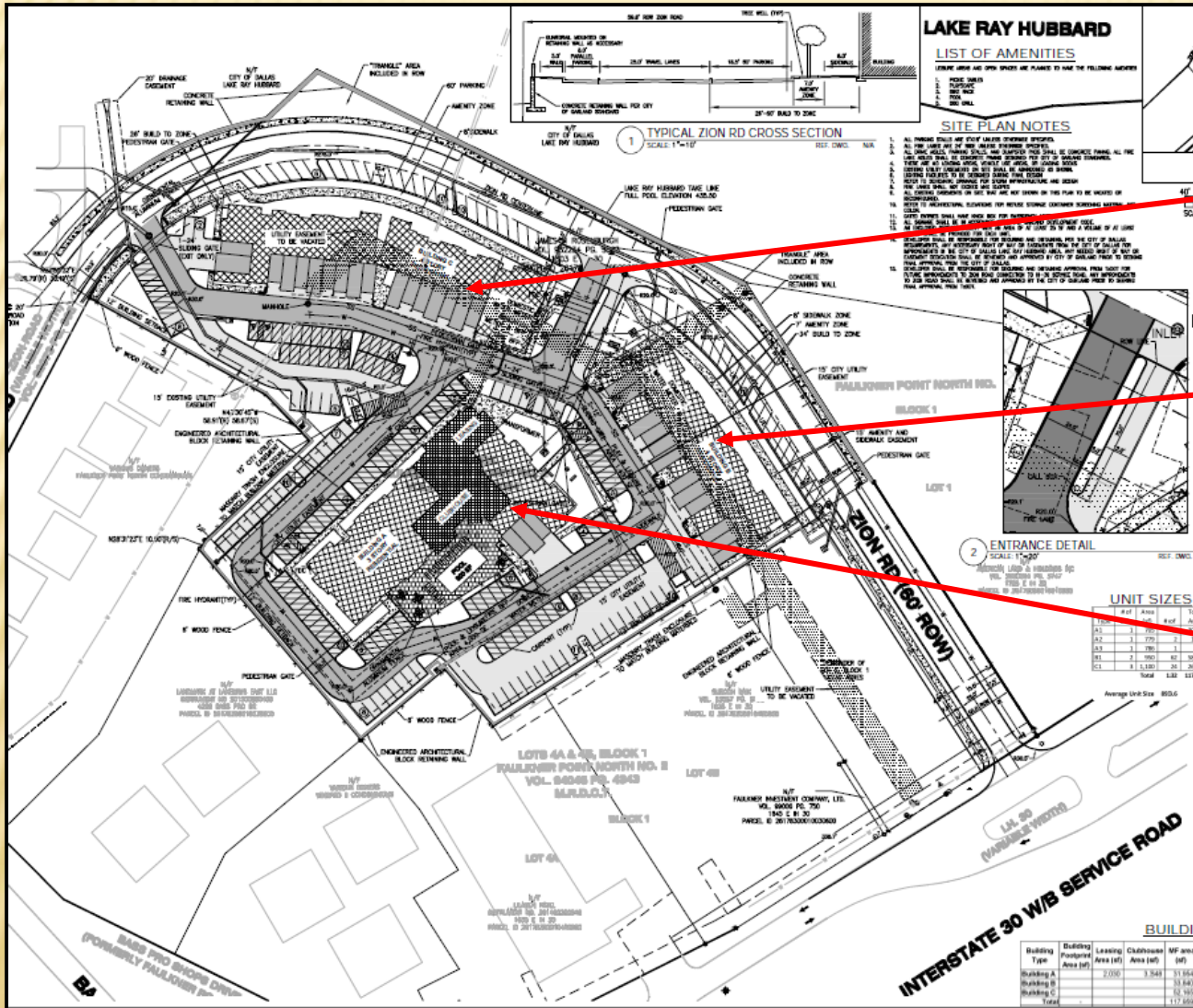


Subject Property





PD/Detail Plan



- Building C (4 stories)(dwelling units)

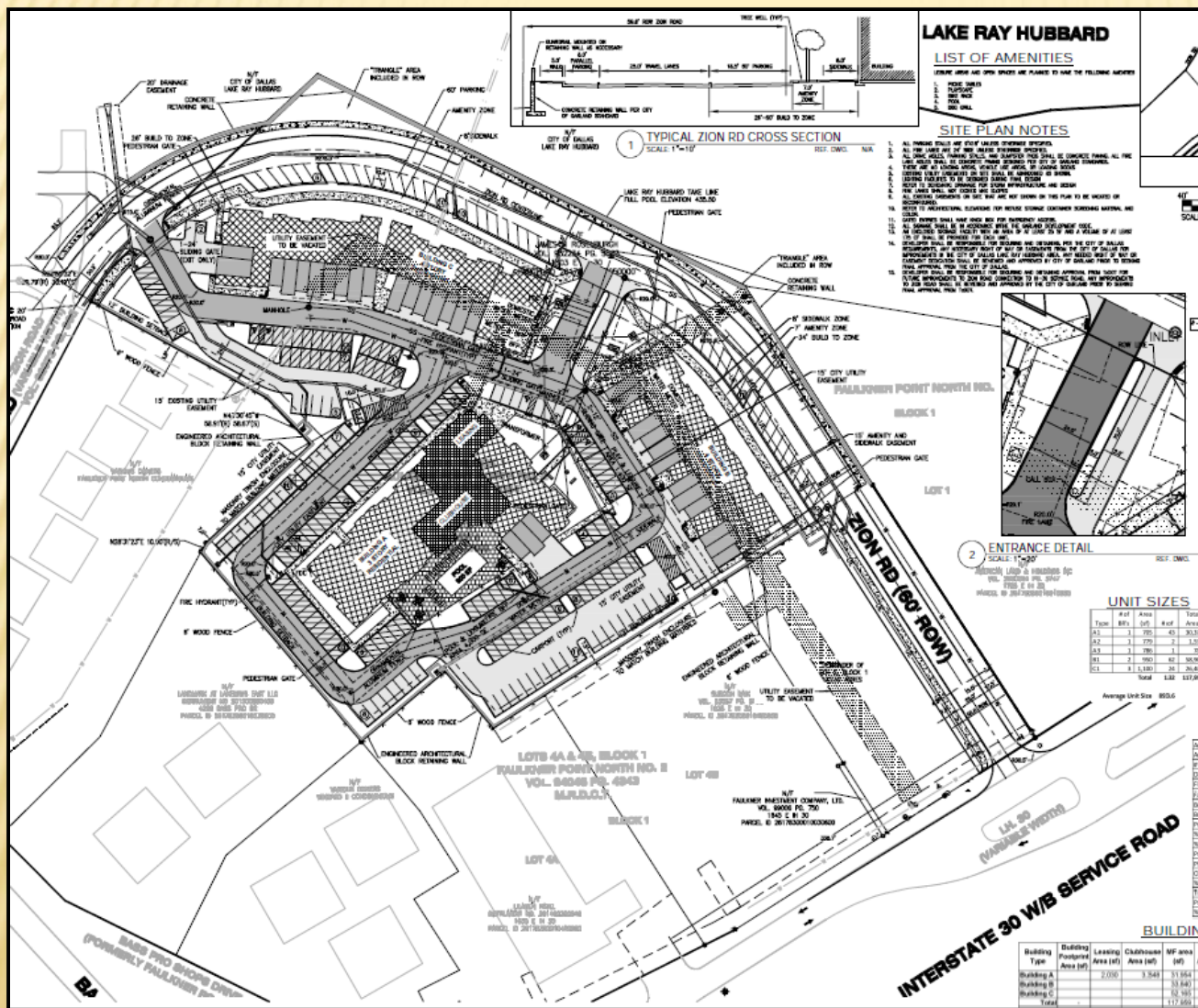
Building B (4 stories)
(dwelling units)

Building A (3 stories)
(dwelling units,
club house, leasing
office
Pool area)



Unit mix of forty-six (46) one-bedroom units, sixty-two (62) two-bedroom units and twenty-four (24) three-bedroom units for a total of 132 dwelling units

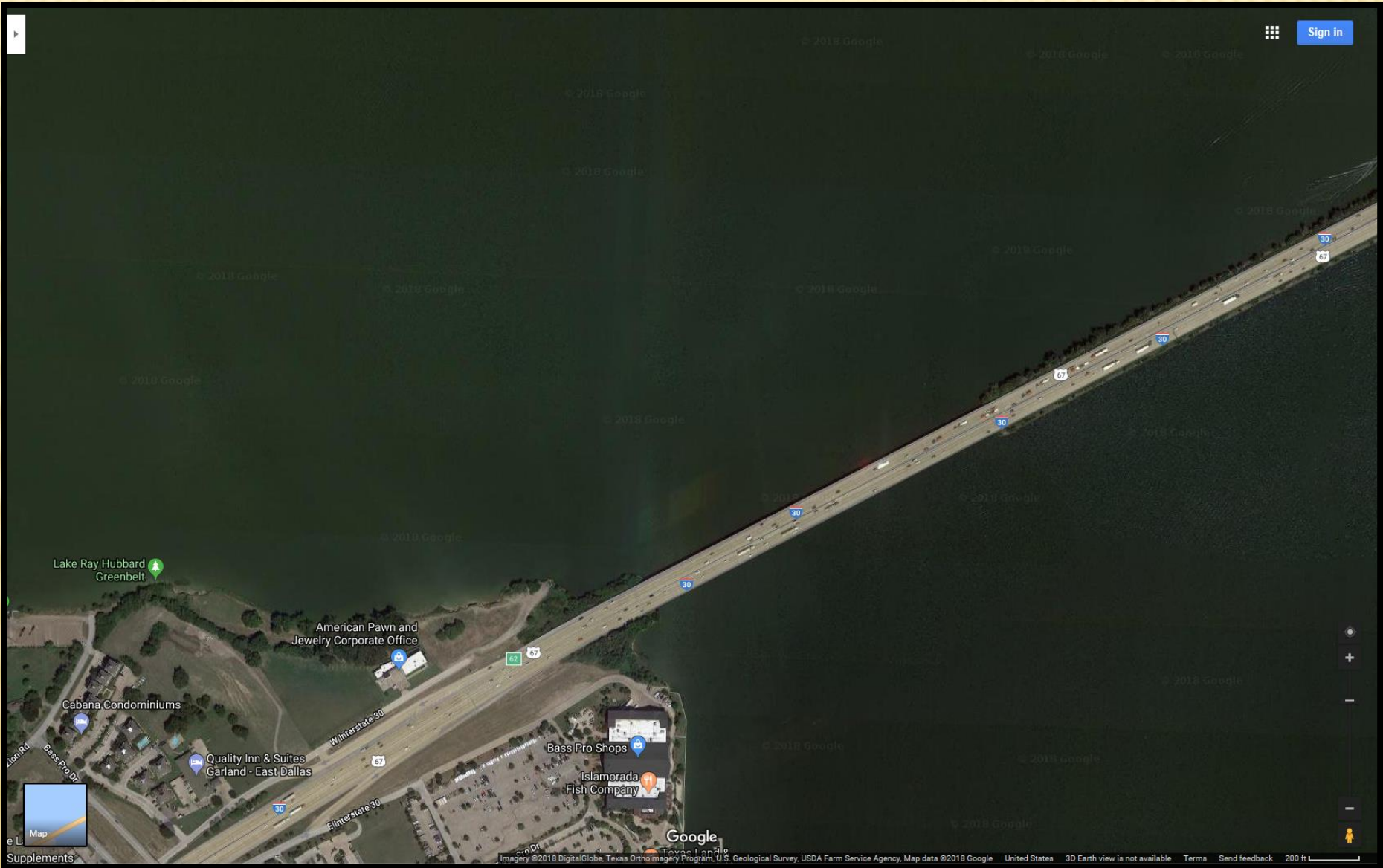
All units meet or exceed the minimum dwelling unit areas prescribed in the GDC.



