



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 6, 2019
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.



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 16, 2019 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Rowlett Creek Wastewater Treatment Plant Hydraulic Improvement and Discharge Resiliency Enhancement** **Bid No. 0980-19**

Carollo Engineers, Inc.	\$264,990.00
Optional Contingency	<u>27,500.00</u>
TOTAL:	\$292,490.00

This request is to provide Professional Engineering Services for evaluation of the Rowlett Creek Wastewater Treatment Plant Hydraulics and alternate Discharge Outfall for resiliency. Due to the complex nature of the project, an Optional Contingency is included for additional work that may be required.

b. Positive Displacement Water Meters **Bid No. 0910-19**

Mueller Systems, LLC **\$773,220.00**

This request is for the purchase of positive displacement water meters for Warehouse inventory. This is a Term Agreement with four optional renewals.

c. Turbine Water Meters **Bid No. 0908-19**

Mueller Systems, LLC **\$111,448.00**

This request is for the purchase of turbine water meters for Warehouse inventory. This is a Term Agreement with four optional renewals.

d. Compound Water Meters **Bid No. 0909-19**

Badger Meters, Inc. **\$159,010.00**

This request is for the purchase of compound water meters for Warehouse inventory. This is a Term Agreement with four optional renewals.

e. Street Light Poles **Bid No. 1051-19**

Techline, Inc. **\$327,660.00**

This request is for the purchase of street light poles for Warehouse inventory. This is a Term Agreement with four optional renewals.

f. GP&L King Mountain Switch Station Materials **Bid No. 1049-19**

Texas Electric Cooperatives, Inc. **\$581,792.52**

This request is for the purchase of insulators, bus, tubing, connectors and other associated materials for construction of the King Mountain Switch Station.

g. Construction Material Testing for Parkmont Area Drainage Improvements Project **Bid No. 0067-18**

Professional Service Industries, Inc. **\$2,083.00**

This request is to approve Change Order #2 for Construction Material Testing (CMT) related to the Parkmont Area Drainage Improvements project.

h. Central Park Restroom Building Bid No. 1188-19

Public Restroom Company \$323,168.00

This request is to fabricate and install a restroom building to replace the restroom/concession building behind Ballfield #1 at Central Park along Avenue H.

i. GP&L Nevill Road Switch Station Engineering Design and Construction Management Services Bid No. 1182-19

Burns & McDonnell \$1,708,600.00

This request is to provide Professional Engineering Design and Construction Management Services for the Nevill Road 345kV Switch Station in Pecos County.

j. GP&L Nevill to Greasewood Transmission Line Engineering Design and Construction Management Services Bid No. 1181-19

Burns & McDonnell \$1,159,200.00

This request is to provide Professional Engineering Design and Construction Management Services for the 10.3-mile Nevill to Greasewood 345kV Transmission project in Pecos County.

k. GP&L Campbell Road Switch Station Engineering Services Bid No. 1198-18

Power Engineers, Inc. \$172,155.00

This request is to approve Change Order #2 for Professional Engineering Services related to the Campbell Road Substation.

l. GP&L Firewheel 3 Duct Line Relocation Services Bid No. 0978-19

The Fishel Company \$137,459.00

Optional Contingency 21,000.00

TOTAL: \$158,459.00

This request is to relocate 470' of the Firewheel 3 Duct Line due to the installation of a new transmission pole. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

**m. CDBG Single-Family Rehabilitation - 1022
High Meadow**

Bid No. 0813-19

JMR Construction

\$11,150.00

This request is to approve Change Order #1 for a property being rehabilitated by the Housing and Community Services Office utilizing Federal funding.

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

a. Zoning File No. Z 19-15, Masterplan (District 4)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Community Retail (CR) District to Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for a shade pavilion amenity area to replace an existing swimming pool on a 1.041-acre tract of land located at 713 Apache Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

- 4. 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 consider an ordinance enforcing parking restrictions in West Downtown.

- 5. 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 approve an ordinance setting the speed limit to 35 mph on all sections of Naaman Forest Blvd.

- 6. Consider an ordinance appointing Glen Wietzel as an Associate Judge of the Municipal Court of the City of Garland, Texas and providing an effective date.**

Council is requested to consider an ordinance appointing Glen Wietzel to a two-year term of office commencing August 7, 2019.

- 7. Consider a resolution authorizing the Chief of Police to submit a grant application for Digital Forensics Lab Enhancements and providing an effective date.**

At the July 15, 2019 Work Session, Council considered a request from the Police Department to apply for the FY 2020 Internet Crimes Against Children (ICAC) Grant Program for the purpose of developing an effective response to technology-facilitated child sexual exploitation and internet crimes against children that encompasses forensic and investigative components.

- 8. Consider a resolution approving the Fiscal Year 2020 Generation Budget of TMPA pursuant to the Joint Operating Agreement between Texas Municipal Power Agency and the City of Bryan, Texas, City of Denton, Texas, City of Garland, Texas and City of Greenville, Texas.**

At the July 15, 2019 Work Session, Council considered approval of the TMPA Fiscal Year 2020 Generation Budget.

- 9. Consider a resolution authorizing the City Manager to execute Amendment No. 3 to the Joint Operating Agreement between the Texas Municipal Power Agency and the City of Bryan, Texas, City of Denton, Texas, City of Garland, Texas and the City of Greenville, Texas.**

At the July 15, 2019 Work Session, Council considered an amendment to the TMPA Joint Operating Agreement.

- 10. Approve by minute action the City of Garland Continuity of Government plan.**

At the August 5, 2019 Regular Meeting, Council considered approving the City of Garland Continuity of Government (COG) plan. This plan establishes the framework for ensuring that the Mayor and Council responsibilities will be maintained, preserved and/or reconstituted in the event government functions become disrupted. By doing so, the COG Plan will facilitate continuation of legal authorities so that critical services will not be lost due to government disruptions.

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. **Consider amendments to Chapter 34, "Planning", of the Code of Ordinances and the Garland Development Code of the City of Garland, Texas, regarding changes to the regulation of building materials, the development approval process, and Planning and Zoning fees in accordance with new laws passed by the Texas Legislature during the 2019 legislative session.**

Council is requested to consider amendments to Chapter 34, "Planning", of the Code of Ordinances and the Garland Development Code in response to recently passed State legislation.

12. **Presentation of the 2019-20 Proposed Budget**

In accordance with the City Charter and state law, the City Manager shall submit to the City Council a Proposed Budget for the coming fiscal year. The City Manager will formally present his Proposed Budget for FY 2019-20. 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.

13. **Consider proposing a tax rate to be considered during the budget approval and tax rate setting process for FY 2019/2020 and establishing a schedule for adopting a budget and setting a tax rate for FY 2019/2020**

The City Council is requested to propose a tax rate of 76.96 cents per \$100 of valuation to be considered during the tax rate setting process, and to establish a schedule for the public hearings that must be held as part of the tax rate and budget approval processes. The City Council is requested to set public hearings on the budget and on the tax rate for August 20, 2019 and August 27, 2019.

14. Hold a public hearing on:

- a. Consider the application of Provident Realty, requesting approval of 1) an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use. This property is located at 5345 North President George Bush Turnpike. (File No. Z 19-07, District 1)**

BEING an approximate 3.434-acre tract of land situated in Lot 1R, Block 1, Baylor North Garland Family Health Center, an addition to the City of Garland, according to the plat thereof, recorded in Volume 2004194, Page 62, Plat Records, Dallas County, Texas. The applicant requests to demolish the existing building and create three new tracts. A Detail Plan is proposed to develop one of the tracts with a convenience store and fuel pumps. Future development of the two remaining tracts will require future Detail Plans.

15. Consider appointments to Boards and Commissions.

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

Mayor Scott LeMay

- Patrick Abell - TIF 3

Council Member Dylan Hedrick

- Keith Engler - TIF 3

Mayor Pro Tem Robert John Smith

- John McDonald - Board of Adjustment
- Jim Hope - Unified Building Standards
- Robert Kaaa - Environmental and Community Advisory Board
- Vonda Tyson - Community Multicultural Commission
- Lupita Torres - Garland Cultural Arts Commission
- Trellas Gotcher - Library Board
- Kenia Hudson-Ott - Parks and Recreation Board
- Christopher Ott - Planning and Zoning Commission
- Tony Torres - TIF 3 - Medical

16. 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.

17. 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: 08/06/2019

Item Title: Minutes July 16

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the July 16, 2019 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes July 16



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, July 16, 2019, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

Staff Present: City Manager Bryan Bradford
City Attorney Brad Neighbor
City Secretary René Dowl

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.

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

Vote: 9 - 0

1. **Consider approval of the minutes of the July 2, 2019 Regular Meeting.**

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

a. **Rowlett Creek Wastewater Treatment Plant Lift Station and Effluent Pump Station Improvements** **Bid No. 0643-19**

Archer Western Construction, LLC **\$1,792,300.00**

This request is to provide construction services for both the rehabilitation of the Rowlett Creek Lift Station Electrical Building and the installation of a new final effluent pump and variable frequency drive.

b. **Professional Engineering Services for EWS - Disposal Operations** **Bid No. 0929-19**

Weaver Consultants **\$400,000.00**

This request is to provide ongoing professional engineering services for various projects at Hinton Landfill. This is a Term Agreement with four optional renewals.

c. **GP&L Transmission On-Demand Engineering & Survey Services** **Bid No. 1076-19**

R-Delta Engineers **\$150,000.00**

This request is to obtain On-Demand Engineering Services necessary to support GP&L transmission line projects.

d. **GP&L Apollo Substation Steel Structures** **Bid No. 0828-19**

Klute, Inc., Steel Fabrication **\$577,520.96**

This request is for the purchase of steel structures for the Apollo Substation.

- e. **TMPA Ben Davis to McCree Transmission Line Reconductor Material** **Bid No. 0947-19**

Techline, Inc. **\$169,361.76**

This request is for the purchase of transmission conductor and hardware for the TMPA Ben Davis to McCree Reconductoring CIP project.

- f. **Construction Material Testing for Pleasant Valley Road Bridge and Utility Improvements** **Bid No. 6215-16**

Alliance Geotechnical Group, Inc. **\$41,605.00**

This request is to approve Change Order #2 for additional construction material testing (CMT) for the Pleasant Valley Road Bridge project, specifically the trail construction along Rowlett Creek from Pleasant Valley Road to Bunker Hill Road.

- g. **Engineering Services for Rosehill Road Streetscape** **Bid No. 1116-19**

JBI Partners, Inc. **\$201,500.00**

This request is to obtain professional engineering services to prepare a layout and construction plans for median enhancements and a 12-foot-wide mixed use trail within the parkways on Rosehill Road.

- h. **Central Traffic Signal System Software** **Bid No. 0810-19**

Kimley-Horn Associates **\$385,700.00**

This request is to purchase a new Advanced Traffic Management System (ATMS) central software and support services to provide improved traffic management and monitoring capabilities.

- i. **Roll-Off Truck** **Bid No. 1107-19**

Lonestar Freightliner Group, LLC **\$163,879.00**

This request is for the purchase of an additional roll-off truck to be used by the Hinton Landfill.

- j. **GP&L Dent Road Substation Testing and Commissioning** **Bid No. 1104-19**

Power Testing & Energization	\$207,415.00
Optional Contingency	<u>20,741.00</u>
TOTAL:	\$228,156.00

This request is to obtain testing and commissioning services for the new GP&L Dent Road Substation. An Optional Contingency is included for any additional services that may be required.

k. Switchgears for Warehouse Inventory **Bid No. 0974-19**

Texas Electric Cooperatives, Inc. \$105,838.60

This request is for the purchase of switchgears for Warehouse Inventory.

l. Construction of Waste Cell #8 **Bid No. 0680-19**

Hammett Excavation, Inc. \$3,095,333.24

This request is to provide construction services for the next waste disposal cell (Cell #8) and the remaining portion of the levee for the Phase 1 area at the Hinton Landfill.

m. Professional Auditing Services **Bid No. 0772-19**

Weaver and Tidwell, LLP \$216,050.00

This request is to retain a firm of Certified Public Accountants to audit the City of Garland's financial statements for the fiscal year ending September 30, 2019. This is a Term Agreement with four optional renewals.

n. GP&L Ray Olinger Plant PRC Compliance Study and Verification **Bid No. 1101-19**

SynchroGrid \$115,660.00

This request is to obtain engineering services for a NERC PRC 025-2 compliance study and NERC PRC 027-1 compliance verification at the GP&L Ray Olinger Plant.

o. GP&L Olinger Plant Elevator Upgrades **Bid No. 1105-19**

EMR Elevator, Inc. \$183,927.00

This request is for the upgrade of Elevator #2 at the GP&L Olinger Plant.

p. Switchgear, Breaker and Relay Maintenance and Electrical Repair Services **Bid No. 3138-12**

Shermco Industries, Inc. \$82,000.00

This request is to approve Change Order #1 for switchgear, breaker, and relay maintenance and electrical repair services associated with the Spencer Plant Restoration Project.

- q. **GP&L King Mountain Transmission Line Engineering and Construction Management Services** **Bid No. 1109-19**

Burns & McDonnell, Inc. **\$237,000.00**

This request is to obtain engineering and construction management services for the new 345kV King Mountain Transmission Line in McCamey, Texas.

- r. **GP&L Gas Pipeline Overpressurization Device Installation** **Bid No. 0893-19**

Pond Company **\$135,563.00**

This request is to provide installation of an overpressurization relief valve on the GP&L gas pipeline to the Olinger Plant.

- s. **Wastewater Improvements in Nine Alleys** **Bid No. 1117-19**

Grantham and Associates, Inc. **\$186,800.00**

This request is to obtain professional engineering services to prepare a layout and construction plans associated with the replacement of approximately 11,200 linear feet of 6" wastewater lines, primarily in alley rights-of-way, along with 8" wastewater lines at locations more specifically shown in Appendix G.

- t. **Solar Generator Interconnection and Subsynchronous Control Interaction Studies** **Bid No. 1013-18**

Siemens PTI **\$60,000.00**

This request is to approve Change Order #1 in support of interconnection and subsynchronous control interaction studies.