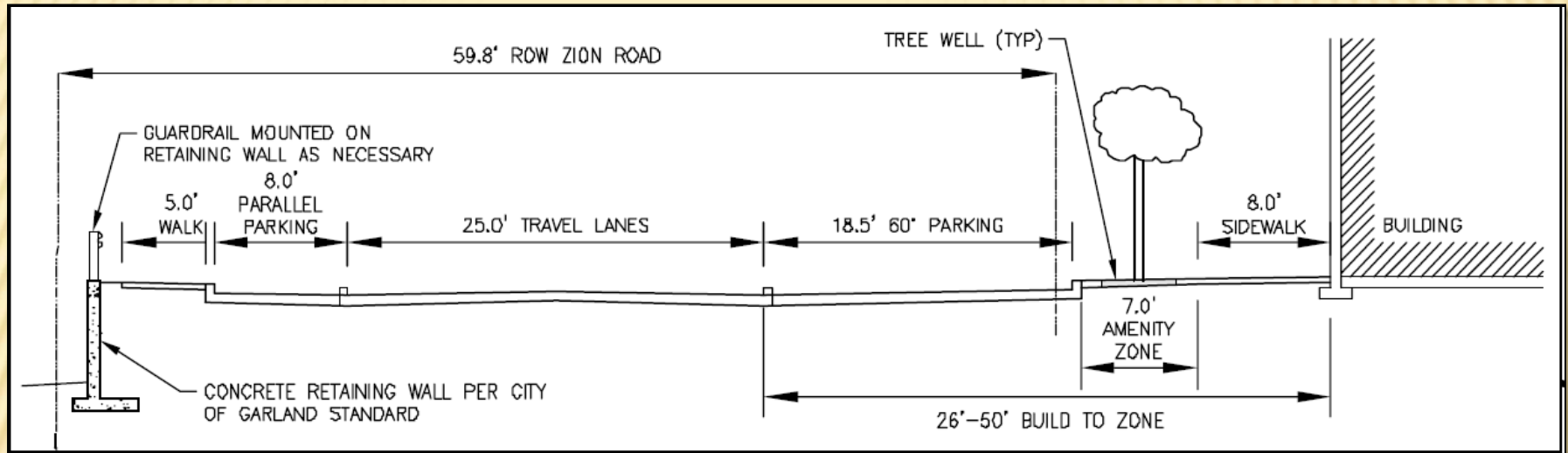


Proposed extension of Zion Rd.

LAKE RAY HUBBARD
LIST OF AMENITIES
 LAKE RAY HUBBARD HAS PLANNED TO HAVE THE FOLLOWING AMENITIES:
 1. POOL
 2. SPA
 3. GOLF COURSE
 4. TENNIS COURT
 5. BASKETBALL COURT
 6. JAVELIN FIELD
 7. SOFTBALL FIELD
 8. BASEBALL FIELD
 9. CRICKET FIELD
 10. HOCKEY RINK
 11. RUGBY FIELD
 12. FOOTBALL FIELD
 13. GOLF COURSE
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 307. SOFTBALL FIELD
 308. BASEBALL FIELD



PD/Detail Plan



The applicant has drafted and proposes a street design for the extension of Zion Rd. that provides on-street (angled and parallel) parking, a seven (7) foot wide amenity zone (for the planting of street trees), an eight (8) foot wide sidewalk and a street wall created with the front facades of Building B and Building C, placed “parallel” to the street and within a build to zone of twenty-six (26) feet to fifty (50) feet.

PD/Special Conditions

- The Garland Development Code (GDC) establishes a maximum density of eighteen (18) units per acre in the Multi-Family (MF) District or any Panned Development (PD) based on the Multi-Family (MF) District unless a different maximum density is established by the proposed Planned Development (PD). With 132 dwelling units on 4.39 acres (area of the subject property minus right-of-way dedication), the Detail Plan yields a maximum density of approximately thirty (30) units per acre.
- The Garland Development Code (GDC) establishes a parking ratio of one and a half (1.5) parking spaces per each one-bedroom dwelling unit and two (2) parking spaces per each dwelling unit with two (2) or more bedrooms; therefore, the proposed Dwelling, Multi-Family would require 241 parking spaces. The Detail Plan provides thirty-two (32) parking spaces in tuck under garages, sixty-two (62) on-site surface parking spaces, 106 on-site carport parking spaces and forty-seven (47) on-street parking spaces for a total of 247 parking spaces.

PD/Special Conditions

- The Garland Development Code (GDC) establishes a maximum building height of forty (40) feet, measured from grade at the front of the building to the highest point of a flat roof. Within the proposed Planned Development (PD) District the maximum building height would be forty-five (45) feet which would accommodate for the four levels in Building B and Building C whose actual building height is forty-three (43) feet and ten (10) inches.
- In lieu of the twenty (20) foot front setback (adjacent to street) required in Table 2-4 of the Garland Development Code, the applicant proposes a build-to-zone from twenty (26) feet to fifty (50) feet measure from the front-of-curb (the curb adjacent to the traffic lane) to the face of the building. All other applicable setbacks in the Multi-Family (MF) District as prescribed in the Garland Development (GDC) apply and are met.





PD/Building A Elevations



PD/Building A Elevations



PD/Building B Elevations



PD/Building B Elevations





Comprehensive Plan

The Future Land Use Map of the Envision Garland Plan designates the subject property as Regional Centers. Regional Centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional Centers may be found along major highways and turnpikes, and at significant bus or rail stations.

The I-30 Corridor Catalyst Area Plan identifies this site within the Harbor Point Targeted Investment Area. The Harbor Point area offers the opportunity for lakefront and lake-themed residential development, especially north of IH 30, including higher-end, relatively dense detached homes, condominiums, and perhaps some limited rental product.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

15.e.

Meeting Date: August 7, 2018

Item Title: Z 18-29 Charles Gojer & Assoc. (District 1)

Submitted By: Josue De La Vega, Sr. Development Planner

REQUEST

Approval of 1) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses, 2) a Detail Plan for a Financial Institution; and 3) a Specific Use Provision for a Drive-Through Service.

OWNER

Gugar Family #2

PLAN COMMISSION RECOMMENDATION

On July 9, 2018 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses, 2) a Detail Plan for a Financial Institution; and 3) a Specific Use Provision for a Drive-Through Service for a period of thirty (30) years.

STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses, 2) a Detail Plan for a Financial Institution; and 3) a Specific Use Provision for a Drive-Through Service for a period of thirty (30) years.

BACKGROUND

In 2016 City Council approved Planned Development (PD) 16-22 District along with a Detail Plan (Exhibit F) to allow the construction of a Medical and Dental Office/Clinic and Pharmacy (without Drive-Through or Window) on the subject property; however, such development did not come to fruition and the site remains undeveloped. The applicant proposes a Planned Development (PD) District and has brought forward a Detail Plan to develop the subject property with a Financial Institution (a bank) with Drive-Through Service.

SITE DATA

The subject property contains approximately 1.7 acres in area, with approximately 250 lineal feet of frontage along the service road of President George Bush Turnpike and 290 lineal feet of frontage along Elliot Avenue. The site will be accessed directly from Elliot Avenue and through common access drives from the service road of President George Bush Turnpike.

USE OF PROPERTY UNDER CURRENT ZONING

With the exception of restaurants with drive-through, which are not permitted, Planned Development (PD) 16-22 allows those land uses as they are permitted in the Community Retail (CR) District. Financial Institution is a land use permitted by right; however, Drive-Through Service requires approval of a Specific Use Provision. Furthermore, a Detail Plan illustrating the layout and design of the proposed development requires approval through the public hearing process to replace the Detail Plan previously approved for Medical and Dental Office/Clinic and Pharmacy (without Drive-Through or Window). The Community Retail (CR) District will continue as the base zoning under the proposed Planned Development (PD) District.

CONSIDERATIONS

Detail Plan (Exhibit C)

1. The applicant has brought forward a Detail Plan to develop a 5,261-square foot, one (1) story, Financial Institution with Drive-Through Service (square footage includes the drive-through canopy). The Drive-Through Service would consist of four (4) drive-through lanes for tellers and ATM's. The proposed Financial Institution would operate Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 4:00 p.m.
2. The Garland Development Code (GDC) establishes a parking requirement of one (1) parking space for every 300 square feet of gross floor area. This development will require fifteen (15) parking spaces and the Detail Plan proposes thirty-two (32) parking spaces. The applicant asserts and has demonstrated through a parking study that thirty-two (32) parking spaces are necessary to provide sufficient parking for a Financial Institution of this size.
3. The proposed landscape and screening layout (Exhibit D) complies with the applicable screening and landscape regulations in Chapter 4 of the Garland Development Code (GDC).
4. The design of the building (Exhibit E) is required to comply with the following Garland Development Code (GDC) requirements:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C). The building design complies with the aforementioned design requirements.

5. Planned Development (PD) 16-22 limits freestanding signage to one monument sign along the service road of President George Bush Turnpike. The applicant proposes one monument sign and attached signage that will comply with the applicable regulations in the Garland Development Code (GDC) and Planned Development (PD) 16-22.

Specific Use Provision

6. A Specific Use Provision for Drive-Through Service for a period of thirty (30) years is requested by the applicant.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across SH 190, and northwest from the subject property are zoned for Community Retail Uses and have developed with a variety of restaurant and commercial uses. The properties to the southeast are zoned for Neighborhood Office Uses; these properties are currently developed with a school parking lot. The properties immediately to the southwest are zoned for Community Retail Uses and are developed with two (2) hotels and an office building. The properties to the south, across Naaman Forest Boulevard, are zoned for Agricultural Uses; these properties are developed with Naaman Forest High School and the Curtis Culwell Special Events Center.

Attachments

- Z 18-29 Charles Gojer Assoc. Exhibits and Attachments
 - Z 18-29 Charles Gojer Assoc. Notification Responses
 - Z 18-29 Charles Gojer Assoc. Staff Presentation
-



0 100 200 Feet
1 inch = 152 feet

ZONING MAP Z 18-29



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-29

5005 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Financial Institution with Drive-Through Service.
- 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 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. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
 - A. Permitted Uses:** Only those uses as permitted in the Community Retail (CR) District. Restaurant, Drive-Through, however, is not a permitted use on the subject property.
 - B. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - C. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.
 - D. Signage:** Freestanding signage shall be limited to one monument sign along the service road of President George Bush Turnpike. Freestanding signage and attached signage shall comply with the applicable regulations in the Garland Development Code.

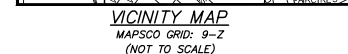
- E. Parking: No more than thirty-two (32) parking spaces shall be provided.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-29

5005 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Drive-Through Service.
- 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 Ordinance 6773 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Specific Use Provision:** The Specific Use Provision for Drive-Through Service shall be in effect for a period of thirty (30) years.



1. ALL PAVING IN CITY R.O.W. SHALL COMPLY WITH CITY OF GARLAND NOTES, SPECIFICATIONS, AND DETAILS.

2. THE SITE WILL NOT HAVE A TRASH CONTAINER OR ENCLOSURE PER OWNER REQUEST.

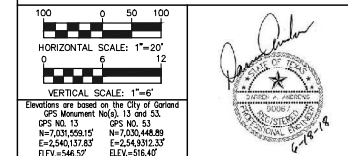
1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY OWNER OR THE A/E.
2. DIMENSIONS ARE TO FACE OF CURB AND CURBS ARE 0.50' (6") WIDE UNLESS SPECIFICALLY NOTED OTHERWISE.

3. ALL UNMARKED CURB RADII ARE 3.00' (3'-0") TO FACE OF CURB.
4. UNITS OF LENGTH ARE FEET UNLESS OTHERWISE MARKED AS INCHES ("), CENTIMETERS (CM), METERS (M) OR YARDS (YD).

<u>BENCHMARKS & CONTROL POINTS</u>			
#1	MAC NAIL SET IN THE SOUTHEASTERLY CURB LINE OF		

#1. MAG NAIL SET IN THE SOUTHEASTERLY CURB LINE OF ELLIOT AVENUE, BEING APPROXIMATELY 21' SOUTHWEST OF THE NORTHEASTERLY LINE OF LOT 3, BLOCK 3, OF FIREWHEEL HOTEL ADDITION. ELEVATION=536.40'

- #2. MAG NAIL SET IN THE SOUTHEASTERLY CURB LINE OF ELLIOT AVENUE, BEING APPROXIMATELY 251' SOUTHWEST OF THE NORTHEASTERLY LINE OF LOT 3, BLOCK 3, OF FIREWHEEL HOTEL ADDITION. ELEVATION=533.43'



 Charles Gojer
and Associates, Inc.
Consulting Engineers

11615 Forest Central Dr. Suite 303
Dallas, Texas 75243 (214) 340-1199

TV DECONTAMINATION NO. C-697

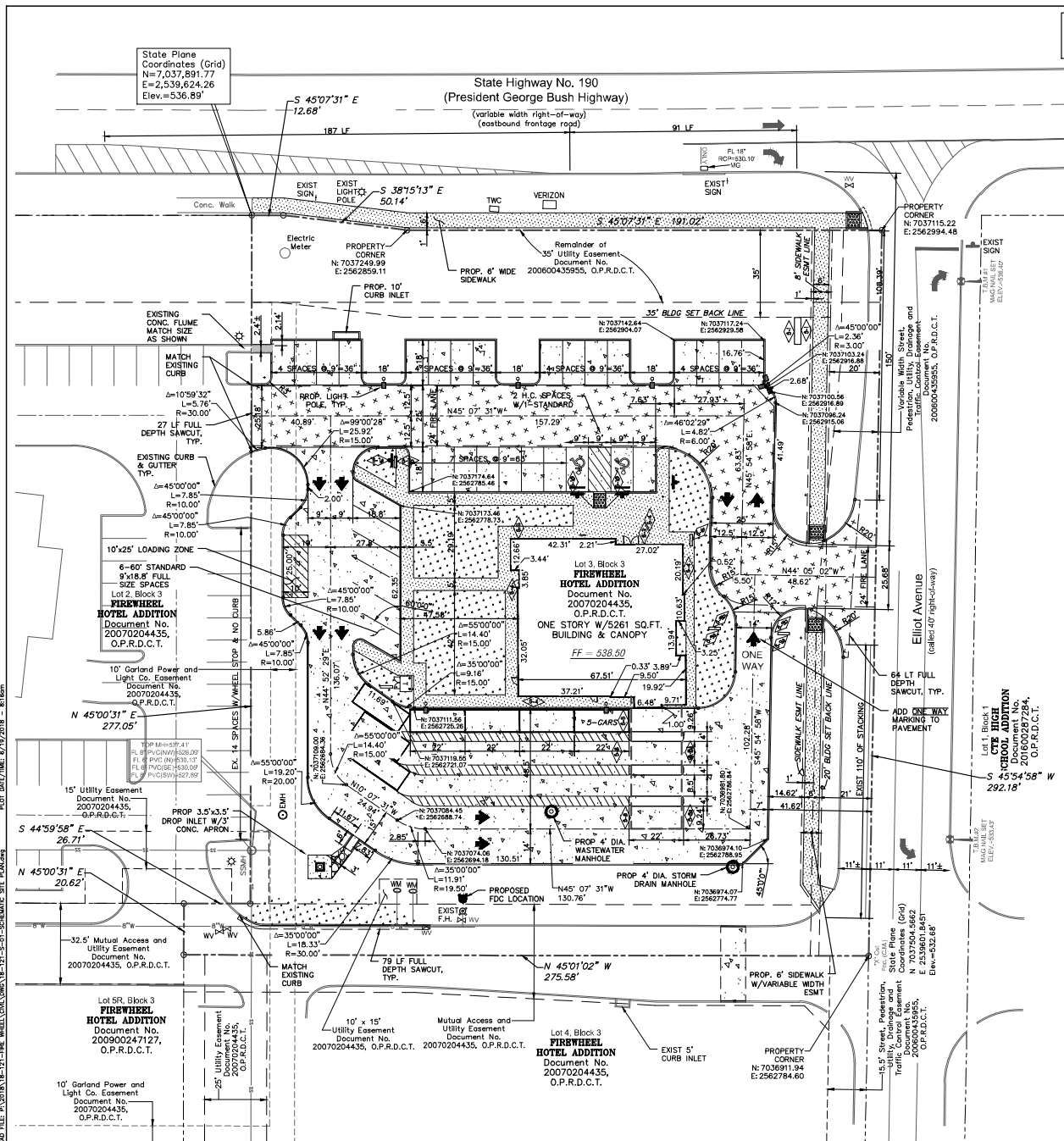
SITE PLAN - CREDIT UNION

LOT 3, BLOCK 3, 1.701 ACRES (NET)

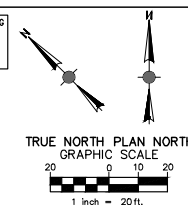
5005 GEORGE BUSH HIGHWAY

RBFCU GARLAND BRANCH

CITY OF GARLAND, TEXAS					
DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
D.A.A.	M.H.J.	JUNE 18, 2018			S-01



CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES. NOTIFY ENGINEER OF ANY DISCREPANCY ON PLANS. AS-BUILT INFORMATION WAS LIMITED & STILL UNDER CONSTRUCTION IN THIS AREA.



- | | |
|--|--|
| | NEW BUILDING |
| | NEW BUILDING CANOPY |
| | EXISTING PAVEMENT TURN LANES |
| | NEW BUILDING SET BACK LINE |
| | NEW SIDEWALK |
| | NEW IRRIGATION SLEEVES |
| | NEW LIGHT POLES |
| | NEW SIGN LOCATION & TYPE |
| | ADA HANDICAP PARKING SPACE |
| | NEW FDC |
| | 5" 3,000 PSI PORTLAND CEMENT CONCRETE PAVEMENT (PRIVATE) |
| | 7" 4,000 PSI PORTLAND CEMENT CONCRETE PAVEMENT (FIRE LAN |
| | 24" WIDE CONCRETE PILOT CHANNEL |
| | 4" CONCRETE SIDEWALK (2% MAX. CROSS SLOPE) |
| | 3-ADA HANDICAP RAMP |
| | NEW GRASS AREA |

PARKING:
24 SPACES 9'x18'
6-60" SPACES 9'x18.8'
2 HANDICAP SPACES 9'x18'

SITE SUMMARY	
Lot Area (acres)	1.701
Zoning	PD16-22
Proposed Use	COMMERCIAL
Fire Lane Size	24' Wide
Proposed Building Square Footage	5,261
Lot Coverage	7.1%
Stories	1
Floor Area Ratio	0.07
Finished Floor Elevation AMSL, ft	538.50
City-Required Parking Ratio for Building size per Space)	1/300 SF
Total Parking Required	15
Total Parking Provided	32
Number of Surplus Parking Spaces in Excess of City Requirements	17
Number of Accessible Parking Spaces Required by TAS	2
Number of Accessible Spaces Provided	2
Total Loading Required	1
Total Loading Provided	1
Total Impervious Surface, SF	45,987
Percent Impervious Surface	62.1%

Exhibit C

- | | |
|----------------------------|----------------------------|
| HWY. 190: 253 L.F. | |
| AREA: 4,840 S.F. | |
| REQUIRED | PROVIDED |
| 20' LANDSCAPE BUFFER | 20' LANDSCAPE BUFFER |
| (81) TREES, 3" CAL. | (8) TREES, 3" CAL. |
| (59) SHRUBS | (181) SHRUBS |
| 3,630 S.F. (75%) MAX. TURF | 1,425 S.F. (30%) MAX. TURF |

- | | |
|----------------------------|----------------------------|
| ELLIOT AVE.: 292 L.F. | |
| AREA: 2,650 S.F. | |
| REQUIRED | PROVIDED |
| 10' LANDSCAPE BUFFER | 10' LANDSCAPE BUFFER |
| (10) TREES, 3" CAL. | (10) TREES, 3" CAL. |
| 1,988 S.F. (75%) MAX. TURF | 1,303 S.F. (49%) MAX. TURF |

1. 10% OF PARKING AREA COVERED IN LIVING LANDSCAPE.
2. TWO (2) LARGE CANOPY TREES WITHIN 65' OF ALL PARKING SPACES.
3. TWO (2) LARGE CANOPY TREES PER 10 SPACES.
4. SCREEN PARKING WITH A CONTINUOUS ROW OF SHRUBS AT LEAST 3' IN HEIGHT WITHIN 2 YEARS OF INSTALLATION.

- | | |
|--------------------------|--------------------|
| PARKING AREA: 4,011 S.F. | |
| PARKING SPACES: 26 | |
| REQUIRED | PROVIDED |
| 401 S.F. (10%) | 2,048 S.F. (51%) |
| (5) TREES, 3" CAL. | (5) TREES, 3" CAL. |

- 36" HT. SCREEN 36" HT. SCREEN
- PARKING AREA LANDSCAPING (OTHER PARKING AREAS)
1. 5% OF PARKING AREA COVERED IN LIVING LANDSCAPE.
 2. ONE (1) LARGE CANOPY TREE WITHIN 65' OF ALL PARKING SPACES.
 3. ONE (1) LARGE CANOPY TREE PER 10 SPACES.
 4. SCREEN PARKING WITH A CONTINUOUS ROW OF SHRUBS AT LEAST 3' IN HEIGHT WITHIN 2 YEARS OF INSTALLATION.

KEY	QUANTITY	TREES	SIZE
		DESCRIPTION	
BC	8	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL. MIN. 4' SPREAD, MIN. 12 FT. H
CE	4	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL. MIN. 4' SPREAD, MIN. 12 FT. H
CO	4	QUERCUS MOULENBURGII CHINKAPIN OAK	4" CAL. MIN. 4' SPREAD, MIN. 12 FT. H
CP	3	PISTACHIA CHINENSE CHINESE PISTACHIO	4" CAL. MIN. 4' SPREAD, MIN. 12 FT. H
LO	3	QUERCUS VIRGINIANA LIVE OAK	4" CAL. MIN. 4' SPREAD, MIN. 12 FT. H
RO	7	QUERCUS SHUMARDII RED OAK	4" CAL. MIN. 4' SPREAD, MIN. 12 FT. H

KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
CM	1	LAGERSTROEMIA INDICA 'RED' CRAPE MYRTLE	30 GAL., 8' HT., MIN. CANES
RB	2	ERGAS CANADENSIS 'OKLAHOMA' REDHAWK	30 GAL., 8' HT., 3" SPREAD
VAC	1	VITEX AGNUS-CASTUS 'PURPLE MONTROSE'	30 GAL., 8' HT., 3" SPREAD
YH	3	ILEX VOMITORIA 'FEMALE' YALPUN HOLLY	30 GAL., 4.5' HT., 3" SPREAD, MULTI-TRK.
DH	2	CHLORIS LIGNARIS CHERRYBLOSSOM	30 GAL., 8' HT., 3" SPREAD

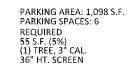
KEY		QUANTITY	SHRUBS DESCRIPTION	SIZE
CH	69		ILEX BURFORDII 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
LP	56		LOREPOTALUM CHINENSE CHINESE FRINGSLOVER PINK LADY	5 GAL., MIN. 18" HT., 24" O.C.
AN	2		YUCCA FILAMENTOSA 'JAMAMOND' YUCCA NEEDLE VARY	5 GAL., MIN. 32" HT.
IH	58		RAPHIDOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 18" HT., 24" O.C.
FH	2		ILEX X ATTENUATA 'FOSTERI'	30 GAL., 6' HT., 3" SPD.

		POSTER HORN	36" O.C., FULL TO GD.
SLY	6	YUCCA RECURVIFOLIA	8 GAL., MIN. 15" HT.
		SOFTLEAF YUCCA	A.S.
RY	14	HEPSELOA PARVIFOLIA	5 GAL., MIN. 15" HT.
		RED YUCCA	36" O.C.
SS	8	DASYLIRION TEXANUM	5 GAL., MIN. 15" HT.
		GREEN DESERT SPOON	5 GAL., MIN. 15" HT.
DSP	15	OPUNTIA ELISIANA	5 GAL., MIN. 15" HT.
		SPIRINEEL PRICKLY PEAR	36" O.C.
TS	70	LEUCOPHYLLUM FRUTESCENS	5 GAL., MIN. 24" HT.
		TEXAS SAGE "COMPACT"	24" O.C.
WT	2	AGAVE OVATIFOLIA	
		WHALE'S TONGUE	5 GAL., MIN. 24" HT.

KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	1,910	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.

KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
VB	16	VERBENA X. HYBRIDA 'BLUE PRINCESS' BLUE PRINCESS VERBENA	1 GAL., FULL PLANT
WB	4	GAURA LINDHEIMERI GAURA LINDBERGERI BUTTERFLIES!	1 GAL., FULL PLANT 10" O.C.