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.

3. Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors.

Council reappointed Tom Jefferies as the City of Garland's representative to the Texas Municipal Power Agency Board of Directors for a two-year term beginning July 18, 2019.

Motion was made by Mayor Pro Tem Robert John Smith, and seconded by Council Member Rich Aubin Motion was made by Mayor Pro Tem Robert John Smith to approve and seconded by Council Member Rich Aubin. Motion to approve carried:

Vote: 9 - 0

4. Hold a public hearing on:

- a. Consider the application of Masterplan, requesting approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for a shade pavilion amenity area to replace an existing swimming pool at an existing apartment complex. This property is located at 713 Apache Drive. (File No. Z 19-15, District 4)**

BEING a 1.041-acre property described as Lot 1, Block B, INDIAN VILLAGE SHOPPING CENTER, an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 72204, Page 1714 of the Map Records of Dallas County, Texas. The applicant requests to rezone an improved site to remove an existing swimming pool and replace it with a gathering area that includes a shade structure.

The staff report was presented by Nabiha Ahmed, Development Planner. Speaking on this item was Maxwell Fisher, representative for the applicant. There was discussion by the Council.

Motion to approve the item as presented was made by Council Member Jim Bookhout, seconded by Mayor Pro Tem Robert John Smith. Motion to approve carried:

Vote: 9 - 0

5. 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.

Appointments by the Garland Youth Council Past President Jazmin Sanchez were not approved by this vote, action on those appointments occurs within that Council.

Appointments were read into the record by each Council Member, Mayor Pro Tem Robert John Smith read the appointments for Mayor LeMay. A vote was cast to approve all appointments:

Vote: 9 - 0

Mayor Scott LeMay

- Michelle Nguyen - Garland Youth Council
- Victoria Penick - Garland Youth Council

Council Member Deborah Morris

- Sydney Colon - Garland Youth Council
- Ariella Colunga - Garland Youth Council

Council Member Rich Aubin

- Sarah Cox - Garland Youth Council
- Jade Martinez - Garland Youth Council

Deputy Mayor Pro Tem Robert Vera

- Ximena Coronado - Garland Youth Council
- Benicio Castillo - Garland Youth Council

Council Member Dylan Hedrick

- Tisha Gautam - Garland Youth Council
- Hailey Gonzalez - Garland Youth Council

Garland Youth Council Past President Jazmin Sanchez

- Kylie Lavinsky - Garland Youth Council
- Serene Haroon - Garland Youth Council

6. 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.

Speakers were: Brenda Jackson and Kathy Johnson

7. 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.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: 08/06/2019

Item Title: Rowlett Creek Wastewater Treatment Plant Hydraulic Improvement and Discharge Resiliency Enhancement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0980-19

Purchase Justification:

This request is to provide Professional Engineering Services for evaluation of the Rowlett Creek Wastewater Treatment Plant Hydraulics and alternate Discharge Outfall for resiliency. Services include: evaluation of stormwater management, site drainage and optional peak flow treatment options; review of plant hydraulics to identify pinch points; development of a process model; evaluation of regulatory requirements to discharge into Rowlett Creek; and evaluation of alternative disinfection of peak flow discharge. Due to the complex nature of the project, an Optional Contingency is included for additional work that may be required.

Evaluation:

Carollo Engineers, Inc., was selected as the Most Qualified firm for this project from a short list of consultants evaluated and scored in RFQ- 0767-18.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Carollo Engineers, Inc.	All	\$264,990.00
Optional Contingency		27,500.00
TOTAL:		\$292,490.00

Basis for Award: Most Qualified

Purchase Requisition #: 41791

Fiscal Impact

Total Project/Account: \$7,911,605

Expended/Encumbered to Date: 5,252,547

Balance: \$2,659,058
This Item: 292,490
Proposed Balance: \$2,366,568
Account #: 231-4211-7101

Fund/Dept/Project – Description and Comments:

Wastewater Utility Fund / Rowlett Creek Wastewater Treatment Plant

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2018-19

Document Location: Page 287

Budget Director Approval: Ron Young

Approval Date: 07/25/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/25/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: 08/06/2019

Item Title: Positive Displacement Water Meters

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0910-19

Purchase Justification:

This request is for the purchase of positive displacement water meters for Warehouse inventory. These water meters will be used to support the Water Department's meter replacement program. This is a Term Agreement with four (4) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be \$3,866,100 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with Mueller Systems, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Mueller Systems, LLC	All	\$773,220.00
TOTAL:		\$773,220.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 41970

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$773,220

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. The meters will be reconciled to the Radio Read Water Meter Retrofit Capital Program account(s) as they are issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page W10

Budget Director Approval: Ron Young

Approval Date: 07/16/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/12/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: 08/06/2019

Item Title: Turbine Water Meters

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0908-19

Purchase Justification:

This request is for the purchase of turbine water meters for Warehouse inventory. These water meters will be used to support the Water Department's meter replacement program. This is a Term Agreement with four (4) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be \$557,240 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with Mueller Systems, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Mueller Systems, LLC	All	\$111,448.00
TOTAL:		\$111,448.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 41968

Fiscal Impact

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

This Item: \$111,448

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. The meters will be reconciled to the Radio Read Water Meter Retrofit Capital Program account(s) as they are issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page W10

Budget Director Approval: Ron Young

Approval Date: 07/16/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/12/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: 08/06/2019

Item Title: Compound Water Meters

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0909-19

Purchase Justification:

This request is for the purchase of compound water meters for Warehouse inventory. These water meters will be used to support the Water Department's meter replacement program. This is a Term Agreement with four (4) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be \$795,050 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated. Mueller Systems, LLC, did not quote compound meters as specified and is therefore deemed nonresponsive. Badger Meters, Inc., submitted the Lowest Responsible Bid, meeting all requirements of the specifications.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Badger Meters, Inc.	All	\$159,010.00
TOTAL:		\$159,010.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 41969

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A
This Item: \$159,010
Proposed Balance: N/A
Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. The meters will be reconciled to the Radio Read Water Meter Retrofit Capital Program account(s) as they are issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2019
Document Location: CIP - Page W10

Budget Director Approval: Ron Young Approval Date: 07/16/2019

Purchasing Director Approval: Gary L. Holcomb Approval Date: 07/15/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: 08/06/2019

Item Title: Street Light Poles

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 1051-19

Purchase Justification:

This request is for the purchase of street light poles for Warehouse inventory. These poles will be used to support GP&L's street light installation and maintenance operations. This is a Term Agreement with four (4) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be \$1,638,300 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated with Techline, Inc., submitting the Straight Low Bid.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Techline, Inc.	All	\$327,660.00
		TOTAL:	\$327,660.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 41766

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$327,660

Proposed Balance: N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. The poles will be reconciled to the appropriate Electric Street and Thoroughfare Lighting Capital Program account(s) as they are issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E05

Budget Director Approval: Ron Young

Approval Date: 07/16/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/12/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: 08/06/2019

Item Title: GP&L King Mountain Switch Station Materials

Submitted By: Steve Martin, Transmission Director

Bid Number: 1049-19

Purchase Justification:

This request is for the purchase of insulators, bus, tubing, connectors and other associated materials for construction of the King Mountain Switch Station. This is part of the approved King Mountain Switch Station CIP project.

Evaluation:

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

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Texas Electric Cooperatives, Inc.	All	\$581,792.52
TOTAL:		\$581,792.52

Basis for Award: Straight Low Bid

Purchase Requisition #: 41854

Fiscal Impact

Total Project/Account: \$16,900,000
Expended/Encumbered to Date: 14,228,281
Balance: \$2,671,719
This Item: 581,793
Proposed Balance: \$2,089,926
Account #: 210-3799-3178001-6051
Fund/Dept/Project – Description and Comments:

Electric CIP / 2019 Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E10

Budget Director Approval: Ron Young

Approval Date: 07/26/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/25/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.g.

Meeting Date: 08/06/2019

Item Title: Construction Material Testing for Parkmont Area Drainage Improvements Project

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0067-18

Purchase Justification:

This request is to approve Change Order #2 for Construction Material Testing (CMT) related to the Parkmont Area Drainage Improvements project. The original CMT contract was based on anticipated testing levels for concrete paving, drainage pipe and water/sewer utilities. In order to minimize disruption to homeowners, the construction was phased into smaller segments to maintain property access as much as possible. This resulted in a higher frequency of concrete pours than anticipated in the original proposal. Additional testing was also required for a sidewalk that was added as part of the "Where the Heart Is" program in areas immediately surrounding the project. Change Order #1 was approved December 11, 2018, in the amount of \$16,998. Change Order #2 represents a 27% cumulative increase to the original PO 264074.

Evaluation:

Professional Service Industries, Inc., was awarded the original contract for this project in the amount of \$69,665 on September 28, 2017.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Professional Service Industries, Inc.	All	\$2,083.00
TOTAL:		\$2,083.00

Basis for Award: Change Order

Purchase Requisition #: 42036

Fiscal Impact

Total Project/Account: \$5,867,000

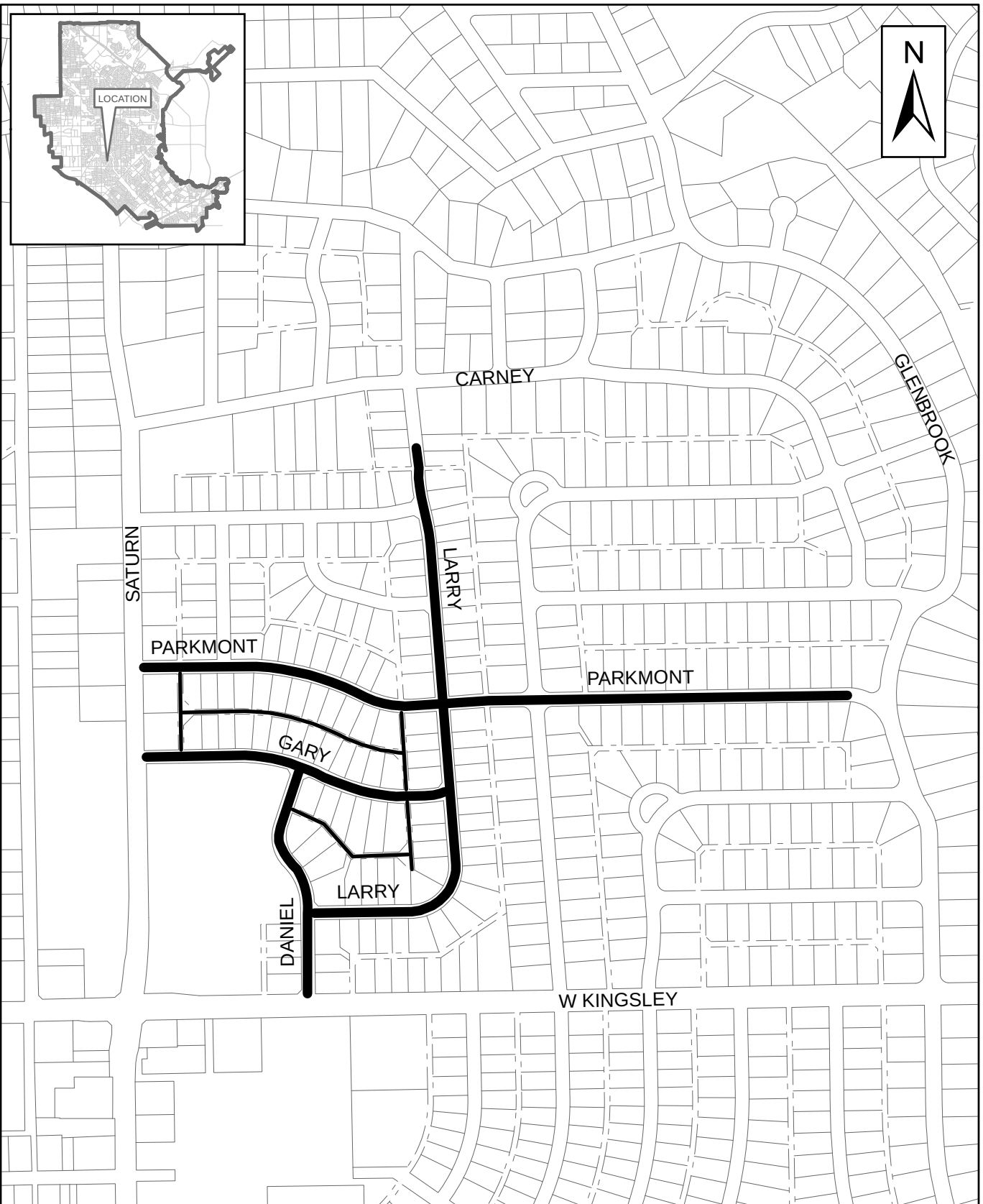
Expended/Encumbered to Date: 5,750,223
Balance: \$116,777
This Item: 2,083
Proposed Balance: \$114,694
Account #: 692-1409-1424600-9017
Fund/Dept/Project – Description and Comments:
Drainage CIP / Parkmont Drive

Attachments

Bid Recap
Parkmont Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2019
Document Location: CIP - Page D05

Budget Director Approval:	Ron Young	Approval Date: 07/26/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/25/2019



PARKMONT DRIVE AREA IMPROVEMENTS

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

SHEET
1
OF
1



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.h.

Meeting Date: 08/06/2019

Item Title: Central Park Restroom Building

Submitted By: Skip Keller, Interim Parks Director

Bid Number: 1188-19

Purchase Justification:

This request is to fabricate and install a restroom building to replace the restroom/concession building behind Ballfield #1 at Central Park along Avenue H. This site is adjacent to the proposed dog park and will have the capacity to accommodate dog park patrons, baseball leagues and other general park patrons. The new building will provide two multi-stall restrooms for males and females, a separate family restroom and a separate storage room within the building footprint. Additional items included in the cost are a drinking fountain with a separate bottle filler, magnetic locks with timers for the restroom doors and an extended roof to provide cover in front of the restroom doors. This Scope of Work will occur in conjunction with a separate contract to prepare the site for the new building. The additional scope will include demolition of the existing building and foundation as well as re-establishing utility connections for the new facility.