SAURA WHIRLING BUTTERFLIES				18" O.C.
KEY	QUANTITY	DESCRIPTION	SIZE	
ABM	108	MIST MULHEIM GRACILIS 'REGAL AUTUMN BLISS' MUHLI	1 GAL., MIN. 18" HT., 20" O.C.	
BA	29	BOUTELOUA GRACILIS 'BLOND AMBITION' BLOND AMBITION	1 GAL., FULL PLANT 16" O.C.	
MLAG	43	MULHEIMER UNDEHEIMER AUTUMN GLOW	1 GAL., FULL PLANT 16" O.C.	
MFG	66	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.	



PROVIDED
245 S.F. (22%)
(1) TREE, 3" CAL.
36" HT. SCREEN

REV NO.	DATE	DESCRIPTION	BY

HORIZONTAL SCALE: 1"=20'



Charles Gojer
and Associates, Inc.
Consulting Engineers
515 Forest Central Dr. Suite
Dallas, Texas 75243 (214) 340-
TX REGISTRATION NO. F-697

XX-XX	CITY CASE NO.: 180424-2
-------	-------------------------

LOT 3, BLOCK 3, 1.730 AREAS
5005 GEORGE BUSH TOLLWAY

CITY OF GARLAND, TEXAS

DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
J.C.L.	J.C.L.	JUNE 06-2018			

CG&A Inc. JOB No. FIREWHEEL

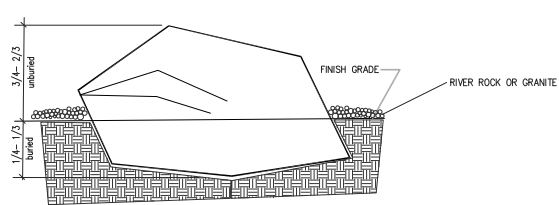
Exhibit D

01

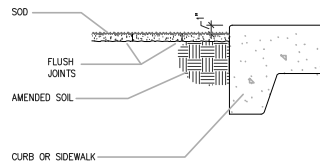
SCALE: 1" = 20'-0"

TRUE
NORTH

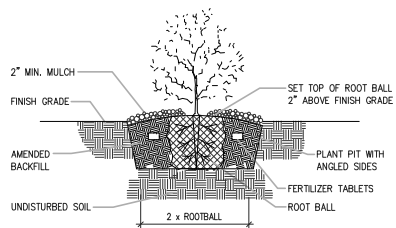




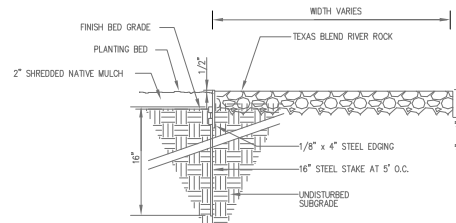
A BOULDER PLACEMENT
DETAIL
SCALE: NTS



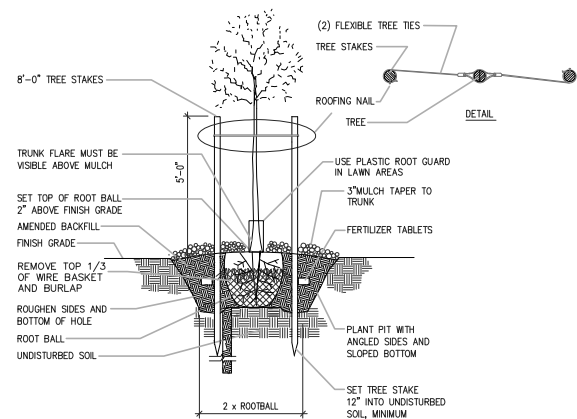
B SOD INSTALLATION
SCALE: NTS



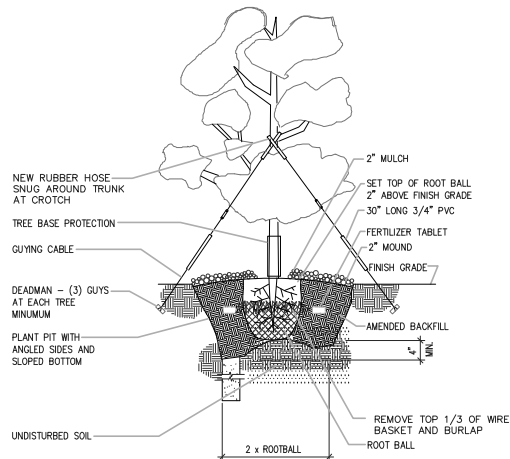
C SHRUB PLANTING DETAIL
SCALE: NTS



D STEEL EDGING DETAIL
SCALE: NTS

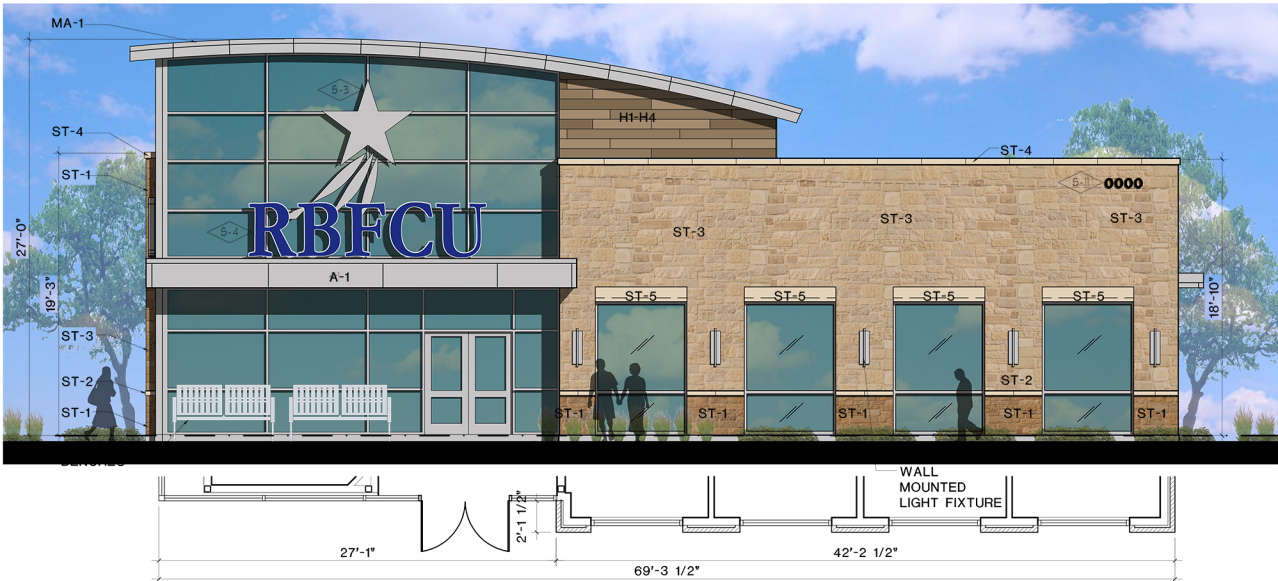


E TREE PLANTING AND STAKING
SCALE: NTS



F TREE GUYING (FOR LARGE SPECIMEN TREES ONLY)
SCALE: NTS

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY
JCL J. CAMILLE LA FOY LANDSCAPE ARCHITECTURE CONSULTING 11015 FOREST CENTRAL DR. SUITE 303 DALLAS, TEXAS 75243 (214) 340-1199 TX REGISTRATION NO. F-697			
100050100 HORIZONTAL SCALE: 1"=20'			
Charles Gojer and Associates, Inc. Consulting Engineers 11815 Forest Central Dr. Suite 303 Dallas, Texas 75243 (214) 340-1199 TX REGISTRATION NO. F-697			
XX-XX		CITY CASE NO.: 180424-2	
LANDSCAPE DETAILS			
LOT 3, BLOCK 3, 1.730 AREAS			
5005 GEORGE BUSH TOLLWAY			
RBFCD GARLAND BRANCH			
CITY OF GARLAND, TEXAS			
DESIGN	DRAWN	DATE	FILE
J.C.L.	J.C.L.	MAY 18-2018	
NUMBER		SHEET	



NORTH ELEVATION (FRONT)



EAST ELEVATION (SIDE)

MATERIALS LEGEND

STONE	METAL ROOF, AWNINGS, COPING & DOWNSPOUTS
ST-1 LEUDERS WALNUT LIMESTONE	A-1 PREFINISHED COMPOSITE ALUMINUM PANELS - REYNOBOND
RANDOM ASHLAR-4" THICK	MA-1 BERRIDGE MANUFACTURING CO. SOLARBAN 70XL ON SOLEXIA
ST-2 CORDOVA CREAM, HONED & CUT ALL SIDES-4" THICK	- 20 YEAR FINISH WARRANTY LEADCOTE
ST-3 LEUDERS ROUGHBACK RANDOM ASHLAR-4" THICK	WINDOWS AND GLAZING CLEAR ANODIZED FRAMES
ST-4 CAST STONE CAP- MINIMUM 3" THICK	SOLARBAN 70XL ON SOLEXIA
ST-5 CAST STONE WINDOW HEADER - 4" THICK	STOREFRONT DOORS CLEAR ANODIZED FRAMES
HARDI PLANK / STUCCO PAINTED	CLEAR TEMPERED GLAZING
H-1 BENJAMIN MOORE HC-80 BLEEKER BEIGE	
H-2 ICI A1838 MEADOWLARK	
H-3 ICI 515 AMERICAN EAGLE	
H-4 ICI A1825 PALM SPRINGS TAN	

NORTH FRONT ELEVATION

MATERIALS EXCLUDING DOORS, WINDOWS, STOREFRONT		
MATERIAL		PERCENTAGE
CAST STONE	43 SF	6.3 %
NATURAL STONE	523 SF	75.5 %
VENER		
MASONRY TOTAL	566 SF	81.8 %
ALUMINUM	59 SF	8.5 %
HARDIE BOARD	67 SF	9.7 %
TOTAL	692 SF	100 %

MASONRY INCLUDES STONE, CAST STONE AND 3 STEP PROCESS STUCCO.

EAST ELEVATION (SIDE)

MATERIALS EXCLUDING DOORS, WINDOWS, STOREFRONT		
MATERIAL		PERCENTAGE
CAST STONE	14 SF	1.3 %
NATURAL STONE	709 SF	69.0 %
VENER		
STUCCO	231 SF	22.7 %
MASONRY	954 SF	93 %
ALUMINUM	74 SF	7 %
TOTAL	1028 SF	100 %

MASONRY INCLUDES STONE, CAST STONE AND 3 STEP PROCESS STUCCO.

WALL MOUNTED SIGNAGE CALCULATIONS

ALLOWABLE AREA FRONT FACADE
MAXIMUM SF OF ALL SIGNAGE NOT TO EXCEED TWO TIMES LINEAL WIDTH OF WALL
ALLOWABLE: FRONT FACADE - 69' X 2 = 138 SF MAX.
PROVIDED: SIGNAGE ON FRONT WALL - 51 + 43 = 94 SF

ALLOWABLE AREA SIDES AND REAR FACADES
MAXIMUM SF OF ALL SIGNAGE NOT TO EXCEED LINEAL WIDTH OF WALL
ALLOWABLE: SIDES - 63' = 63 SF MAX.
PROVIDED: SIGNAGE ON SIDE WALLS - 51 SF
ALLOWABLE: REAR - 69' = 69 SF MAX.
PROVIDED: SIGNAGE ON REAR WALL - 51 SF.

ARCHITECTURAL ELEMENTS

1. CANOPIES
2. DISPLAY WINDOW
3. ORNAMENTAL WINDOW HEADERS
4. DISTINCTIVE LIGHT FIXTURES
5. BENCHES AND SEATS
6. VARIED ROOF HEIGHTS



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XX-XX	CITY CASE NO.: 180424-2	JOB NO: 1803
LOT 3, BLOCK 3, 1730 AREAS		DATE: 6/04/18
5005 GEORGE BUSH HIGHWAY		DRAWN BY:
RBFCU GARLAND BRANCH		CHECKED BY: FFL
CITY OF GARLAND, TEXAS		SHEET
DESIGN	DRAWN	DATE
D.A.A.	M.N.J.	MAY 18-2018

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REVISIONS		
NO	DATE	DESCRIPTION

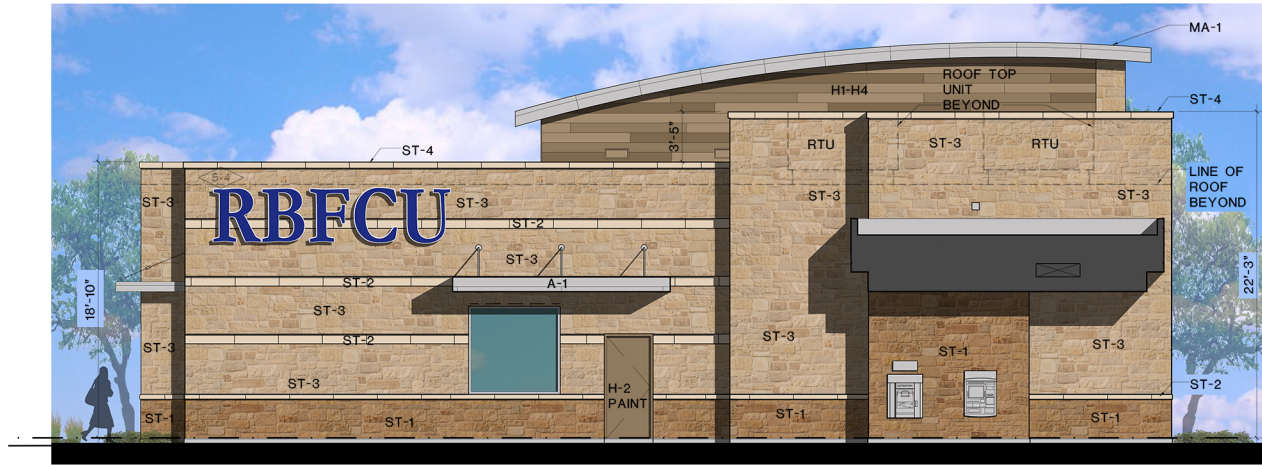
A NEW BRANCH OFFICE for
RANDOLPH ☆ BROOKS
Federal Credit Union
5005 George Bush Highway
Garland, TX

RBFCU

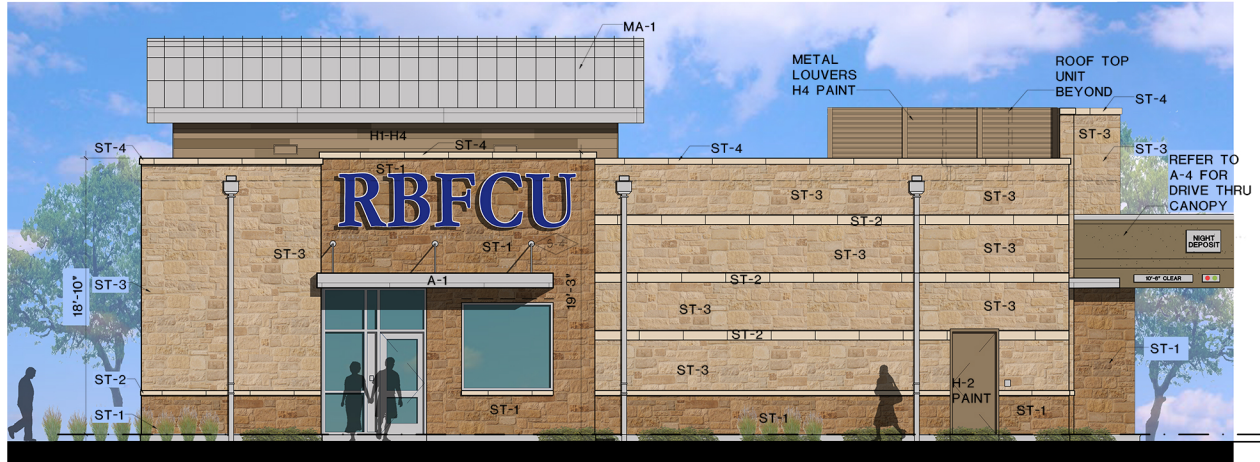
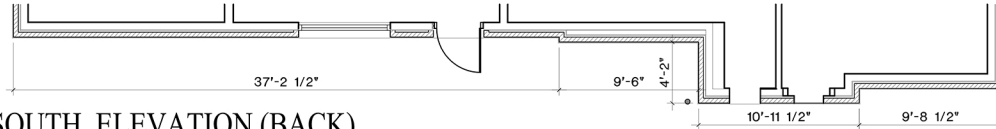
cmp

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architecture/interior design
4001 Broadway, Suite 250, San Antonio, Texas 78209
710.523.1881 • 210.523.9711
chesneymorales.com

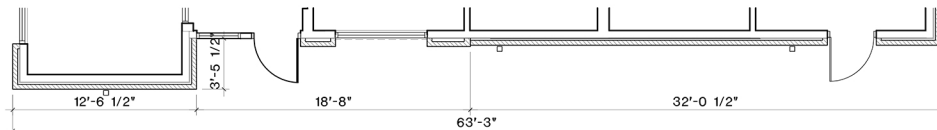
A2



SOUTH ELEVATION (BACK)



WEST ELEVATION (SIDE)



MATERIALS LEGEND

STONE	METAL ROOF, AWNINGS, COPING & DOWNSPOUTS
ST-1 LEUDERS WALNUT LIMESTONE	A-1 PREFINISHED COMPOSITE ALUMINUM PANELS - REYNOLBOND
ST-2 RANDOM ASHLAR-4" THICK	MA-1 BERRIDGE MANUFACTURING CO. - 20 YEAR FINISH WARRANTY LEADCOTE
ST-3 CORDOVA CREAM, HONED & CUT ALL SIDES-4" THICK	WINDOWS AND GLAZING CLEAR ANODIZED FRAMES SOLARBAN 70XL ON SOLEXIA
ST-4 LEUDERS ROUGHBACK RANDOM ASHLAR-4" THICK	STOREFRONT DOORS CLEAR ANODIZED FRAMES CLEAR TEMPERED GLAZING
ST-5 CAST STONE CAP- MINIMUM 3" THICK	
ST-6 CAST STONE WINDOW HEADER - 4" THICK	
H-1 HARDI PLANK / STUCCO PAINTED	
H-2 BENJAMIN MOORE HC-80 BLEEKER BEIGE	
H-3 ICI A1838 MEADOWLARK	
H-4 ICI 515 AMERICAN EAGLE	
H-5 ICI A1825 PALM SPRINGS TAN	

SOUTH ELEVATION (BACK)		
MATERIALS EXCLUDING DOORS, WINDOWS, STOREFRONT		
MATERIAL		PERCENTAGE
CAST STONE	28 SF	1.9 %
NATURAL STONE	1229.2 SF	82.6 %
STONE VENEER		
STUCCO	90.8 SF	6.1 %
MASONRY	1348 SF	90.6 %
HARDIE BOARD	140 SF	9.4 %
TOTAL	1488 SF	100 %

WEST FRONT ELEVATION		
MATERIALS EXCLUDING DOORS, WINDOWS, STOREFRONT		
MATERIAL		PERCENTAGE
CAST STONE	36.6 SF	3.2 %
NATURAL STONE	770.4 SF	68.1 %
VENEER		
STUCCO	243 SF	21.5 %
MASONRY	1050 SF	92.8 %
ALUMINUM	16 SF	1.4 %
HARDIE BOARD	65 SF	5.8 %
TOTAL	1131 SF	100 %

MASONRY INCLUDES STONE, CAST STONE AND 3 STEP PROCESS STUCCO.

WALL MOUNTED SIGNAGE CALCULATIONS
ALLOWABLE AREA
FRONT FACADE
MAXIMUM SF OF ALL SIGNAGE NOT TO EXCEED TWO TIMES LINEAL WIDTH OF WALL
ALLOWABLE: FRONT FACADE - 69' X 2 - 138 SF MAX.
PROVIDED: SIGNAGE ON FRONT WALL - 51 + 43- 94 SF
ALLOWABLE AREA
SIDES AND REAR FACADES
MAXIMUM SF OF ALL SIGNAGE NOT TO EXCEED LINEAL WIDTH OF WALL
ALLOWABLE: SIDES - 63' - 63 SF MAX.
PROVIDED: SIGNAGE ON SIDE WALLS - 51 SF
ALLOWABLE: REAR - 69' - 69 SF MAX.
PROVIDED: SIGNAGE ON REAR WALL - 51 SF.

ARCHITECTURAL ELEMENTS

1. CANOPIES
2. DISPLAY WINDOW
3. ORNAMENTAL WINDOW HEADERS
4. DISTINCTIVE LIGHT FIXTURES
5. BENCHES AND SEATS
6. VARIED ROOF HEIGHTS



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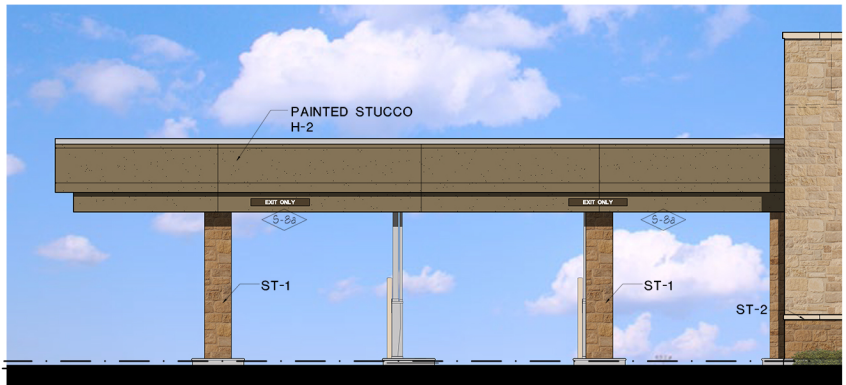
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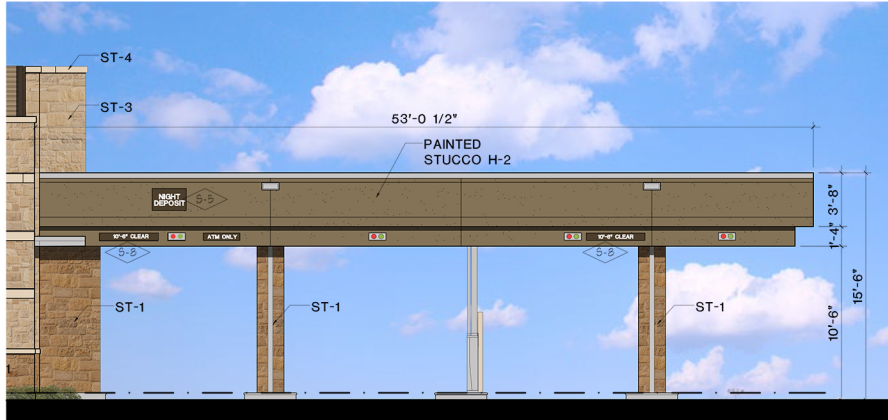
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210.520.1601 • 210.520.1771
chesneymorales.com

XX-XX		CITY CASE NO.: 180424-2		
LOT 3, BLOCK 3, 1730 AREAS				
5005 GEORGE BUSH HIGHWAY				
RBFCU GARLAND BRANCH				
CITY OF GARLAND, TEXAS				
DESIGN	DRAWN	DATE	FILE	SHEET
D.A.A.	M.H.J.	MAY 18-2018		

JOB NO: 1803
DATE: 6/24/18
DRAWN BY:
CHECKED BY: FFL
SHEET
A3



EAST CANOPY ELEVATION (SIDE)



WEST CANOPY ELEVATION (SIDE)



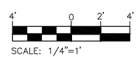
SOUTH CANOPY ELEVATION (BACK)