Evaluation:

The installation and fabrication services will be provided by Public Restroom Company through the BuyBoard Cooperative Purchasing Contract 512-16.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Public Restroom Company	All	\$323,168.00
TOTAL:		\$323,168.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 42059

Fiscal Impact

Total Project/Account: \$0

Expended/Encumbered to Date: 0

Balance: \$0

This Item: 323,168

Proposed Balance: \$(323,168)

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Parks CIP / 2019 Bond Program - Sports Field/Parks Renovation Program

The Sports Field/Parks Renovation Program was approved as part of the 2019 Bond Program. A Budget Amendment to the Capital Improvement Program will be brought to City Council for consideration at a future date to appropriate \$375,000 for restroom improvements at Central Park through the Sports Field/Parks Renovation Program.

The City will issue Commercial Paper as expenditures are incurred, and at a future date, General Obligation Bonds will be issued to refinance the outstanding Commercial Paper.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: N/A

Budget Director Approval: Ron Young

Approval Date: 07/27/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/26/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.i.

Meeting Date: 08/06/2019

Item Title: GP&L Nevill Road Switch Station Engineering Design and Construction Management Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1182-19

Purchase Justification:

This request is to provide Professional Engineering Design and Construction Management Services for the Nevill Road 345kV Switch Station in Pecos County. Services include Geotechnical, Civil, Structural and Electric Design Engineering as well as Protection, Control and Communications Design. Burns & McDonnell will also provide Field Engineering Services to support Construction Management during construction of the Station. This is part of the approved Nevill to Greasewood 345kV Transmission CIP project.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for this project from a short list of consultants evaluated and scored in RFQ 5771-15.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Burns & McDonnell	All	\$1,708,600.00
TOTAL:		\$1,708,600.00

Basis for Award: Most Qualified

Purchase Requisition #: 42025

Fiscal Impact

Total Project/Account: \$1,800,000
Expended/Encumbered to Date: 0
Balance: \$1,800,000

This Item: 1,708,600
Proposed Balance: \$91,400
Account #: 215-3799-3178201-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / 2019 Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E10

Budget Director Approval: Ron Young

Approval Date: 07/25/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/25/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.j.

Meeting Date: 08/06/2019

Item Title: GP&L Nevill to Greasewood Transmission Line Engineering Design and Construction Management Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1181-19

Purchase Justification:

This request is to provide Professional Engineering Design and Construction Management Services for the 10.3-mile Nevill to Greasewood 345kV Transmission project in Pecos County. The existing 345kV Bakersfield to North McCamey circuit will also be modified to loop the circuit in and out of the new Nevill Road Switch. Burns & McDonnell will also provide Field Engineering Services to support Construction Management related to the transmission line which will connect the 255 MW Concho Bluff solar farm into the ERCOT grid. This is part of the approved Nevill to Greasewood 345kV Transmission CIP project.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for this project from a short list of consultants evaluated and scored in RFQ 5771-15.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Burns & McDonnell	All	\$1,159,200.00
TOTAL:		\$1,159,200.00

Basis for Award: Most Qualified

Purchase Requisition #: 42029

Fiscal Impact

Total Project/Account: \$1,400,000

Expended/Encumbered to Date: 204,029

Balance: \$1,195,971
This Item: 1,159,200
Proposed Balance: \$36,771
Account #: 215-3599-3144501-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / 2019 Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2019
Document Location: CIP - Page E01

Budget Director Approval:	Ron Young	Approval Date: 07/25/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/25/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.k.

Meeting Date: 08/06/2019

Item Title: GP&L Campbell Road Switch Station Engineering Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1198-18

Purchase Justification:

This request is to approve Change Order #2 for Professional Engineering Services related to the Campbell Road Substation. The initial Professional Services Agreement with Power Engineers, Inc., was based on a general Scope of Work in the attempt to meet an aggressive ten-month in-service request by ONCOR Electric Delivery. This Change Order includes additional station design due to zoning and permitting requirements, changes to site access from Campbell Road, the addition of a future line termination, relaying/metering requirements and other coordination with ONCOR's electrical substation.

Evaluation:

Power Engineers, Inc., was awarded the original bid in the amount of \$590,503.00 at the October 1, 2018, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Power Engineers, Inc.	All	\$172,155.00
TOTAL:		\$172,155.00

Basis for Award: Change Order

Purchase Requisition #: 41966

Fiscal Impact

Total Project/Account: \$8,650,000
Expended/Encumbered to Date: 8,040,487
Balance: \$609,513

This Item: 172,155
Proposed Balance: \$437,358
Account #: 210-3799-3177901-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / 2019 Substations Upgrades

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E10

Budget Director Approval: Ron Young

Approval Date: 07/25/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/25/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.I.

Meeting Date: 08/06/2019

Item Title: GP&L Firewheel 3 Duct Line Relocation Services

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 0978-19

Purchase Justification:

This request is to relocate 470' of the Firewheel 3 Duct Line due to the installation of a new transmission pole. This is part of the approved Apollo to Lookout Transmission Line Rebuild CIP project. 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. Two (2) bids were received and evaluated with The Fishel Company submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
The Fishel Company	All	\$137,459.00
Optional Contingency		21,000.00
TOTAL:		\$158,459.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 41828

Fiscal Impact

Total Project/Account:	\$3,494,000
Expended/Encumbered to Date:	1,157,272
Balance:	\$2,336,728
This Item:	158,459
Proposed Balance:	\$2,178,269
Account #:	210-3599-3143801-7111

Fund/Dept/Project – Description and Comments:Electric CIP / 2019 Transmission Lines Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: CIP - Page E01

Budget Director Approval: Ron Young

Approval Date: 07/25/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/24/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.m.

Meeting Date: 08/06/2019

Item Title: CDBG Single-Family Rehabilitation - 1022 High Meadow

Submitted By: Mona Woodard, Neighborhood Services Administrator

Bid Number: 0813-19

Purchase Justification:

This request is to approve Change Order #1 for a property being rehabilitated by the Housing and Community Services Office utilizing Federal funding. During rehabilitation, the contractor discovered a considerable amount of underground wastewater lines that had to be replaced due to deterioration. This Change Order represents a 44% increase to the original PO 48748.

Evaluation:

JMR Construction was awarded the Lowest Responsible Bid in the amount of \$25,000 on June 11, 2019.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	JMR Construction	All	\$11,150.00
		TOTAL:	\$11,150.00

Basis for Award: Change Order

Purchase Requisition #: 42070

Fiscal Impact

Total Project/Account:	\$312,858
Expended/Encumbered to Date:	179,191
Balance:	\$133,667
This Item:	11,150
Proposed Balance:	\$122,517
Account #:	925-8372-3952719-7111

Fund/Dept/Project – Description and Comments:Community Development Block Grant Fund / Single-Family Rehab

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2018-19

Document Location: Page 174

Budget Director Approval: Ron Young

Approval Date: 07/26/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/25/2019



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.a.

Meeting Date: 08/06/2019

Item Title: Z 19-15 Masterplan (District 4)

Submitted By: Nabiha Ahmed, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 19-15 Masterplan

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 19-15 Ordinance

Z 19-15 Exhibit A

Z 19-15 Exhibit B

Z 19-15 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM COMMUNITY RETAIL (CR) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR MIXED USES AND 2) A DETAIL PLAN FOR A SHADE PAVILLION AMENITY AREA TO REPLACE AN EXISTING SWIMMING POOL ON A 1.041-ACRE TRACT OF LAND LOCATED AT 713 APACHE DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 24th day of June, 2019, the Plan Commission did consider and make recommendations on a certain request for zoning change made by **Masterplan**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the 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 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Mixed Uses and 2) a Detail Plan for a shade pavilion amenity area to replace an existing swimming pool on a 1.041-acre tract of land located at 713 Apache Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 19-15

PASSED AND APPROVED this _____ day of _____,
2019.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 19-15

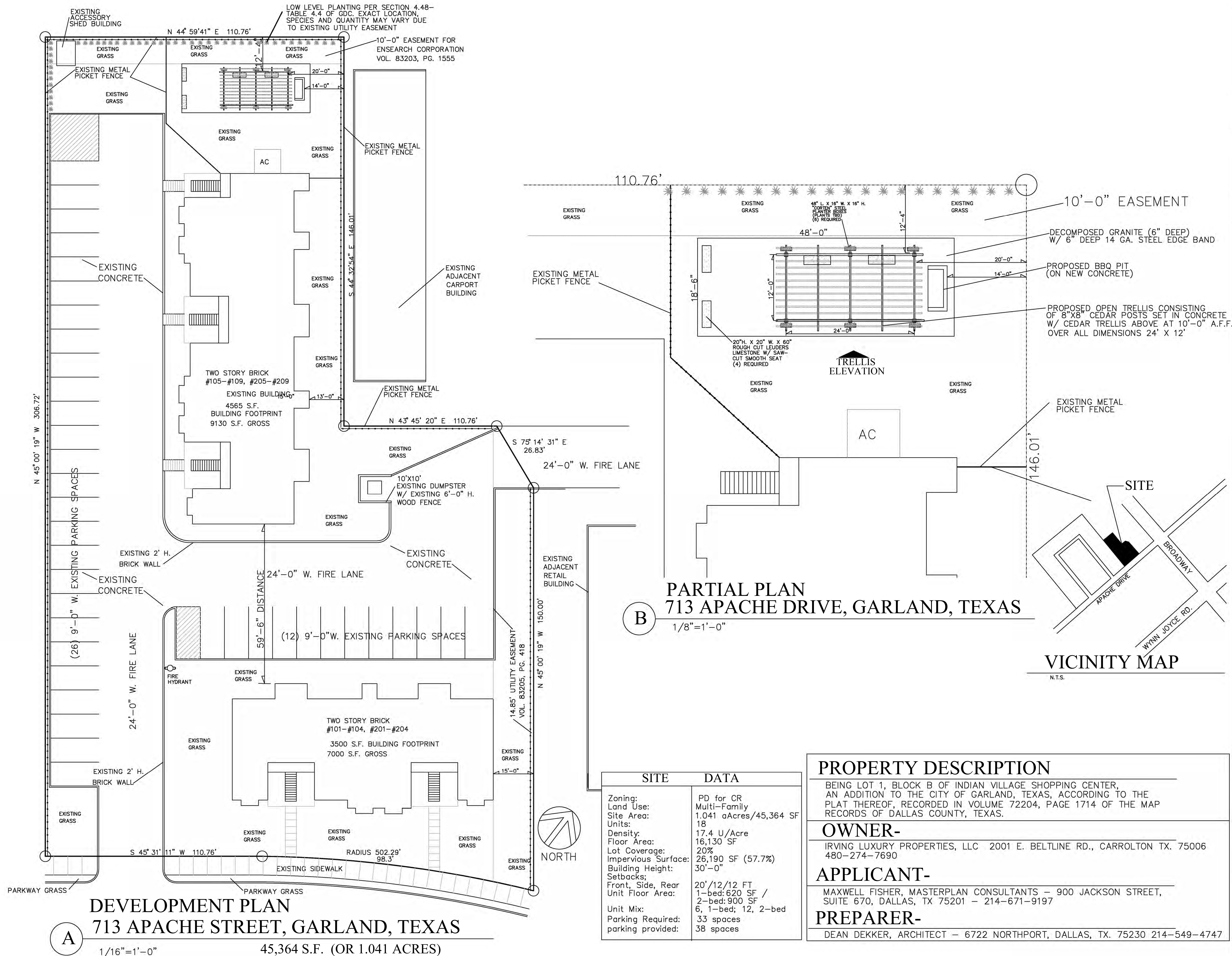
BEING a 1.041-acre property describes as Lot 1, Block B, INDIAN VILLAGE SHOPPING CENTER, an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 72204, Page 1714 of the Map Records of Dallas County, Texas.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-15

713 Apache Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to remove an existing swimming pool and add a shade structure amenity area for an existing multi-family development.
- 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. Development Plans:**
- Detail Plan: Development shall conform to the Detail Plan and Elevations set forth in Exhibit C and Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.
- V. Specific Conditions:**
- A. Permitted Uses: Only those land uses as permitted in the Community Retail (CR) District are permitted. Additionally, Dwelling, Multi-Family shall be a permitted use.
- B. Maximum Number of Dwelling Units: The maximum permitted number of dwelling units is eighteen (18) multi-family units.
- C. Outdoor Amenity Area: An outdoor amenity area shall be provided in conformance with Exhibit C and Exhibit D. A swimming pool is not a required amenity.