MATERIALS LEGEND

STONE ST-1 LEUDERS WALNUT LIMESTONE RANDOM ASHLAR-4" THICK ST-2 CORDOVA CREAM, HONED & CUT ALL SIDES-4" THICK ST-3 LEUDERS ROUGHBACK RANDOM ASHLAR-4" THICK ST-4 CAST STONE CAP- MINIMUM 3" THICK ST-5 CAST STONE WINDOW HEADER - 4" THICK HARDI PLANK / STUCCO PAINTED H-1 BENJAMIN MOORE HC-80 BLEEKER BEIGE H-2 ICI A1838 MEADOWLARK H-3 ICI 515 AMERICAN EAGLE H-4 ICI A1825 PALM SPRINGS TAN	METAL ROOF, AWNINGS, COPING & DOWNSPOUTS A-1 PREFINISHED COMPOSITE ALUMINUM PANELS - REYNOLBOND MA-1 BERRIDGE MANUFACTURING CO. - 20 YEAR FINISH WARRANTY LEADCOTE WINDOWS AND GLAZING CLEAR ANODIZED FRAMES SOLARBAN 70XL ON SOLEXIA STOREFRONT DOORS CLEAR ANODIZED FRAMES CLEAR TEMPERED GLAZING
---	---

MATERIALS LEGEND:
REFER TO SOUTH, EAST, AND WEST ELEVATION
DRAWING SHEETS A2 & A3, CANOPY MATERIALS ARE INCLUDED IN OVERALL ELEVATION CALCULATIONS

- ARCHITECTURAL ELEMENTS**
1. CANOPIES
 2. DISPLAY WINDOW
 3. ORNAMENTAL WINDOW HEADERS
 4. DISTINCTIVE LIGHT FIXTURES
 5. BENCHES AND SEATS
 6. VARIED ROOF HEIGHTS



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XX-XX	CITY CASE NO.: 180424-2				
LOT 3, BLOCK 3, 1.730 ACRES					
5005 GEORGE BUSH HIGHWAY					
RBFUC GARLAND BRANCH					
CITY OF GARLAND, TEXAS					
DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
D.A.A.	M.H.J.	MAY 18-2018			

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TEXAS REG. 14727

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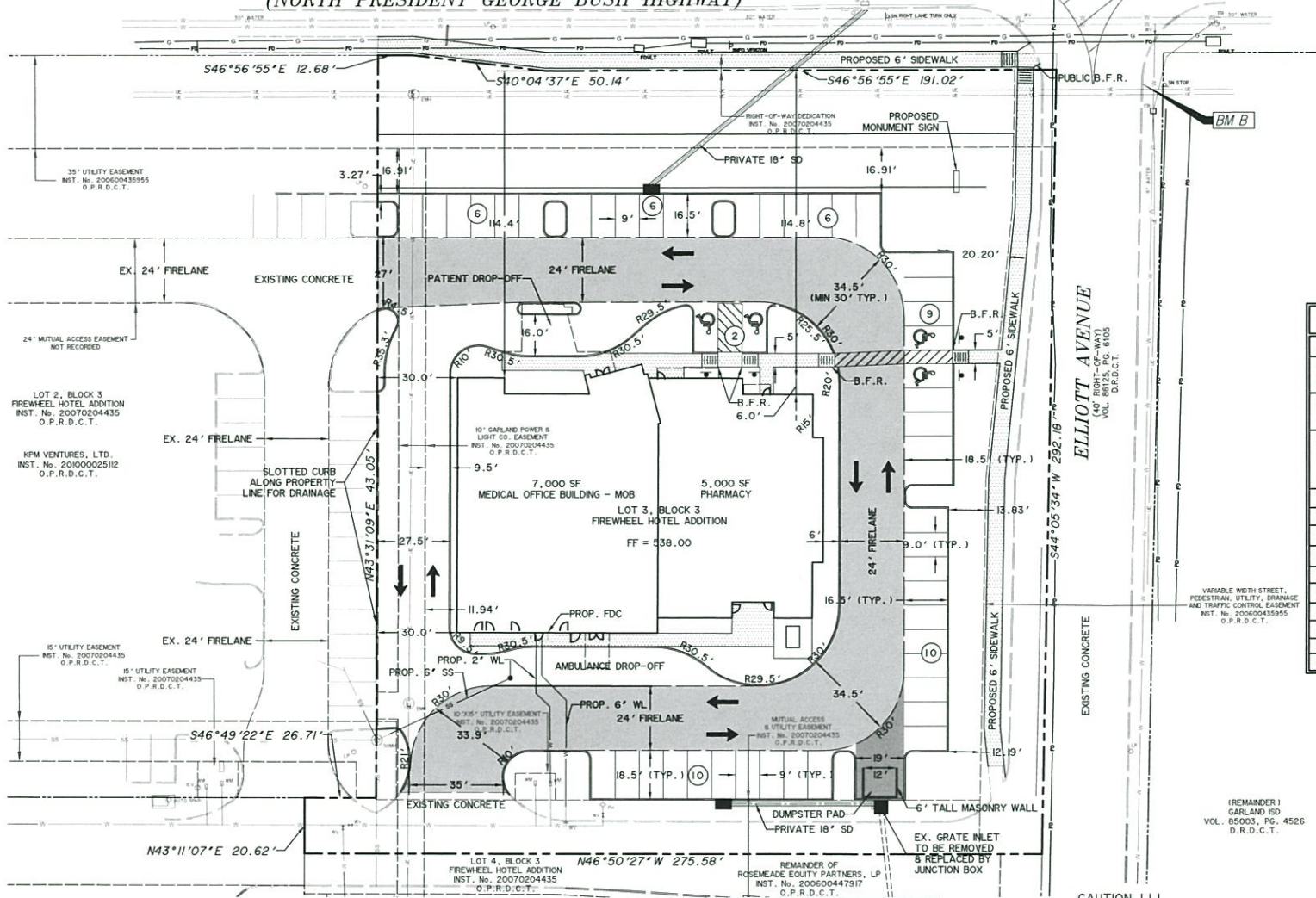
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JOB NO: 18029
DATE: 6/04/18
DRAWN BY:
CHECKED BY: FFL
SHEET
A4

STATE HIGHWAY 190 (NORTH PRESIDENT GEORGE BUSH HIGHWAY)



LEGEND	
	PROPOSED LANDSCAPE SEEDING AREAS
	PROPOSED CONCRETE SIDEWALK
	5" - 3000 PSI CONC. (LIGHT DUTY)
	6" - 3600 PSI CONC. (MEDIUM DUTY)
	7" - 3600 PSI CONC. (DUMPSTER PAD)
	PARKING STALL COUNT
	E.O.P.
	BFR
	HANDICAP PARKING

SITE DATA	
ZONING	PLANNED DEVELOPMENT (CO)
CURRENT USE	VACANT
PROPOSED USE	MEDICAL OFFICE BUILDING - MOB
BUILDING AREA	MOB 12,000 S.F.
PARKING REQ'D.	MOB 1 SPACE/250 SF 12,000/250 SF = 48 SPACES
	MATERIAL: CONCRETE PAVEMENT
TOTAL PARKING PROVIDED	49
HANDICAP REQUIRED	2
HANDICAP PROVIDED	4
BUILDING HEIGHT PROPOSED	1 STORY
FINISHED FLOOR ELEVATION	538.00
LOT AREA GROSS	1,701 AC (74,098 S.F.)
IMPERVIOUS AREA	55,134 S.F.
% LOT COVERAGE	16.19 %
MAX FLOOR AREA RATIO	NONE
FLOOR AREA RATIO	0.16:1

BENCHMARKS

BM A - CITY OF GARLAND GPS MONUMENT
#0, 3-INCH ALUMINUM DISC AT THE NORTH
CORNER OF ALAUMA FOREST BLVD AND
ELLIOTT AVE.
ELEVATION = 528.91 FT.

BM B - AN "X" CUT ON THE SOUTHWEST
END OF THE CURB RETURN ON THE
SOUTHEAST SIDE OF ELLIOTT AVE, ABOUT
40 FEET SOUTHWEST OF THE EASTBOUND
SERVICE ROAD OF GEORGE BUSH TURNPIKE.
ELEVATION = 536.42 FT.

- GENERAL NOTES:**
- ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 - DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB RADII ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS ARE BASED ON REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE GRAPHICAL REPRESENTATION OF THE UTILITIES SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.



CASE NO. 160519-4

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200 ARLINGTON, TEXAS 76010 (817) 467-7700
www.wierassociates.com

EMERSON - FIREWHEEL
LOT 3, BLOCK 3
FIREWHEEL HOTEL
ADDITION
GARLAND, TEXAS

PLANNED DEVELOPMENT
SITE PLAN

PRELIMINARY PLANS FOR PROJECT REVIEW.
NOT FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of
Jacob H. Fears, PE
Texas Registration No. 99376
On Date Shown Below:
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WIER & ASSOCIATES, INC.
LAST SHEET EDIT
DATE 12/28/2016
WA# 15142.01
SHEET NO. 07

Exhibit F

REPORT & MINUTES

P.C. Meeting, July 9, 2018

Consideration of the application of **Charles Gojer & Assoc.**, requesting approval of 1) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses; 2) a Detail Plan for a Financial Institution; and 3) a Specific Use Provision for a Drive-Through Service. This property is located at 5005 North President George Bush Turnpike. (District 1) (File Z 18-29)

The applicant, Darren Andrews, 11615 Forest Central Drive, Dallas, Texas, 75243, was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Dalton, seconded by Commissioner Williams to **approve** per staff recommendation. **Motion carried: 8 Ayes, 0 Nays**

We did not receive any replies for this case.

Z 18-29

Approval of 1) an Amendment to Planned Development (PD) 16-22 District for Community Retail Uses, 2) a Detail Plan for a Financial Institution; and 3) a Specific Use Provision for a Drive-Through Service.

**City Council Meeting
August 7, 2018**



GARLAND

TEXAS MADE HERE

Case Information

Location: 5005 North President George Bush Turnpike

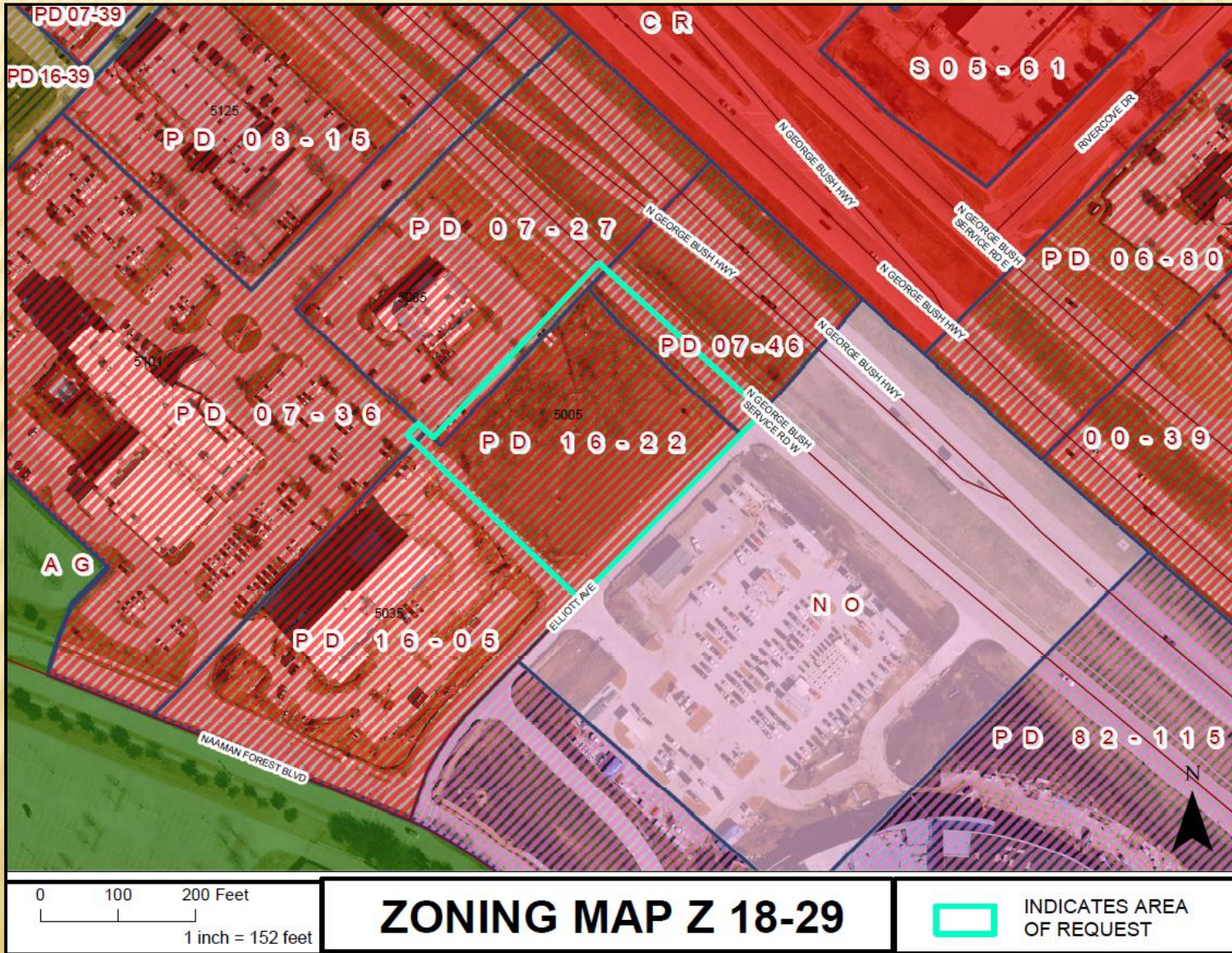
Applicant: Charles Gojer & Assoc.