PROPOSED TRELLIS / OUTDOOR RECREATION AREA
713 APACHE DRIVE
GARLAND, TEXAS

05/15/19 ISSUE FOR REVIEW
05/31/19 REVISED FOR SUBMITTAL
07/16/19 REVISED PER CITY COUNCIL
SHEET NUMBER:
PRE-SUBMITTAL # 190507-1
PAGE 1

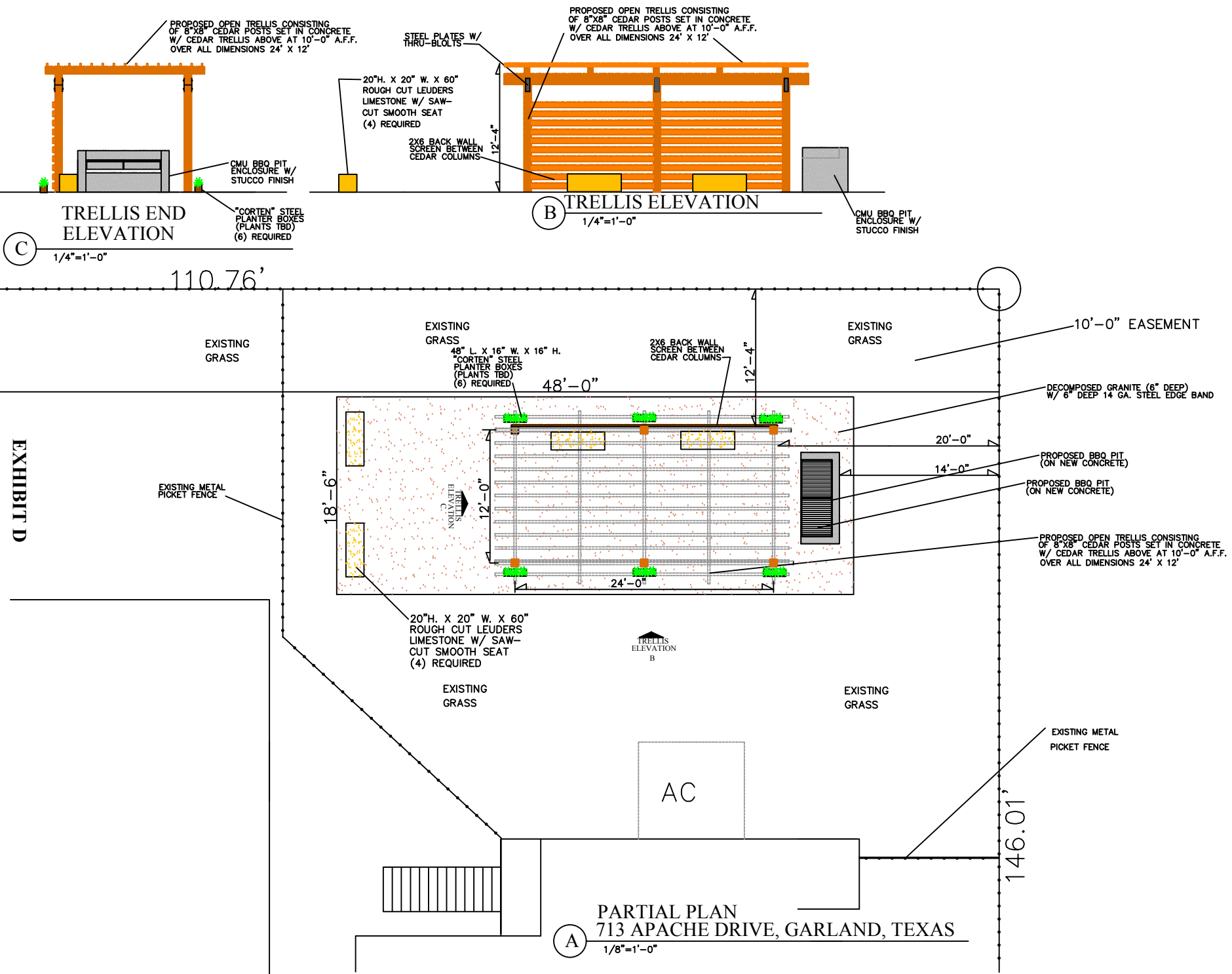


EXHIBIT D

J DEAN DEKKER ARCHITECT
 6722 NORTHPORT DALLAS, TEXAS 75230
 jdd@jdd-architect.com 214-549-4747

PROPOSED TRELLIS / OUTDOOR RECREATION AREA
 713 APACHE DRIVE
 GARLAND, TEXAS

DATE FOR SUBMITTAL

SHEET NUMBER

PRE-SUBMITTAL # 190507-1

PAGE 2



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 08/06/2019

Item Title: Parking Restrictions in West Downtown

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Overflow parking by adjacent commercial properties has encroached into the neighborhood. The residents of the neighborhood have asked for parking restrictions on 12th Street, 13th Street and Avenue A.

Recommendation/Action Requested and Justification

Approve the attached ordinance.

Attachments

Parking Restrictions Ordinance

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 of 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>
Avenue A	from 12 th to 13 th Streets	North
12 th Street	from Main Street to Avenue B	West
13 th Street	from Main Street to Avenue A	East

Section 2

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

Section 3

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

Section 4

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

Section 5

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

PASSED AND APPROVED this the _____ day of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 08/06/2019

Item Title: Speed limit changes on Naaman Forest Blvd

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Speed limits on the new section of Naaman Forest Blvd immediately south of Campbell Road and adjacent to the Curtis Culwell Center have not been established and are currently set to the default speed of 30 mph. Staff performed a speed study and the recommended speed limit is 35 mph.

Recommendation/Action Requested and Justification

Staff recommends approving the attached ordinance setting the speed limit to 35 mph on all sections of Naaman Forest Blvd.

Attachments

Naaman Forest Speed Limit Change Ordinance

ORDINANCE NO.

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

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

Section 1

That Sec. 33.29 of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by deleting the following:

Street

Extent

Naaman Forest Boulevard

Ranger Drive to Brand Road

Section 2

That Sec. 33.29 of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following:

Street

Extent

Naaman Forest Boulevard

Campbell Road to E. Brand Road

Section 3

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Section 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 remain in full force and effect save and except as amended by this Ordinance.

Section 5

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

Section 6

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

PASSED AND APPROVED this the _____ day of _____,
2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 08/06/2019

Item Title: Consider Appointing an Associate Municipal Court Judge

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

Due to unforeseen staffing shortages, it has been found necessary to bring in another associate judge to handle certain magisterial and other duties in the Municipal Court. State law provides that judges of a municipal court be appointed by the City Council. The appointment of a municipal judge must be done by ordinance.

Recommendation/Action Requested and Justification

Adopt an ordinance appointing Glen Wietzel to a two-year term of office commencing August 7, 2019. If approved, Mr. Wietzel will be asked to execute a letter agreement outlining the terms and conditions of his independent contractor status.

Attachments

Ordinance appointing associate municipal court judge

ORDINANCE NO. _____

AN ORDINANCE APPOINTING GLEN WIETZEL AS AN ASSOCIATE JUDGE OF THE MUNICIPAL COURT OF THE CITY OF GARLAND, TEXAS AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Glen Wietzel is hereby appointed as an associate judge of the Municipal Court of the City of Garland, Texas for a term of office of two years commencing August 7, 2019.

Section 2

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

PASSED AND APPROVED this the _____ day of August, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

STATEMENT OF APPOINTED OFFICER

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

Glen Wietzel

SWORN TO and subscribed before me by Glen Wietzel on this ____ day of August, 2019.

[Seal]

Notary Public in and for the State of
Texas

ASSOCIATE JUDGE
MUNICIPAL COURT OF THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS

**In the name and by the authority of
The State of Texas**

OATH OF OFFICE

I, Glen Wietzel, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Associate Judge of the Municipal Court of the City of Garland, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

Glen Wietzel

SWORN TO and subscribed before me by Glen Wietzel on this _____ day of August, 2019.

[Seal]

Notary Public in and for the State of
Texas

ASSOCIATE JUDGE
MUNICIPAL COURT OF THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 08/06/2019

Item Title: FY2020 Internet Crimes Against Children Grant Application

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the July 15, 2019 Work Session, Council was scheduled to consider a request from the Police Department to apply for the FY 2020 Internet Crimes Against Children (ICAC) Grant Program for the purpose of developing an effective response to technology-facilitated child sexual exploitation and internet crimes against children that encompasses forensic and investigative components.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the Police Department to apply for the FY 2020 Internet Crimes Against Children (ICAC) Grant Program.

Attachments

Forensics Lab Grant August 2019 Resolution
Resolution ICAC FY20

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO SUBMIT A GRANT APPLICATION FOR DIGITAL FORENSICS LAB ENHANCEMENTS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds the initiation and operation of a Digital Forensics Lab Enhancement Project to be in the best interest of the citizens of Garland; and

WHEREAS, the City Council desires to have an application for a grant to operate such project submitted to the Office of the Governor on behalf of Garland;

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

Section 1

That the City Council hereby approves the submission of a grant application for the Digital Forensics Lab Enhancement Project to the Office of the Governor. It is acknowledged and agreed that, in the event of loss or misuse of funds, the City Council assures that the funds will be returned to the Office of the Governor in full.

Section 2

That the City Council hereby designates the Garland Police Department Chief of Police as the City's authorized official for purposes of the grant, and he is hereby given the power to apply for, accept, reject, alter or terminate the grant on behalf of the City.

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 August, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

WHEREAS, The City of Garland City Council finds it in the best interest of the citizens of Garland, that the Digital Forensics Lab Enhancement project be operated for the 2020; and

WHEREAS, City Council agrees that in the event of loss or misuse of the Office of the Governor funds, City Council assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City Council designates the Garland Police Department Chief of Police as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City Council approves submission of the grant application for the Digital Forensics Lab Enhancement to the Office of the Governor.

Signed by: _____
Bryan L. Bradford
City Manager

Passed and Approved this 6 of August 2019.

Grant Number: 3924701



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 08/06/2019

Item Title: TMPA Generation Budget

Submitted By: Jeff Janke, Administration

Summary of Request/Problem

At the July 15, 2019 Work Session, the City Council was provided a Policy Report recommending approval of the TMPA Fiscal Year 2020 Generation Budget. The TMPA Joint Operating Agreement contains a requirement of Member City approval for budget increases for a TMPA business function that exceed 20% from the prior fiscal year. As a result of planned decommissioning activities, TMPA's fiscal year 2020 budget for its Generation Business will increase by more than 20% from its fiscal year 2019 budget. For the Council's consideration is a resolution approving the Fiscal Year 2020 TMPA Generation Budget.

Recommendation/Action Requested and Justification

Approval of the TMPA Fiscal Year 2020 Generation Budget resolution.

Attachments

Resolution - Approve Budget TMPA

RESOLUTION NO.

A RESOLUTION APPROVING THE FISCAL YEAR 2020 GENERATION BUDGET OF TMPA PURSUANT TO THE JOINT OPERATING AGREEMENT BETWEEN TEXAS MUNICIPAL POWER AGENCY AND CITY OF BRYAN, TEXAS, CITY OF DENTON, TEXAS, CITY OF GARLAND, TEXAS, AND, CITY OF GREENVILLE, TEXAS.

WHEREAS, the City of Garland is party to the Joint Operating Agreement between Texas Municipal Power Agency and City of Bryan, Texas, City of Denton, Texas, City of Garland, Texas, and, City of Greenville, Texas, and;

WHEREAS, the Joint Operating Agreement between Texas Municipal Power Agency and City of Bryan, Texas, City of Denton, Texas, City of Garland, Texas, and, City of Greenville, Texas requires approval of the member cities for any increase in a budget of a business category that exceeds the prior year's budget by more than twenty percent (20%); and

WHEREAS, the Generation Budget of TMPA will increase by greater than twenty percent (20%) as a result of commencement of decommissioning operations.

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

Section 1

That pursuant to Section 2.6.2.4. of the Joint Operating Agreement between Texas Municipal Power Agency and City of Bryan, Texas, City of Denton, Texas, City of Garland, Texas, and, City of Greenville, Texas, the Fiscal Year 2020 Generation Budget adopted by Texas Municipal Power Authority is hereby APPROVED by the City Council of the City of Garland.

Section 2

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

PASSED AND APPROVED this the _____ of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 08/06/2019

Item Title: TMPA Joint Operating Agreement Amendment No. 3

Submitted By: Jeff Janke, Administration

Summary of Request/Problem

At the July 15, 2019 Work Session, the City Council was provided a Policy Report recommending an amendment to the TMPA Joint Operating Agreement ("JOA"). Amendment No. 3 to the JOA will provide for the (i) clarification of entities entitled to vote on matters related to TMPA Generation Business subsequent to the expiration of the TMPA Power Sales Contract, (ii) exemption of financial commitments relating to mine reclamation bonding from certain Member Cities approvals and (iii) selling of TMPA mine tracts that are under mine reclamation bonding given that certain rights may be retained by TMPA to enable completion of the reclamation. For the Council's consideration is a resolution approving Amendment No. 3 to the JOA.

Recommendation/Action Requested and Justification

Approval of the resolution for Amendment No. 3 to the TMPA Joint Operating Agreement.

Attachments

Resolution - Amend TMPA JOA

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 3 TO THE JOINT OPERATING AGREEMENT BETWEEN TEXAS MUNICIPAL POWER AGENCY AND CITY OF BRYAN, TEXAS, CITY OF DENTON, TEXAS, CITY OF GARLAND, TEXAS, AND, CITY OF GREENVILLE, TEXAS.

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

Section 1

That the City Manager is hereby authorized to execute Amendment No. 3 to the Joint Operating Agreement between Texas Municipal Power Agency and City of Bryan, Texas, City of Denton, Texas, City of Garland, Texas, and, City of Greenville, Texas.

Section 2

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

PASSED AND APPROVED this the _____ of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

10.

Meeting Date: 08/06/2019

Item Title: Garland Continuity of Government Plan

Submitted By: Kwa heri Harris, Emergency Management Coordinator

Summary of Request/Problem

At the August 5, 2019 Regular Meeting, Council considered approving the City of Garland Continuity of Government (COG) plan. This plan establishes the framework for ensuring that the Mayor and Council responsibilities will be maintained, preserved and/or reconstituted in the event government functions become disrupted. By doing so, the COG Plan will facilitate continuation of legal authorities so that critical services will not be lost due to government disruptions.

Recommendation/Action Requested and Justification

Approve by minute action the City of Garland Continuity of Government plan.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11.

Meeting Date: 08/06/2019

Item Title: Consider amendments to Chapter 34, "Planning", of the Code of Ordinances and the Garland Development Code of the City of Garland, Texas, regarding changes to the regulation of building materials, the development approval process, and Planning and Zoning fees in accordance with new laws passed by the Texas Legislature during the 2019 legislative session.

Submitted By: Will Guerin, Planning Director

REQUEST

Consider amendments to Chapter 34, "Planning", of the Code of Ordinances and the Garland Development Code of the City of Garland, Texas, regarding changes to the regulation of building materials, the development approval process and Planning and Zoning fees in accordance with new laws passed by the Texas Legislature during the 2019 legislative session.

PLAN COMMISSION RECOMMENDATION

On July 22, 2019 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of the draft GDC amendments as presented.

STAFF RECOMMENDATION

Approval of the GDC amendments as drafted.

BACKGROUND

As a result of recently passed legislation [Texas House Bills 2439, 3167, and 3314], staff is bringing forward needed changes to the Garland Development Code (GDC) in order to ensure compliance with new State law. The effective date for the House Bills is September 1, 2019.

CONSIDERATIONS

1. Texas House Bill 2439 restricts, with some exemptions such as nationally-recognized historic districts, a municipality's ability to regulate the building products, materials, or methods used in the construction or renovation of residential or commercial buildings. As a result, the City Attorney's Office recommends ordinance changes which largely eliminate the GDC's building façade material requirements. It should be noted that masonry standards may still be applied towards screening fences.
2. Texas House Bill 3167 affects the municipal approval procedure for land development applications, requiring certain types of "plans" to be considered for formal action within 30

days of application filing, similarly to current State law on subdivision plats. The City Attorney's Office has worked with staff on ordinance language which allows two different development processes for applicants from which to choose. One process allows the applicant to go through a pre-submittal review process to better ensure that plans comply with technical requirements prior to formal application filing and the subsequent public hearing process. Alternately, an applicant may choose to file an application without a pre-submittal meeting or pre-submittal review. The Plan Commission and City Council may approve, approve with conditions, or disapprove applications accordingly.

3. HB 3314 eliminates the public hearing requirement for replats that do not involve variances or exceptions to local standards. In its place are new provisions that require the municipality to provide notice following approval, with information regarding the outcome and contact for more information.
4. As part of these draft amendments, staff is proposing changes to the planning and zoning fees to account for the HB 3167-related amendments that affect the development approval process.
5. The draft amendments are attached for the Council's review. They may be considered for approval by the City Council. The final ordinance will follow for adoption.

Attachments

Draft Amendments to GDC

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 1.04, "Conflict in Authority", of Chapter 1, "General Provisions", of the Garland Development Code of the City of Garland, Texas, is hereby amended by adding a new Subsection (C) which shall read as follows:

"Section 1.04 Conflict in Authority

(C) Conflict with State Law. To the extent any provision of this GDC conflicts with Texas law, the provision shall be construed so as to be in compliance with state law, where possible. If it is not possible to construe a given provision in a manner that is compliant with state law, the provision shall not be enforced.

Section 2

That Section 1.14, "Initiation of Application", of Chapter 1, "General Provisions", of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 1.14 Initiation of Application

(A) Initiation by Owner. Unless otherwise expressly provided by this GDC, a development application or other petition authorized by this GDC may be initiated only in writing by, and bearing the original signature of, the actual owner of the land subject to the application, or by the owner's duly authorized representative. If the applicant is a designated representative, the application shall include a written and notarized statement from the

property owner authorizing the representative to file the application on the owner's behalf. The responsible official may establish the type of documents needed to determine ownership or agency.

(B) Initiation by City. A duly authorized representative of the City may initiate any application authorized under this GDC.

(C) Development Application Fee. Unless an applicant elects to participate in the Pre-Submittal Process, the development application fee, as set by the City Fee Schedule, shall be due at the time the applicant files the application with the Planning Director.

(D) Application Appointments. Zoning, development plan, redevelopment, concept plan, detail plan, or land subdivision applications may be filed, by appointment only, with the Planning Director, upon the date and time identified in the Development Application Schedule. In the event the designated filing day falls on a City Holiday then applications may be filed, by appointment only, on the next business day on which the City is open at the time identified on the Development Application Schedule."

Section 3

That Section 1.15, "Pre-Submittal Process", of Chapter 1, "General Provisions", of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 1.15 Pre-Submittal Process

(A) Pre-submittal process voluntary. Prior to the official submission of a zoning, development plan, redevelopment, concept plan, detail plan, or land subdivision application, the prospective applicant may elect to voluntarily participate in a pre-submittal process with the DRC and the responsible official who will primarily process the application.

(B) Purpose. The purpose of the pre-submittal process is to discuss the prospective applicant's general plans, needs, constraints and goals for the property, and to allow the prospective applicant to become familiar with the City's

codes, development regulations, fees, and processes applicable to the project.

(C) Initial Pre-Submittal Meeting. A prospective applicant shall be given the opportunity to meet with the Director of Planning and other city officials to discuss the prospective applicant's general development or redevelopment proposal. Following the initial pre-submittal meeting, the Director of Planning shall make a determination as to whether it would be beneficial for the prospective applicant to further participate in the pre-submittal process. In the event it is determined that it would be beneficial, and the prospective applicant elects to participate in the pre-submittal process, the prospective applicant shall file with the Planning Department a pre-submittal form that describes the nature of the project and the type(s) of application(s) that the applicant intends to submit. The prospective applicant shall then be notified of the time and place of the DRC Pre-Submittal Meeting where the proposed application shall be discussed.

(D) Vested Rights. Any assertion of vested rights based on working documents submitted during the pre-submittal process shall be limited to a two-year period (that is, 730 calendar days) from the original date upon which the initial pre-submittal form was filed (see Chapter 5, Article 1, Division 5).

(E) Primary Contact and Case Manager. At the DRC Pre-Submittal Meeting, a City official shall be assigned to act as the primary contact for the prospective applicant and the related proposed development application(s).

(1) The person assigned to be the primary contact will answer general questions, refer specific questions to applicable City staff, as well as coordinate any meetings between a prospective applicant and the City. The primary contact may become the Case Manager during the application review process; however, if a public hearing is a part of the process, a new Case Manager may be assigned prior to the associated technical review meeting (see Section 1.21 of this Chapter 1).

(2) When construction is ready to commence, a City official shall be assigned to act as Case

Manager for the applicant for the project construction and inspection processes. The Case Manager will be assigned to the applicant at the Pre-Construction Meeting (see Section 1.22 of this Chapter 1).

(F) Written Records. Written and digital records submitted during the pre-submittal process shall be kept in the office of the Planning and Community Development as part of the record for each proposed development application or project. A copy of the written records of the pre-submittal process shall also be provided to any prospective applicant participating in the pre-submittal process upon written request by the participant.

(G) DRC Pre-Submittal Meeting; Technical Review Meeting. The purpose of the DRC Pre-Submittal Meeting is to discuss in more detail the prospective applicant's general plan and proposed development or redevelopment with the members of the DRC. Following the DRC Pre-Submittal Meeting, the prospective applicant shall pay the pre-submittal process fee, as set by the City Fee Schedule, if the prospective applicant elects to participate in the pre-submittal process. As part of the pre-submittal process, the prospective applicant may be required to attend one or more additional pre-submittal meetings and technical review meetings with the DRC, as determined necessary by the Planning Director.

(H) Effect. If the prospective applicant completes the pre-submittal process, as determined by the Planning Director, the development application fee set by the City fee schedule is waived, and the prospective applicant may proceed with his or her official submittal of a zoning, development, redevelopment or land subdivision application. In the event a prospective applicant elects to participate in the pre-submittal process, pays the required pre-submittal process fee, and thereafter does not compete the pre-submittal process, as determined by the Planning Director, prior to filing his or her official application, the prospective applicant shall not receive a refund of the pre-submittal process fee, and shall additionally pay the development application fee, in its entirety, as set by the City fee schedule, at the time of filing the application."

Section 4

That Section 1.16, "Complete Application & Expiration", of Chapter 1, "General Provisions", of the Garland Development Code of the City of Garland, Texas, is hereby repealed.

Section 5

That Section 1.18, "Official Submission Date", of Chapter 1, "General Provisions", of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 1.18 Official Submission Date

The time period established by this GDC for processing or deciding an application shall commence on the date on which the applicant submits his or her application to the Planning Director."

Section 6

That Section 1.14, "Modification of Application", of Chapter 1, "General Provisions", of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 1.19 Modification of Applications

The applicant may modify a complete application following its submission and prior to expiration of the period during which the City is required to act on the application, if the modification is for revisions requested by the City, and is received by the Director of Planning at least seven calendar days prior to the time scheduled for decision on the application. In the event the applicant voluntarily elects to extend the period during which the City is required to act on the application, then the applicant may modify any complete application following its submission if the modification is received by the Planning Director at least seven calendar days prior to the time the applicant voluntarily elected to schedule for a decision on the application. The voluntary extension of time may not exceed a period of thirty days from the date on which the application was originally set for hearing."

Section 7

That Section 1.20, "Amendments and Revisions to Approval", of Chapter 1, "General Provisions", of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 1.20 Amendments and Revisions to Approval

Unless another method is expressly provided by this GDC (see Section 1.19), any request to amend or revise a submitted application shall be considered a new application and must be decided in accordance with the procedures governing an original application and the standards in effect at the time such new application is filed with the City."

Section 8

That Section 1.21, "Technical Review Meeting", of Chapter 1, "General Provisions", of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

"Section 1.21 Technical Review Meeting

(A) Requirement. In the event a prospective applicant elects to participate in the pre-submittal process, the prospective applicant may be required to attend one or more technical review meetings with the DRC, including the responsible official.

(B) Purpose. The purpose of a technical review meeting is to allow the prospective applicant to review his or her proposed development application files and working documents with the DRC. Comments compiled from each City department as part of their review of the files and working documents shall be provided to the prospective applicant at the meeting. The comments shall provide information about necessary modifications needed for the proposed development application to meet City codes, development regulations and processes that are applicable to the proposed application.

(C) Applications Requiring Technical Review Meeting. Pre-

Submittal documents and working files that require a technical review meeting (unless otherwise determined as unnecessary by the City) include documents related to a proposed application for the following:

- (1) Specific Use Provision;
- (2) Concept Plan or Detail Plan (submitted as part of a Planned Development application);
- (3) Preliminary Development Plan;
- (4) Alternative compliance development process (if applicable);
- (5) House conversions (such as conversion from residential to nonresidential use); or
- (6) Any other proposed application as determined by the Planning Director.

(D) Effect. Following the technical review meeting with the DRC, the prospective applicant may proceed with making the necessary modifications discussed. Once all modifications have been + made and the revisions to the pre-submittal documents have been submitted to the Planning Director for review, the Planning Director shall make the determination as to whether the pre-submittal process has been completed or whether additional modifications of the proposed application are needed."

Section 9

That Division Three, "Impact Fees", of Article 3, "Fees", of Chapter 1, "General Provisions", of the Garland Development Code of the City of Garland, Texas, is hereby amended by reserving Sections 1.92 - 1.99 for future amendments.

Section 10

That Article 3, "Fees", of Chapter 1, "General Provisions", of the Garland Development Code of the City of Garland, Texas, is hereby amended by adding a new Division Four titled "Planning and Zoning Fees", and shall read as

follows:

"Division Four: Planning and Zoning Fees

Section 1.100 Fees

The following fees shall apply to all filings, except where otherwise noted:

(A) Zoning change or specific use provision applications opting out of the presubmittal process. The following fees shall apply to applications for zoning change or specific use provision if the Applicant opts not to proceed through the pre-submittal process set forth in Section 1.15 of this GDC.

Type of Application	Fee
Planned development (PD) zoning (new or revised concept/detail plan)	\$6,000.00 + \$50.00 per acre
Planned development - amendment of conditions	\$6,000.00
Specific use provision - new construction or expansion	\$6,000.00 + \$50.00 per acre
Specific use provision - use change	\$6,000.00
Specific use provision - residential less than one (1) acre	\$6,000.00 (0 – 1 acre)
Zoning change request	\$6,000.00
Preliminary, final, or replats	\$6,000.00 + \$50.00 acre or portion thereof
Residential replats/final plat involving residentially zoned platted property	\$6,000.00 + \$50.00 acre or portion thereof
Amending plats	\$3000.00 + \$50.00 acre or portion thereof
Minor plats	\$6,000.00 + \$50.00 acre or portion thereof
Plat vacation	\$6,000.00 + \$50.00 acre or portion thereof
Conveyance plats	\$6,000.00 + \$50.00 acre or portion thereof
Downtown development plan/regulating plan (new construction - includes major waiver)	\$6,000.00

(B) Zoning change, specific use provision, or plat applications submitted to the presubmittal procedures in Section 1.15 of this GDC.

Type of Application	Fee
Planned development (PD) zoning (new or revised concept/detail plan)	\$2,000.00 + \$50.00 per acre
Planned development - amendment of conditions	\$1,000.00
Specific use provision - new construction or expansion	\$1,000.00 + \$50.00 per acre
Specific use provision - use change	\$1,000.00
Specific use provision - residential less than one (1) acre	\$500.00 (0 – 1 acre)
Zoning change request	\$1,000.00
Preliminary, final, or replats	\$500.00 + \$50.00 acre or portion thereof
Residential replats/final plat involving residentially zoned platted property	\$500.00 + \$50.00 acre or portion thereof
Amending plats	\$250.00 + \$50.00 acre or portion thereof
Minor plats	\$500.00 + \$50.00 acre or portion thereof
Plat vacation	\$500.00 + \$50.00 acre or portion thereof
Conveyance plats	\$500.00 + \$50.00 acre or portion thereof
Downtown development plan/regulating plan (new construction - includes major waiver)	\$1,000.00

(C) Variance, appeal, waiver, and miscellaneous applications.

Type of Application	Fee
Alcohol distance	\$500.00
Alley waiver	\$300.00
Building line modification	\$150.00
Building line modification, if board of adjustment appeal is also required	None

Development standards variance (screening and landscaping, signage)	\$350.00
Alternative compliance	\$200.00
Fence variance	\$250.00
House conversion (requiring public hearing)	\$800.00
Preliminary development plan (new construction)	\$1,000.00
Preliminary development plan (special use standards)	\$100.00
Downtown minor waiver	\$250.00
Reasonable accommodations	\$0.00
Vested rights petition	\$0.00
Sidewalk waiver	\$200.00
Sign variance	\$250.00
Tree removal permit (application fee only; tree mitigation fees required as applicable)	\$150.00
Tree preservation variance	\$300.00
Municipal setting designation	\$5,000.00

(D) Zoning verification letters.

Type	Fee
Zoning verification letter	\$200.00

Section 1.101 Refund Policy for Planning & Zoning Fees

(A) A party which has requested one or more of the services enumerated in Section 1.100 of this GDC may request a refund of a portion of the fees paid, but only if the party withdraws the request prior to both the advertisement of legal notice or distribution of bond letters. If a party timely withdraws its request, the party is entitled to a refund of 50% of the fees actually paid. For purposes of this Section, the Director of Planning shall decide whether a party has timely withdrawn its request.