Owner: Gugar Family #2

Acreage: 1.7 acres

Zoning: (PD) 16-22 for Community Retail Uses

Location Map/Background



Subject Property

Matt's Rancho
Martinez....just
for reference.



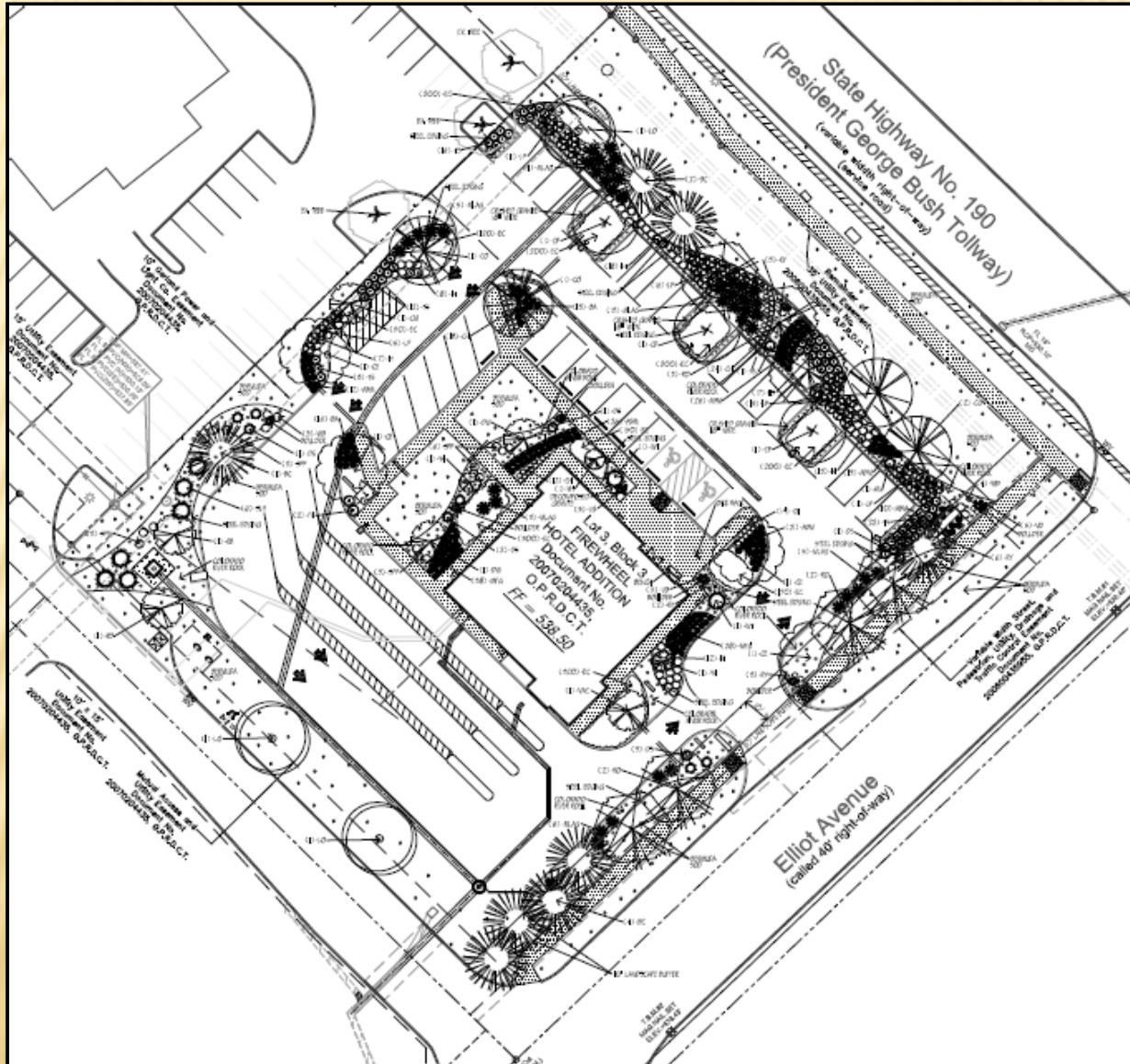
Subject
property



PD/Detail Plan



PD/Landscape Plan



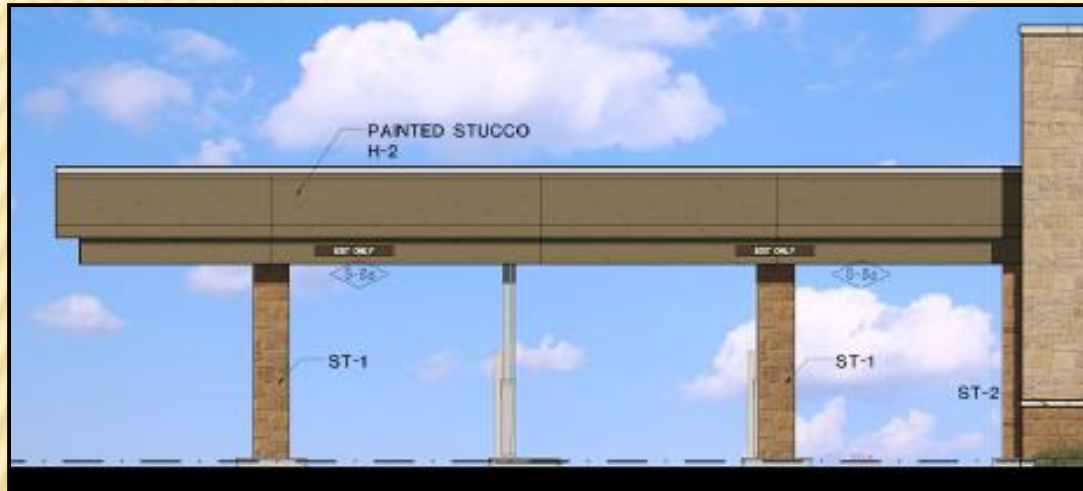
PD/Building Elevations



PD/Building Elevations



PD/Building Elevations



A Specific Use Provision for Drive-Through Service for a period of thirty (30) years is requested by the applicant.

Comprehensive Plan

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



GARLAND PLANNING REPORT

City Council Regular Session Agenda

15.f.

Meeting Date: August 7, 2018

Item Title: BW 18-02 John Johnston (District 2)

Submitted By: Will Guerin, Planning Director

REQUEST

Variance to reduce the minimum separation requirement between an establishment that sells or serves alcoholic beverages and a church.

OWNER

Irma J. Heckard

BACKGROUND

Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet of a church, public school or public hospital. However, Section 2.55(C) allows for a variance process through the City Council. The applicant proposes to serve alcoholic beverages at a proposed restaurant/tavern on the subject property, 601 W. State Street. There are two existing churches within 300 feet of the subject site: Iglesia Comunidad Cristiana De Fe and Lifewell Church. In order to receive a permit through the Texas Alcoholic Beverage Commission (TABC), the City of Garland must first give approval.

SITE DATA

The subject property contains approximately 0.14 acres fronting approximately 50 feet along State Street and approximately 120 feet along Sixth Street. The subject property is zoned Downtown (DT) District--Downtown Historic sub-district.

CONSIDERATIONS

1. The subject property is a vacant commercial building--the former location of State Street Pub & Grill. The applicant representing the proposed restaurant/tavern [tentatively named "Tavern on the Square"] is in the process of applying for a permit with the Texas Alcoholic Beverage Commission (TABC).
2. Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet to a church, public school or public hospital. As mentioned in the Background section, there are two existing churches within 300 feet of the subject site: Iglesia

Comunidad Cristiana De Fe and Lifewell Church. The former is located approximately 60 feet away to the west, and the latter is located approximately 90 feet away to the south, measured per the GDC guidelines.

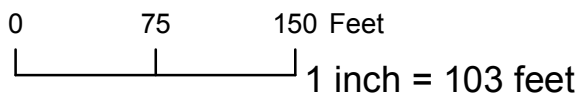
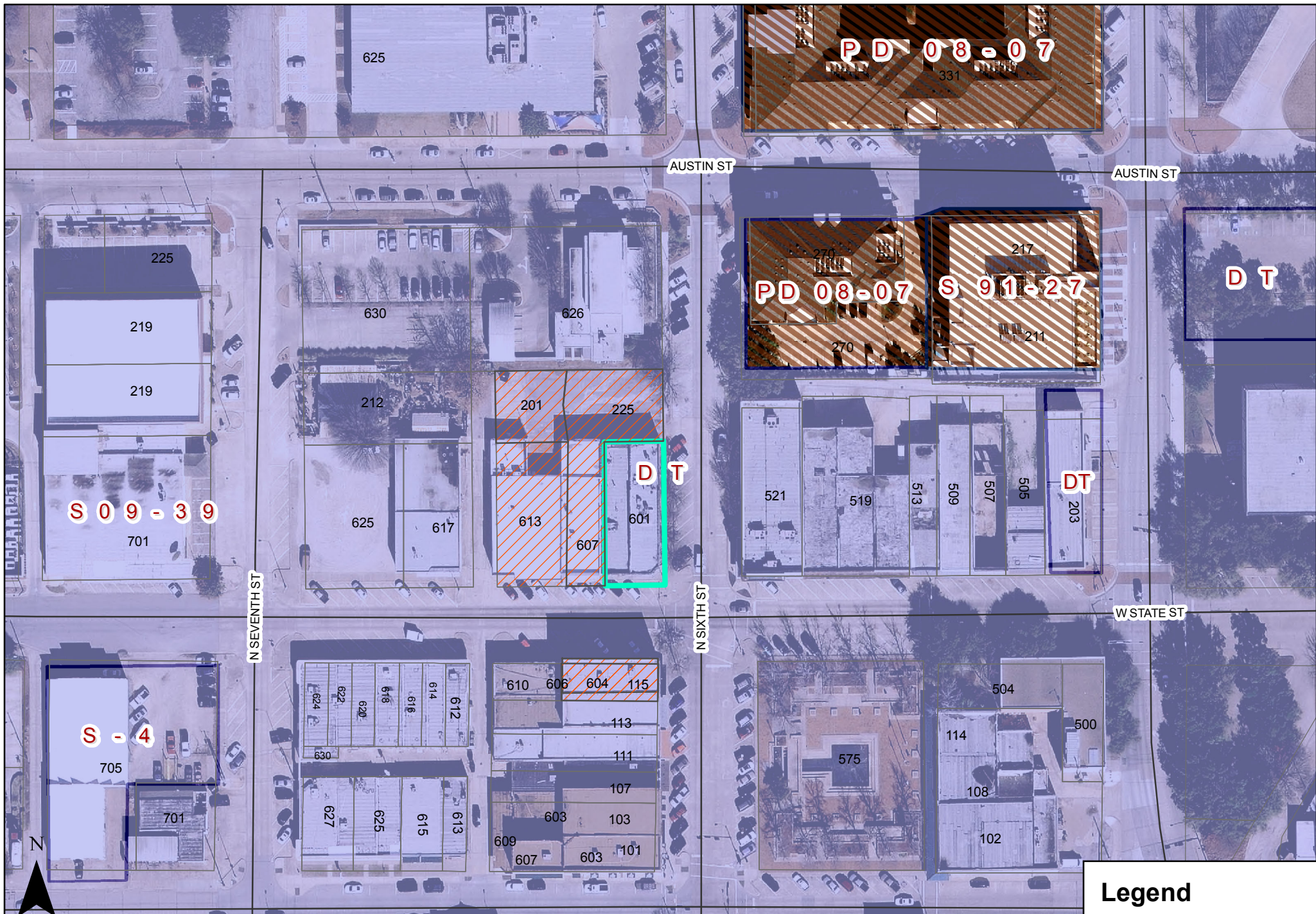
3. Chapter 2, Article 5, Section 2.55(C) of the Garland Development Code (GDC) states that “The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community.”