(B) A party which fails to timely withdraw its request shall not be entitled to any refund of these fees.

Sections 1.102-1.110 Reserved."

Section 11

That Section 2.04, "General Provisions", of Chapter 2, "Zoning Procedures", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

"Section 2.04 General Provisions

(A) Responsible Official. The Planning Director is the responsible official for processing an application for a change of zoning.

(B) Definitions. Following are definitions, general terms, and special terms used in this GDC that are related to the approval process for land development applications.

(1) "Plan" means a subdivision development plan, including a subdivision plan, subdivision construction plan, site plan, concept plan, detail plan, land development application, and site development plan.

(2) "Plat" includes a preliminary plat, general plan, final plat, and replat.

(C) Initiation of Change of Zoning. Only the property owner or the owner's authorized representative, the Plan Commission on its own motion, or the City Council on its own motion, may initiate an application for a change of zoning on a land parcel.

(1) In the event the ownership stated on an application is different from that shown in City or appraisal district records, or if the applicant is a representative of the property owner, the applicant must submit written evidence of ownership (such as a certified copy of a deed, will, or other conveyance instrument) or a verification signed and notarized by the property owner that the applicant is acting as an authorized representative for the property owner, as applicable.

(2) A landowner or representative seeking approval of an application for a change of zoning must pay or otherwise satisfy all delinquent taxes, paving assessments, impact fees, or any other delinquent debts or obligations for the land to be rezoned before the application is submitted, in accordance with Section 1.09 in Chapter 1 of this GDC. It is the applicant's burden to provide evidence that all taxes and obligations have been paid.

(D) Contents of Application for Change of Zoning. Detailed requirements for the format and contents of an application for change of zoning must be in accordance with requirements in the *Development Application Packet*, as may be amended from time to time."

Section 12

That Section 2.05, "General Provisions", of Chapter 2, "Processing of Zoning Application, Plat, Plan, and Decision", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

"Section 2.05 Processing of Zoning Application, Plat, Plan, and Decision

(A) Planning Director Report. For all change of zoning requests (including a PD or SUP) or applications of a plan or plat, the Planning Director must review the application and prepare a written report providing a planning analysis on the merits of the zoning application, plan, or plat.

(1) The report shall include the proposed development's impacts, if any, on planning, engineering, transportation, building inspection, fire protection, and neighborhood enhancement and protection, depending on the issues and complexity of the development. In the event an applicant files both an application for a change in zoning and a plat or plan (including zoning applications that require a plan or plat), the Planning Director shall determine whether the plan or plat meets the requirements of state law and the GDC, and provide a separate planning

analysis on the merits of the zoning case.

(2) For applications including a plan or plat, as applicable, the report must include a recommendation approving, approving with conditions, or denial of the plan or plat. In the event the recommendation of the Planning Director is approving with conditions or a denial of the application, the Planning Director shall include in the report, in the form of a proposed order, a statement of the conditions for the conditional approval, or reasons for disapproval, that clearly articulate each specific condition for the conditional approval or reason for disapproval. Each condition or reason specified in the proposed order must:

(a) be directly related to the requirements under Chapter 212, Subchapter A of the Texas Local Government Code; and

(b) include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval.

(3) The report must be submitted to the Plan Commission prior to the Commission making a recommendation to the Council, and must be submitted to the Council prior to its decision.

(B) Published and Personal Notice. For a public hearing on a change of zoning application, the Planning Director shall publish notice as set forth below:

(1) For a public hearing before the Plan Commission: personal notice in accordance with [Section 1.24](#) (B) in Chapter 1 of this GDC;

(2) For a public hearing before the City Council, or joint public hearing before the Plan Commission and the City Council: published and personal notice in accordance with [Sections 1.24 \(A\) and 1.24 \(B\)](#) in Chapter 1 of this GDC.

(C) Posted Notice. For any requested change of zoning on a specific parcel, a sign must be posted on the property, in

accordance with procedures set forth in the Development Application Packet, as may be amended from time to time.

(D) Joint Public Hearing. The City Council and Plan Commission may convene a joint public hearing on a change of zoning request at the time and place designated in the public hearing notice(s). The hearing must be conducted in accordance with the City Council's normal rules and procedures that are applicable to public hearings. The Mayor, or his designee, shall be the presiding officer at a joint public hearing where an application for a change of zoning is heard.

(E) Applicant Representation. The applicant, or an authorized representative for the applicant, must attend the public hearing held by the Plan Commission and, separately or jointly, by the City Council for the requested change of zoning. If an applicant (or duly authorized representative) does not appear at such public hearing, then such absence may constitute sufficient grounds for the change of zoning application to be postponed or denied.

(F) Plan Commission - Public Hearing & Recommendation.

(1) The Plan Commission shall hold a public hearing to consider a proposed change of zoning. Following the public hearing, the Plan Commission shall provide its recommendation on the requested change of zoning, and shall forward its recommendation to the City Council. The Plan Commission may recommend approval or denial of the change of zoning application.

(2) In cases where the applicant is requesting both a change of zoning and an approval of a plan or plat, the Plan Commission shall

(a) determine whether the plan or plat meets the requirements of state law and the GDC,

(b) provide a separate planning analysis on the merits of the zoning and land use, and

(c) make separate recommendations for the zoning request and the plan in the form of a proposed order to City Council.

(3) Mandatory Approval. The Plan Commission shall recommend approval of a plan or plat that is required to be prepared under this GDC or state law and that satisfies all applicable regulations.

(4) Underlying Zoning. A plan does not meet technical requirements if the intended use is not consistent with the underlying zoning. In cases where the applicant is requesting both a change of zoning and an approval of a plan, the Plan Commission shall recommend denial of the plan if the Plan Commission also recommends a denial for the request for a zoning change and the intended use is inconsistent with the current zoning designation.

(5) Recommendation Deadline on a Plan. The Plan Commission shall recommend approval, approval with conditions, or disapproval of a plan within 30 days after the date the plan is filed. In the event the Plan Commission fails act on a plan within 30 days, the plan shall be considered favorably recommended by the Plan Commission and the proposed order to the City Council shall reflect that the plan is recommended by the plan Commission by inaction.

(6) Decision Deadline on a Plat. The Plan Commission shall approve, approve with conditions, or disapprove a plat within 30 days after date the plat is filed. A plat shall be considered approved by the Plan Commission unless it is disapproved within the 30 day period.

(7) Proposed Order. Following the public hearing, the Plan Commission shall issue a proposed written order to the City Council stating its decision to approve, approve with conditions, or disapprove a plan. In cases where the applicant is requesting a zoning change, the proposed order shall provide a separate planning analysis on the merits of the zoning and land use. The applicant shall be given a copy of the proposed order.

(8) Conditional Approval or Denial of a Plan. If the Plan Commission recommends a conditional

approval or disapproval of a plan, the proposed order shall state the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval. Each condition or reason specified in the written statement must:

- (a) be directly related to the requirements under Chapter 212, Subchapter A, of the Texas Local Government Code; and

- (b) include a citation to the law, statute, or ordinance, that is the basis for the conditional approval or disapproval.

(9) Postponement of Decision. The Plan Commission may, by written request of the applicant, postpone making a decision on the application of a plan or plat and may defer its recommendation to City Council. Upon approval of the Plan Commission, the postponement may be for a period not to exceed 30 calendar days, and does not require additional public notice if such postponement is to a date certain. The Plan Commission may not request or require an applicant to request postponement, waive a deadline or other approval procedure under this GDC or Chapter 212, Subchapter A of the Texas Local Government Code.

(10) The Plan Commission may recommend approval of a zoning designation of lesser intensity within the same general zoning category (such as residential, nonresidential, or mixed-use, see [Table 2-1](#)) without additional public notice provided that the impact on adjacent properties would be lessened or not affected (that is, the lesser intensity would have no anticipated harmful effect on adjacent properties).

(11) The Plan Commission may recommend approval of a modified version of the requested zoning district (or of a less intense district) in the form of a Planned Development (PD) District (refer to [Article 2, Division 2](#) of this Chapter 2).

(G) City Council - Public Hearing & Decision.

(1) Following receipt of the Plan Commission's recommendation, the Planning Director Report, and a public hearing on the change of zoning request, the City Council shall consider the request for a change of zoning, and render a decision on the request. The City Council may approve or deny the request. The Council's decision on a change of zoning request is final.

(2) The City Council may decide the change of zoning request based upon the Plan Commission's recommendation, or:

(a) It may approve a zoning designation of lesser intensity within the same general zoning category (such as residential, nonresidential, mixed-use, etc. - see [Table 2-1](#)) provided that the impact on adjacent properties would be lessened or not affected (that is, the zoning designation of lesser intensity would have no anticipated harmful effect on adjacent properties).

(b) It may approve a modified version of the requested zoning change (or of a less intense district) in the form of a Planned Development (PD) District (refer to [Article 2, Division 2](#) of this Chapter 2).

(3) In cases where the applicant is requesting both a change of zoning and an approval of a plan, the City Council shall:

(a) determine whether the plan meets the requirements of state law and the GDC,

(b) conduct a separate planning analysis on the merits of the zoning and land use, and

(c) make separate findings for the zoning request and the plan in the form of a final order.

(4) Mandatory Approval. The City Council shall approve a plan that is required to be prepared under this GDC or state law and that satisfies all applicable regulations.

(5) Underlying Zoning. A plan does not meet technical requirements if the intended use is not consistent with the underlying zoning. In cases where the applicant is requesting both a change of zoning and an approval of a plan, the City Council shall deny the plan if the request for a zoning change is denied and the intended use is inconsistent with the current zoning designation.

(6) Decision Deadline on a Plan. The City Council shall approve, approve with conditions, or disapprove a plan within 30 days after date the Plan Commission made its recommendation regarding the plan. A plan shall be considered approved by the City Council unless it is disapproved within the 30 day period. In the event the City Council fails to act on a plan within the 30 days, the plan shall be considered approved by the City Council and the final order shall state the date the plan was filed and that the City Council failed to act on the plan within the mandatory 30 day period.

(7) Conditional Approval or Denial of a Plan. In the event the City Council is approving a plan with conditions or is denying the plan, the City Council shall include in the final order a statement of the conditions for the conditional approval, or reasons for disapproval, that clearly articulate each specific condition for the conditional approval or reason for disapproval. Each condition or reason specified in the final order must:

- (a) be directly related to the requirements under Chapter 212, Subchapter A of the Texas Local Government Code; and

- (b) include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval.

(8) Final Order. The City Council shall issue a final order indicating whether the plan was approved, approved with conditions, or denied. The final order must be signed by the Mayor and attested by the City Secretary, or a majority of the members of City Council. A written copy of

the final order shall be sent to the applicant. In cases where the applicant is requesting a zoning change, the final order shall provide a separate decision of the zoning and land use request.

(9) Postponement of Decision. The City Council may, by written request of the applicant, postpone making a decision on the application of a plan or plat and may defer its final decision. The City Council may not request or require an applicant to request postponement, waive a deadline or other approval procedure under this GDC or Chapter 212, Subchapter A of the Texas Local Government Code. Upon approval of the City Council, the postponement may be for a period not to exceed 30 calendar days, and does not require additional public notice if such postponement is to a date certain.

. . .

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

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

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

Section 13

That Section 2.39, "MF, Multifamily District" of Chapter 2, "Zoning Procedures", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 2.39 MF, Multifamily District

. . .

(H) Exterior Construction.

. . .

(2) Roofscapes

(a) Roofing Materials. Roofing materials on a MF Structure must comply with the provisions of Article 6 of Chapter 4 of this GDC.

. . ."

Section 14

That Section 2.49, "U, Urban Districts (UR and UB)" of Chapter 2, "Zoning Procedures", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 2.49 U, Urban Districts (UR and UB)

(D) Parking

. . .

(6) Structured (Garage) Parking. To enhance the overall visual character of an Urban district, and to mitigate overall bulk appearance of parking structures, the following design standards apply to parking structures in an Urban district:

(a) All above-grade parking structures must be designed to be consistent with and complementary to the architectural style of the main building(s), and must incorporate at least two of the following design elements:

i. Distinctive architectural elements (cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or accentuating

belt courses - see Illustration 2-8);

ii. Variation in wall planes (wall openings, canopies, articulations, wall convexities and/or concavities, balconies, or awnings - see Illustration 2-8);

iii. Change in materials (defined as a minimum of two separate, compatible materials excluding glazing - each separate material must be at least twenty percent of each facade's surface area, excluding glazing);

iv. Change in colors (defined as a minimum of two separate, compatible colors excluding glazing - each separate color must be at least twenty percent of each facade's surface area, excluding glazing).

(b) All above-grade parking structures must be designed with a distinguishable first floor, upper facades, and roofs. Parking garage first floors must be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks, and door openings.

(c) Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens and the like, but non-decorative steel guard cables that are visible to the public or to adjacent properties are prohibited.

(7) Individual Residential Garages and Driveways.

(a) Individual residential garages and driveways in an Urban district must be designed, constructed, and operated to allow access only from a rear (or side) alley or an interior common access service drive aisle, a dedicated fire lane, or a dedicated shared parking court (and may not be facing

or accessed from a public street).

(b) Garages in an Urban district must be set back from any street or alley right-of-way a minimum of twenty feet;

(c) Driveways for residential dwelling units must be no wider than twelve feet until the driveway is beyond the adjacent front building face.

. . .

(H) Building/Architectural Design.

(1) Purpose. The intent of architectural design controls in Urban districts is to promote distinctive, high-quality architectural design in a pedestrian-scale setting that sets a particular Urban development apart visually (and thematically) from other developments in the vicinity. The development standards provided in this Section are intended to promote continuity among redevelopment projects and new structures within a particular Urban district.

(2) Compatibility. Exterior construction in an Urban district must be compatible and complementary as to design and colors throughout each development.

(3) Uniformity. All buildings must employ "four-sided architecture" in an Urban district, meaning that comparable design elements must be used on all exposed sides of a building. No lesser quality design elements may be used in an Urban district for the rear or any side of a building unless the side is screened from ground level view.

(4) Articulation. Architectural features of buildings in an Urban district must provide diversity and articulation of wall surfaces through use of one or more of the following architectural elements: pilasters, quoins, projected awnings, solid canopies, bay windows, or towers. Additional horizontal and vertical

building articulation requirements of an Urban district are as follows:

. . .

(5) Facades and Building Forms. an identifiable first floor, upper facade, and rooflines. First floor facades must be designed Building facades that are visible to a public street in an Urban district must be designed with at human scale with elements such as window bays, recessed entries, awnings, canopies, and other human-scale architectural features. Additional building facade and form requirements for Urban districts are as follows:

. . .

(f) To emphasize the pedestrian scale, building facades must incorporate the following elements:

i. Architectural elements such as cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or belt courses.

ii. Variations in wall planes with canopies, balconies, or awnings.

iii. Changes in materials or color - each facade must incorporate at least two separate materials or color changes, excluding glazing. Each separate material or color change must comprise at least twenty percent of each facade's appearance, excluding glazing.

(6) Highly Reflective Exterior Construction Materials.

Highly reflective materials and surfaces, including reflective metal siding and mirrored glass glazing, must be installed in such a manner as to diffuse reflective light and prevent the

focused redirection of sunlight or other luminants beyond the boundary line of the premises on which the facility is located.

(7) Exterior Colors.

(a) The use of florescent paint and florescent colors are prohibited in an Urban district.

(b) Exterior colors must complement one another, and must promote the architectural style of the Urban district.

(8) Building Entries.

(a) Main building entrances in an Urban district must be from public sidewalks or plazas and comply with the following:

i. In order to create a pedestrian-oriented and access-friendly environment, a building must have its main entrance from a public sidewalk or plaza or from a private sidewalk or plaza that is publicly accessible through a public easement.

ii. Secondary entrances to a building from a parking lot are permitted.

iii. Main entrances to a building must be easily identifiable and must utilize pedestrian-scale design elements.

(b) Building entrances in an Urban district must be accented by architectural elements such as recessed facades, columns, overhanging roofs, awnings, or balconies.

(c) Spaces in an Urban district that are along pedestrian walkways and parking lots must provide rear entrances to buildings that are identifiable with elements such as signage, plantings, awnings above rear windows, or other human-scale elements.

(d) Residential Entries. Street-level dwelling units within multi-unit structures in an Urban district must have individual street-oriented or common corridor entries. The fronts of all townhouse, row home or other single-family attached dwelling units shall face an adjacent open space, park or street.

(9) Roofs.

(a) Roof lines in an Urban district must be consistent with the coordinated architectural theme and variable in terms of shape, pitch, and height, in order to avoid long expanses of flat similar roof lines.

(b) Roofs in an Urban district must be designed as individual design elements, and must be utilized to screen roof-mounted mechanical equipment and satellite dishes.

(c) The use of mansard or gambrel roofs is prohibited in an Urban district.

. . . "

Section 15

That Section 2.52, "Special Standards for Certain Uses", of Chapter 2, "Zoning Procedures", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 2.52 Special Standards for Certain Uses

(A) Specific Requirements. The City has established the following standards for certain land uses that apply to the uses regardless of the zoning district in which they are located, unless otherwise stated within other sections of this GDC. The definitions for each land use listed below are contained within Chapter 6 of this GDC.

. . .

(11) Hotels/Motels and Transient Lodging. All types of transient lodging, including Full Service Hotels and Motels, Extended Stay Hotels and Motels, and Limited Service Hotels and Motels must comply with the following minimum required standards and regulations in this Subsection (11):

. . .

(b) Bed and Breakfast. A Bed and Breakfast must comply with the following provisions:

. . .

(ii) Building Elements. Bed and Breakfast buildings must be designed in compliance with the requirements of the zoning district within which the building is located, as provided in Chapter 4, Article 6 of this GDC. In addition, all facades must be designed with architectural style and building materials consistent with the front facade, and a minimum of four elements from the following list must be incorporated into all Bed and Breakfast buildings (a Bed and Breakfast operating in a residential house is exempt from this Subsection):

- a. Awnings;
- b. Canopies;
- c. Ornamental cornices;
- d. Alcoves;
- e. Recessed entries;
- f. Pillar posts;
- g. Decorative lighting; or
- h. Other building elements that

contribute to the architectural
character of the building.

. . .

(12) Elder Care Living Facilities. Elder care
living facilities, of any type, must comply with
the following provisions of this Subsection (12):

. . .

(e) Site Design.

. . .

(v) Parking and Circulation.

a. A minimum of fifty percent of
the required parking spaces for an
independent senior living facility
must be contained in either an
enclosed garage or a multi-car
covered parking structure.
Detached covered parking must
function unobtrusively and be
compatible with the main buildings
of the facility in regard to
design, style, and color. Detached
covered parking structures, if
used, must be located near the
building served. A detached
covered parking structure may not
accommodate more than ten parking
spaces or be located closer than
twenty feet to another parking
structure.

b. All parking spaces located
between any building and the
right-of-way of any public street
or a single-family district must
be screened from view in
compliance with Section 4.44,
Article 3 in Chapter 4 of this
GDC.

. . ."

Section 16

That Section 2.58, "Accessory Building Regulations" of Chapter 2, "Zoning Procedures", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 2.58 Accessory Building Regulations

. . .

(H) Accessory Building Exceeding 200 Square Feet. An Accessory building that exceeds two hundred square feet in floor area must comply with the following provisions:

(1) The height of an accessory building having more than two hundred square feet in floor area may not exceed fifteen feet, with a maximum wall height of ten and one-half feet measured from the finished floor to the top plate.

(I) Accessory Building Exceeding 500 Square Feet. An Accessory building that exceeds five hundred square feet in total floor area must comply with the following provisions:

(1) The height of an accessory building having more than five hundred square feet in floor area may not exceed twenty-five feet or the height of the main structure, whichever is less, with a maximum wall height of twelve and one-half feet measured from the finished floor to the top plate.

. . ."

Section 17

That Section 2.59, "Carports, Canopies and Porte Cocheres - Residential", of Chapter 2, "Zoning Procedures", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 2.59 Carports, Canopies and Porte Cocheres - Residential

(A) Carports. Residential carports, canopies, and porte cocheres must comply with the following provisions:

(1) No carports, canopies, or porte cocheres of metal construction may be located in front of a single-family residence or within a side yard adjacent to a street.

(2) Carports, canopies, or porte cocheres that are located in front of a single-family residence or within a side yard adjacent to a street shall be constructed in a manner architecturally compatible with the main building and shall not exceed the height of the main building.

(3) Carports, canopies, or porte cocheres of metal construction may be located at the rear of a single-family residence so long as access is from a paved alley at the rear of the property.

(4) A carport, canopy, or porte cochere that is located in the rear yard of a one-story single-family residence is restricted to a height not to exceed the height of the peak of the roof of the residence or fifteen feet, whichever is greater. A carport, canopy, or porte cochere that is located in the rear yard of a two-story (or greater) single-family residence is restricted to a height of fifteen feet.

(5) All construction plans submitted for permit approval must meet applicable load span specifications required by the Building Code or bear the stamp of an Engineer licensed in the State of Texas.

(6) Carports, canopies, or porte cocheres may not be enclosed or converted into a garage space, living space, storage, or work room.

(7) The siding of carports, canopies, or porte cocheres may extend down a maximum of two feet from the roof on the open sides of the structure.

(8) These requirements apply only to carports, canopies, and porte cocheres constructed after

the original effective date of the adopting Ordinance No. 5993, April 18, 2006.

(9) Carports, canopies, and porte cocheres located in multifamily developments (including senior living facilities) must comply with the below Section 2.60.

. . . "

Section 18

That Section 2.60, "Carports, Canopies and Porte Cocheres - Nonresidential" of Chapter 2, "Zoning Procedures", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 2.60 Carports, Canopies and Porte Cocheres - Nonresidential

(A) Carports, Canopies and Porte Cocheres. A carport, canopy or porte cochere for a nonresidential use (regardless of zoning district) must:

(1) Not encroach into a required front, side or rear yard setback;

(2) Not extend over a public street, a City easement (unless approved by the Director of Engineering), or a refuse or solid waste container (dumpster);

(3) Have a minimum fourteen-foot clearance when extending over a fire lane or vehicular drive aisle;

(4) Be supported by columns that are architecturally integrated and are similar to the colors of the main building;

. . . "

Section 19

That Section 3.39, "Replat Without Plat Vacation" of

Chapter 3, "Subdivision Regulations", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 3.39 Replat Without Plat Vacation

. . .

(D) General Notice and Hearing Requirements.

(1) Published and personal notice is required only for certain residential Replats, in accordance with Section 212.015 of the Texas Local Government Code, as amended.

(2) For applications for replat filed on or after September 1, 2019, if a proposed replat does not require a variance or exception, no hearing shall be required. The City shall provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted according to the most recent municipal or, in the case of subdivisions within the City's ETJ, county tax roll. The notice shall include the zoning designation of the property after the replat, and a telephone number and email address an owner of a lot may use to contact the City about the replat.

(3) For applications for replat filed on or after September 1, 2019, if a proposed replat requires either a variance or an exception, then a public hearing on a Replat shall be conducted by the Plan Commission in accordance with the normal rules and procedures that are applicable to public hearings.

(4) For applications for replat filed before September 1, 2019, the Plan Commission shall conduct a public hearing on the replat in accordance with the normal rules and procedures applicable to public hearings.

(E) Special Residential Replat Requirements.

(1) Applicability. In addition to compliance with

other requirements of this Section 3.39, a Replat without vacating the preceding plat shall conform to the requirements of this Subsection if:

(a) During the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or

(b) Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

(2) Exception. The requirements of this Subsection do not apply to the approval of a Replat application that affects only a portion of a recorded plat if all of the proposed area sought to be replatted was designated or reserved for usage other than for single- or two-family (such as a duplex) residential use. Such designation shall be noted on the recorded plat or in the legally recorded restriction applicable to such plat.

(3) Notice and Hearing. Beginning on September 1, 2019, for any replat for which a hearing must be held pursuant to subsection (D) above, notice of the public hearing at which the Replat will be considered shall be given in accordance with Article 2, Division 2 of Chapter 1 of this GDC, unless otherwise required by state law. Prior to September 1, 2019, notice of the public hearing at which the Replat will be considered shall be given in accordance with Article 2, Division 2 of Chapter 1 of this GDC, unless otherwise required by state law.

(4) Protest. If the Replat application is protested in accordance with this Subsection, approval of the Replat requires the affirmative vote of at least three-fourths of the members of the Plan Commission present at the meeting. For a legal protest, written instruments signed by the owners of at least twenty percent of the area of the lots or land immediately adjoining the area

covered by the Replat application and extending two hundred feet from that area, but within the original subdivision, shall be filed with the Plan Commission prior to the close of the public hearing. The area of streets and alleys shall be included in the area computations.

. . ."

Section 20

That Section 4.24, "Multifamily Developments", of Chapter 4, "Site Development", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 4.24 Multifamily Developments

. . .

(C) Detached Covered Parking Structures. Detached covered parking structures, if used, must:

(1) Meet the building materials and design requirements set forth in Section 2.60 in Chapter 2 of this GDC; and

(2) Be located within one hundred feet of the building served.

. . ."

Section 21

That Section 4.45, "Design & Screening of Refuse Containers", of Chapter 4, "Site Development", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

"Section 4.45 Design & Screening of Refuse Containers

. . .

(B) Compatibility. The exterior composition of screening walls must be architecturally compatible with the main

building(s) and be composed of masonry materials (which must match the masonry materials used in the construction of the main building, if applicable).

. . ."

Section 22

That Section 4.82, "Documentation of PD Districts," of Chapter 4, "Site Development", of the Garland Development Code of the City of Garland, Texas, is hereby renamed and amended in its entirety to read as follows:

"Section 4.82 Purpose, Applicability; Allowable Materials

(A) Purpose. It is the purpose of this Article 6 to provide regulations which ensure that buildings and structures in Garland are appropriately designed to create an aesthetically pleasing, quality environment.

(B) Applicability.

(1) The requirements contained within this Article 6 are minimum standards and apply to all new residential and nonresidential buildings and structures, as specified, within the City of Garland.

(3) Existing buildings and sites that are being expanded or redeveloped may be eligible to request exterior construction alternatives through the alternative compliance process as set forth in Section 4.85 of this Article 6, and in Article 1, Division 2 of this Chapter 4.

(C) Allowable materials.

Buildings may be constructed of any material approved for a given usage in a Relevant Model Code."

Section 23

That Section 4.83, "Nonresidential & Multifamily Building Materials & Design", of Chapter 4, "Site Development", of

the Garland Development Code of the City of Garland, Texas, is hereby renamed and amended in pertinent part to read as follows:

"Section 4.83 Nonresidential & Multifamily Building Design

(A) Architectural Elements.

(1) Except as provided for Industrial (IN) districts in Subsections 4.83(G) and 4.83(H) below, all nonresidential and multifamily buildings must incorporate design elements which create character or reflect regional architecture by including at least six of the following elements, photos and examples of which are provided below:

- (a) Awnings or canopies;
- (b) Display windows;
- (c) Divided light windows;
- (d) Transoms;
- (e) Shutters;
- (f) Alcoves/porticos;
- (g) Recessed entries;
- (h) Ornamental window headers/lintels;
- (i) Quoins;
- (j) Distinctive lighting features;
- (k) Planters or fountains;
- (l) Benches for outdoor seating;
- (m) Dormers;
- (n) Varied roof heights;
- (o) Ornamental facade trims;

(p) Bay windows; and

(q) Gable windows.

. . . .

(B) Facade Articulation.

(1) Horizontal building articulation (facade depth) and vertical building articulation (facade height) is required on all street-facing facades of all nonresidential and multifamily buildings in the manner and in conformity with the standards provided in Illustration 4-7.