Attachments

BW 18-02 Location Map

BW 18-02 Responses

BW 18-02 Staff Presentation



**BW DISTANCE
VARIANCE**

BW 18-02

Legend

-  Church Property
-  Subject Property

From: Darryl Hall
To: [Guerin, Will](#)
Subject: Lifewell Church and prospective Tavern on the Square
Date: Tuesday, July 24, 2018 12:30:40 PM

I spoke at length with John Johnston, owner of the restaurant/tavern going in across the street from our church. Based upon his promises that this will not become another bar like the old State Steet Pub and Grill, and that they will not tolerate drunkenness on their premises, I will not oppose the proposed variance for liquor service. My previous objection should be noted, however, since that is the very objection he sought to assuage.

Pastor Darryl Hall
Lifewellchurch.com
972-205-0555

Sent from my iPad

From: darryl hall
To: [Guerin, Will](#)
Subject: Copy of email about Tavern on the Square
Date: Monday, July 23, 2018 9:21:02 AM

Mayor Dodson & Councilperson Morris:

I am Pastor Darryl Hall of Lifewell Church, located at 115 N. 6th Street. We've been in downtown Garland since 2004 and at the corner of 6th and State since 2008. We've strongly support our downtown community and businesses. Since the time we've been in downtown there have been three different tenants across the street from our location (northwest corner of 6th and State). First there was the Corner Pocket, a family oriented sandwich shop that fit well with the downtown community. Next was the Salvage Pub and Grill (an unfortunate name in my opinion), which served beer and wine but still remained family friendly. The last tenant was a disaster. The State Street Pub and Grill was essentially a dive bar with decent food. It was not family friendly. There were many problems, which I will not go into here. They were closed down and Irma (the owner of the building) did not renew their lease.

Now a new tenant has come. He called me this weekend to introduce himself and, of course to advocate for getting the variance required for a liquor license. We are in a mixed use area, and many in our church enjoy an occasional adult beverage (myself included), so we've never opposed alcohol service on principle. Mr. Johnston indicated to me that they would serve good food. However, State Street made the same promise, and was really just a bar. This new tenant proposes to call his business Tavern on the Square. What does that sound like to you? Does it sound like a restaurant where you'd automatically feel comfortable bringing your family? It doesn't to us. It sounds like another bar. It would seem they are seeking to attract customers who will drink alcohol, not eat good food and have a drink.

Let me make it very clear. We do not want another bar across the street from our church, or across the street from the Plaza Theatre where many children's events are held. We will not support a variance to the law for a bar. I intend to speak further to Mr. Johnston, but I am opposed to the concept of a "Tavern on the Square".

Sincerely;
Pastor Darryl Hall
Lifewell Church
972-205-0555
lifewellchurch.com

BW 18-02

Approval for a variance to Section 2.55 of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages.

**City Council Meeting
August 7, 2018**



GARLAND

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Case Information

Location: 601 W. State Street

Applicant: John Johnston

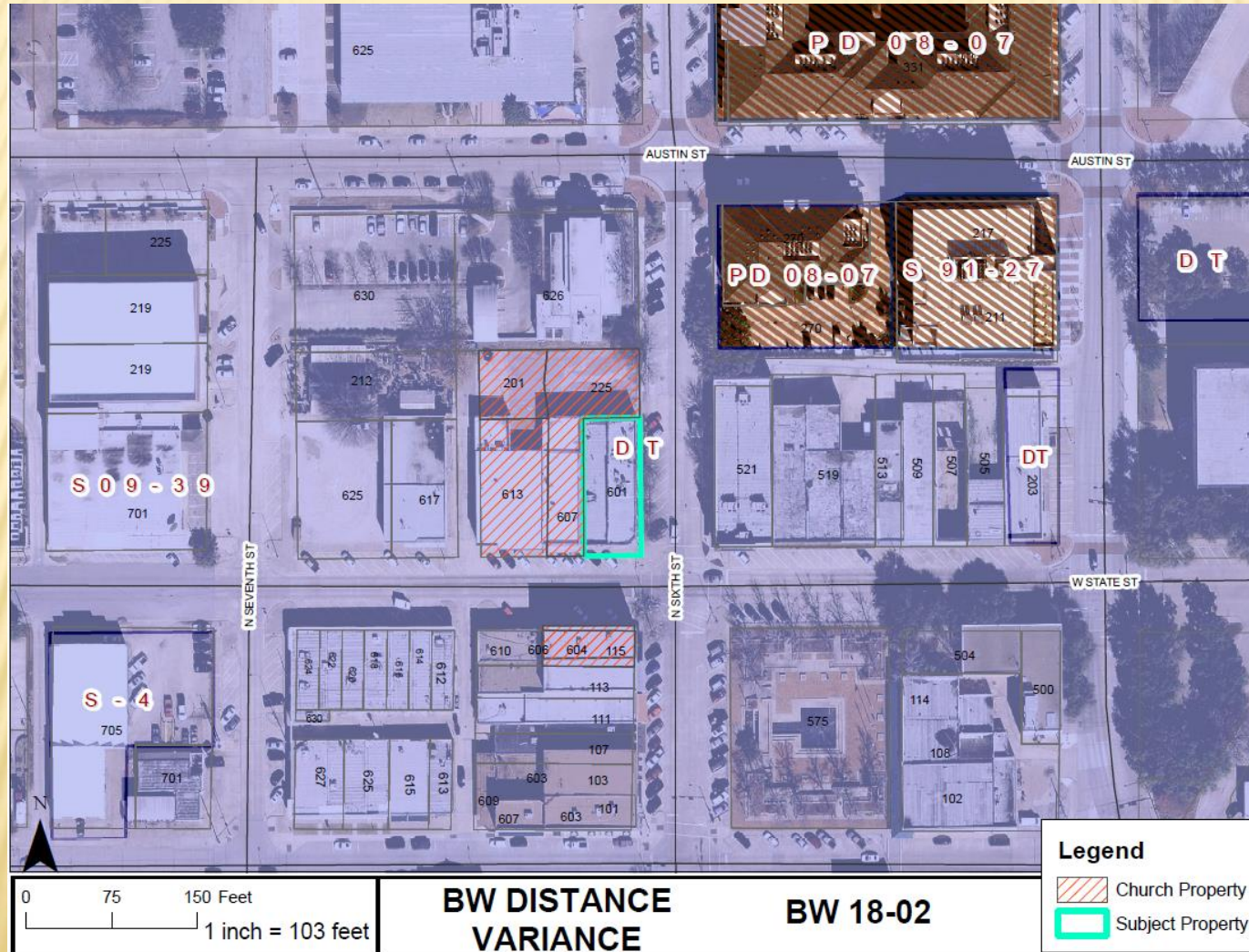
Owner: Irma J. Heckhard

Zoning: Downtown (DT) District—Downtown Historic sub-district



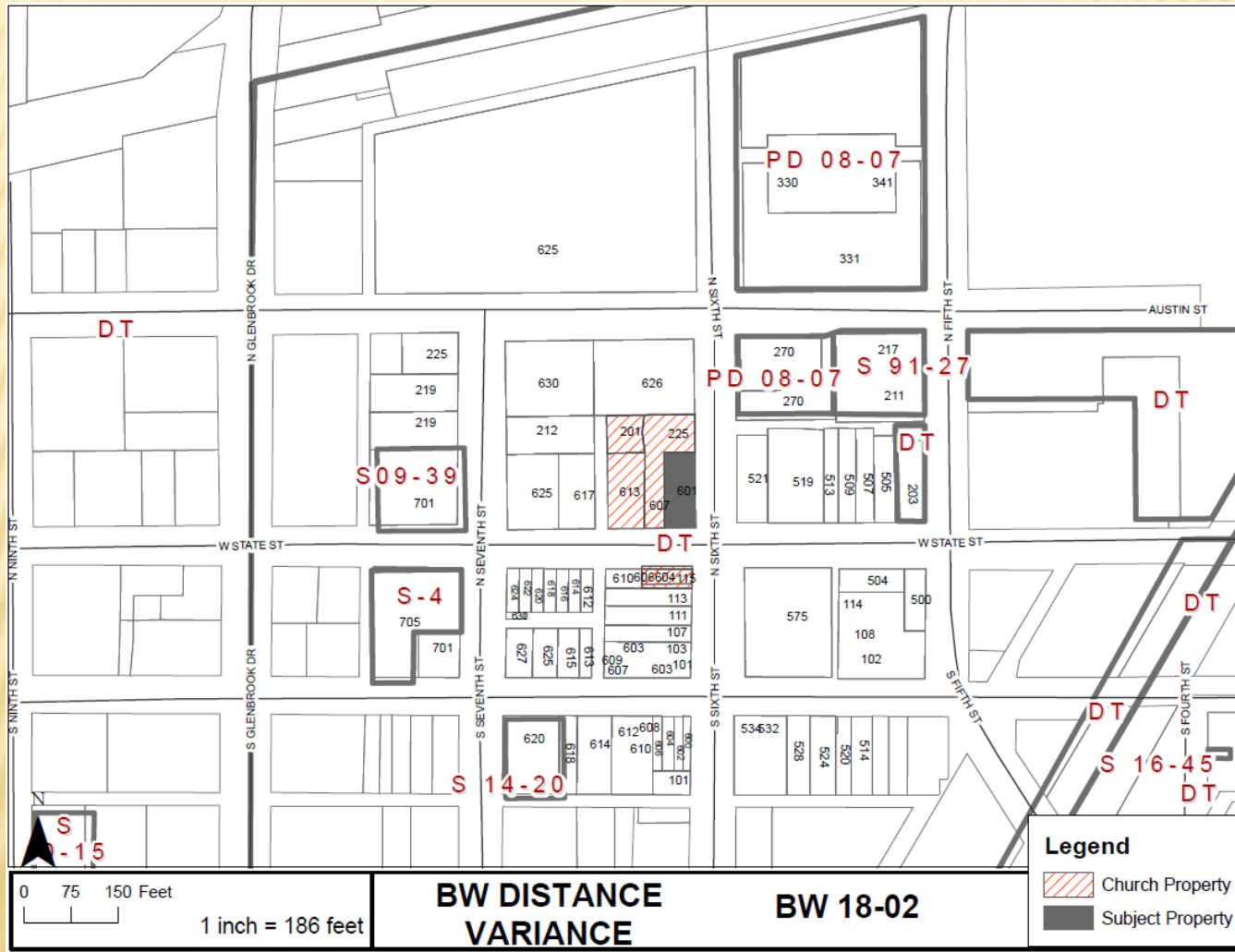
GARLAND
TEXAS MADE HERE

Location Map



BW 18-02

Location Map





GARLAND

City Council Regular Session Agenda

Meeting Date: August 7, 2018

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Deborah Morris

- John Ball - Citizens Environmental and Neighborhood Advisory Committee
-

Attachments

John Ball - CENAC



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 12 2018
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 26 May 2018

Name: John Ball Phone: [REDACTED] (Home)

Address: 1121 Shorecrest Phone: [REDACTED]

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

Resident of Garland for 40+ years Resident of Texas for 20 years

☒ Dallas County Voter Registration [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.

I currently sit on Citizens Environmental & Neighborhood Advisory Committee
If you have previously served on a City Board or Commission, please specify and list dates of service.
Property Standards Board 2002-2015
CENAC 2015 to Present.

List civic or community endeavors with which you have been involved. BSA, Property Standards Board & CENAC

What is your educational background?

BA, BA, Education/History, CD

What is your occupational experience?

Electrical Contractor, Welder
Builder

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

John Ball

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

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

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due
Past Due

Date Appointed

Appointed By

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified

Disclosure Form Filed

Courtney Vanover 6/12/18

Revised 03/2018