(2) Facade offsets must be shown, along with calculations verifying that the building elevations meet the above requirements, on a building Facade (elevation) Plan. The building Facade Plan must be submitted for review at the time of the initial development application along with the building elevations.

(3) Canopies, arches, and covered colonnades count toward applicable facade depth or height articulation requirements.

(4) Visual examples of acceptable facade articulation are provided in the photos which are provided below.

(C) Parking Structures.

(1) All above-grade parking structures must be designed to blend in with the architectural style of the main building(s), and must incorporate at least two of the following design elements:

(a) Distinctive architectural elements such as cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or accentuating belt courses. Examples of such distinctive architectural elements may be found in Illustration 2-8 in Chapter 2 of this GDC;

(b) Variation in wall planes such as wall openings, canopies, articulations, wall convexities, wall concavities, balconies, or awnings. Examples of such variation in wall planes may be found in Illustration 2-8 in Chapter 2 of this GDC; and

(c) Change in materials. Such a change must involve a minimum of two separate, compatible materials, excluding glazing. Each area covered by the separate material must cover at least twenty percent of each facade's surface area, excluding glazing.

(d) Change in colors. Such a change must involve a minimum of two, compatible color changes, excluding glazing. Each area covered by the color change must cover at least twenty percent of each facade's surface area, excluding glazing.

(2) All above-grade parking structures must be designed with a distinguishable first floor, upper facades, and roofs. Parking garage first floors must be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks, and door openings.

(3) Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens, and the like, but must not be allowed to have non-decorative steel guard cables that are visible to the public or to adjacent properties.

(D) Windows. Highly reflective mirror glass must not be used as an exterior building material on any building or structure. However, in order to encourage energy efficiency, the use of tinted or inward facing mirrored glass is allowed and encouraged.

. . . .

(E) Canopies. All canopies that are intended to shelter vehicles or vehicular traffic such as a building's porte cochere, a bank's drive-through canopy, or a fuel station canopy, must have support columns."

Section 24

That Section 4.84, "Residential Building Materials & Design", of Chapter 4, "Site Development", of the Garland Development Code of the City of Garland, Texas, is hereby renamed and amended in pertinent part to read as follows:

"Section 4.84 Residential Design

(A) Design Standards.

(1) Required Standards. All single-family, two-family, and townhouse residential structures must be designed in accordance with the following design standards, unless otherwise approved as Planned Development (PD) zoning or pursuant to Subsection 4.85 of this Article 6.

(2) Garages.

(a) The face of a garage door must be at least twenty feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- i. Rear entry;
- ii. "J" drives, for front entry properties;
- iii. "Swing" drives, for side entry properties;
or
- iv. Offset front entry with the garage door set back at least five feet behind the front building face.

(3) Architectural Requirements. Each dwelling unit must be designed and built in accordance with the following minimum criteria:

(a) Architectural Relief. No facade of a dwelling unit facing a public street or any

portion of an interior side or rear facade above the first story of a dwelling unit may contain a flat, unarticulated or uninterrupted wall length of greater than twenty percent of the horizontal length of the facade. Any such facade section must contain an offset of at least two or more feet. Illustrations 4-14 and 4-15 below are examples of dwelling units which do not meet this standard and which would be unacceptable.

(b) Minimum Number of Elevations. The front building elevation of a dwelling must not be duplicated on the three adjacent houses on both sides, or on the four houses directly across the street. This requirement may be waived by the Building Official if the building materials and the architectural elements, such as windows, dormers, facade offsets, or overhangs, of a home are significant enough to make the front facade of the home look substantially different from its neighboring structures.

(c) Minimum Number of Design Elements. A minimum of three of the following elements, as depicted in Illustrations 4-16 and 4-17, must be incorporated into the design of each dwelling unit:

- i. Multiple pane windows featuring either divided light or simulated divided light;
- ii. A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
- iii. Gable(s) with window(s);
- iv. Dormer(s);
- v. Bay windows with a minimum projection of twenty-four inches;

vi. Minimum 8:12 roof pitch;

vii. Split garage doors with a separate door for each vehicle bay; or

viii. Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.

(d) Walls & Windows. Windows and doors must comprise at least twenty-five percent of the wall area of the front building face of a dwelling.

(e) Roof Design.

i. A roof pitch of at least 6:12 is required for each dwelling unit.

ii. Each dwelling unit must be constructed with a roof overhang of not less than eighteen inches, as measured from the finished exterior building facade to the soffit.

(4) Carports. Carports must meet the building materials and design requirements contained in Section 2.59 in Chapter 2 of this GDC.

(5) Exemptions. The following are exempt from the architectural requirements of this Section:

(a) Residential accessory structures, as may be provided in Article 5, Division 4 of Chapter 2 of this GDC; and

(b) Temporary buildings, but only if approved during the alternative compliance review process as set forth in Section 4.85 of this Article 6, or in Article 1, Division 2 of this Chapter 4."

Section 25

That Section 4.85, "Administrative Approval of Alternative

Materials", of Chapter 4, "Site Development", of the Garland Development Code of the City of Garland, Texas, is hereby renamed and amended to read as follows:

"Section 4.85 Allowed Materials

Unless stated otherwise in this GDC, a building may use a material approved by the applicable Relevant Model Code for a given application."

Section 26

That Section 6.03, "Definitions", of Chapter 6, "Definitions", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 6.03 Definitions

Following are the definitions of land uses, general terms, and special terms used in this GDC.

. . . .

MARINA: (x) A waterfront business establishment for the docking, wet storage, refueling, and servicing of boats and personal watercraft used on the abutting lake or reservoir. The term includes watercraft fuel sales, fishing equipment and bait sales, fishing pier/services, boat/watercraft rentals, a restaurant(s), dry boat storage, and other amenities related to boating, fishing, and outdoors recreational enjoyment.

MASONRY MATERIALS: Masonry Materials are brick, stone, tile, or other similar building units or materials, or any combination of these materials, laid up unit-by-unit, and set in mortar. Notwithstanding the foregoing, Masonry Construction includes the following materials:

(a) Hard-fired brick such as kiln-fired clay, shale, or slate material. Acceptable materials may also include integrally-colored concrete brick, known as concrete masonry units or CMUs, but only subject to the limitations in Subsection 4.82(C)(1)(d) and only if the concrete masonry units conform to the same ASTM standard for

construction as typical hard-fired clay brick. Material under this Section must meet the classification of severe weather grade and have a minimum thickness of two and one-quarter inches when applied as a veneer. Acceptable materials under this Section do not include unfired or underfired clay, sand, or shale brick.

(b) Stone such as naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable, all-weather stone that is customarily used in exterior building construction. Acceptable materials may also include cast or manufactured stone product, provided that such product yields a highly textured, stone-like appearance, its coloration is integral to the masonry material, and it is demonstrated to be highly durable and maintenance-free. The surface of any manufactured stone must not be painted. Natural or man-made stone must have a minimum thickness of two and five-eighths inches when applied as a veneer.

(c) Concrete masonry units, also known as CMUs, for nonresidential and multifamily projects only, provided that such concrete masonry units are integrally-colored, not painted, have a highly textured exterior finish such as "split-face," are classified as severe weather grade, and are not lightweight or featherweight concrete or cinder blocks.

Masonry Materials do not include any of the following:

- (a) Adobe or mortar wash surface material;
- (b) Exterior insulation and finish system (EIFS), acrylic matrix, synthetic plaster, or other similar synthetic material;
- (c) Cementitious fiberboard siding, such as "SmartBoard" or "HardiBoard";
- (d) Vinyl-based siding material, as may be allowed by the City's Building Code;
- (e) Lightweight or featherweight concrete blocks

or cinder blocks;

(f) Exterior plaster, including stucco; and

(g) Any other cementitious product not listed above.

MASSAGE THERAPY: A type of personal service that offers therapeutic massage by a massage therapist (as defined and licensed by state law).

. . .

MOBILE SERVICE VENDOR: A mobile service business that typically travels to most, if not all, of its customers rather than its customers coming to the business's shop (such as, a mobile automotive windshield installer, mobile veterinary clinic, mobile pet-bathing service, or mobile locksmith). The term does not include retail sales of any goods or items other than those installed or expended in the actual conduct of the mobile service (such as, a windshield that is installed by a mobile installer, vaccinations and supplies delivered and administered by a mobile veterinary clinic, or door locks and keys cut and sold by a mobile locksmith).

MODEL CODE: A publication that is developed, promulgated, and periodically updated at a national level by organizations consisting of industry and government fire and building safety officials through a legislative or consensus process and that is intended for consideration by units of government as local law, including but not limited to, the International Residential Code, International Plumbing Code, International Electrical Code, International Mechanical Code, the National Electrical Code, the International Building Code, the International Fire Code, the International Fuel Gas Code, and the International Energy Conservation Code.

MONEY TRANSFER BUSINESS: An establishment, other than a financial institution or a bank that engages in or facilitates the transmission of monetary funds to or from a location outside the United States and its territories for a fee.

. . .

REHABILITATION FACILITY: (x) As defined by Chapter 244 of the Texas Local Government Code, a residential facility that is operated by an agency of the state, a political subdivision of the state, or a private vendor operating under a contract with an agency of the state or a political subdivision of the state and that houses persons convicted of misdemeanors or felonies or houses children found to have engaged in delinquent conduct, regardless of whether the persons are housed in the residential facility:

- a. While serving a sentence of confinement following conviction of an offense;
- b. As a condition of probation, parole, or mandatory supervision; or
- c. Under a court order for out-of-home placement under Title 3, Family Code, other than in a foster home operated under contract with the juvenile board of the county in which the foster home is located or under a contract with the Texas Youth Commission.

Such facility and the persons that reside therein must meet all the specifications and requirements of Chapter 244 of the Texas Local Government Code to be considered a Rehabilitation Facility under this GDC. In the event of a conflict between this definition and the definition provided by Chapter 244 of the Texas Local Government Code, state law shall control.

RELEVANT MODEL CODE: A Model Code published within the last three code cycles and which applies to construction, renovation, maintenance, or other alteration of a Building.

REMAINDER TRACT: Land that is part of a larger parcel that is not subject to a subdivision plat affecting the parcel.

. . ."

Section 27

That Section 7.11, "Building Standards", of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 7.11 Building Standards

. . .

(D) Residential At-Grade.

. . .

(6) Masonry columns may be used on patios and fences provided that the columns are used as accents. Wood fences and railings, chain-link fencing, and vinyl fencing materials are prohibited.

(7) For buildings located within the boundaries of any Historic District recognized by the United States Department of the Interior on or before April 1, 2019, balcony and patio railings and fences shall be largely transparent and constructed of glass, wrought iron or metal or a combination thereof.

. . .

(I) Roofs.

(1) Flat roofs and green roofs are allowed.

(2) For buildings located within the boundaries of any Historic District recognized by the United States Department of the Interior on or before April 1, 2019, which have with hip, gable or mansard roofs, the allowed materials include slate, concrete or clay roofing tile, copper, factory-finished standing seam metal or laminated asphalt shingles of at least three hundred pounds per square. Wood shingles are expressly prohibited.

. . .

(J) Exterior walls. For buildings located within the boundaries of any Historic District recognized by the United States Department of the Interior on or before April 1, 2019, the following standards apply:

(1) Exterior walls of buildings and parking structures that are visible from a street, plaza or other public open space (excluding windows, doors, breezeways and other openings) shall be constructed of at least eighty percent masonry materials, as defined in this GDC.

(2) Concrete tilt wall, pre-cast concrete panels, and other similar materials are prohibited.

(3) No more than twenty percent of each facade along a street shall use accent materials such as wood, architectural metal panel or tile.

(4) EIFS shall be allowed only as a material for trim and moldings more than eight feet above the ground floor.

(5) Glass curtain wall may be allowed for lofts and nonresidential uses provided it does not constitute more than seventy-five percent of the facade.

(6) Other exterior walls which are not visible from a street, plaza or other public open space shall be constructed of at least twenty percent masonry materials, with the remaining being noncombustible materials, including exterior 3-stage stucco, cementitious fiberboard, or other material approved by Minor Waiver and allowed under the International Building Code."

Section 28

That Section 7.12, "Automobile Parking", of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 7.12 Automobile Parking

. . .

(C) Parking Garages.

. . .

(2) Where a parking garage must be located adjacent to a street:

(a) Parking garages shall be landscaped as set out in Article 6 of this Chapter 7.

(b) The parking structure facades shall be designed to be compatible with the Downtown district's character. Architectural screens may be used to articulate the facade, hide parked vehicles, and shield lighting.

(c) Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.

(d) Off-street below-grade parking may be built to the lot lines, but shall be designed to allow landscape planting at-grade as defined in Article 6 of this Chapter 7. No below-grade parking beneath a building shall be visible from the sidewalk.

(e) For parking structures located within the boundaries of the Garland Downtown Historic District, as recognized by the United States Department of the Interior, the structure must comply with this Chapter's masonry materials requirement.

. . ."

Section 29

That Section 7.28, "Downtown Development Plan", of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 7.28 Downtown Development Plan

. . .

(C) An application for a Downtown Development Plan shall be processed in accordance with the City's procedures set forth in Article 2, Division 1 of Chapter 1 of this GDC.

. . ."

Section 30

That Section 7.29, "Regulating Plan", of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 7.29 Regulating Plan

. . .

(F) An application for a Regulating Plan shall be processed in accordance with the City's procedures set forth in Article 2, Division 1 of Chapter 1 of this GDC.

. . ."

Section 31

That Article 9, "Definitions", of Chapter 7, "Downtown District", of the Garland Development Code of the City of Garland, Texas, is hereby numbered as Section 7.50 and amended to read as follows:

"Section 7.50 Definitions

The following definitions apply only within the Downtown District. Other definitions within this GDC shall govern when not in direct conflict with the terms below. If, however, there is a conflict the following definitions shall control within the Downtown District.

Access Drive. Any on-site drive or lane intended to accommodate motor vehicles or pedestrians.

Apartment. A multifamily structure containing three or more dwelling units located on a single lot and designed to be occupied by three or more families living independently of

one another, excluding hotels or motels.

Awning. A roof-like cover supported from the exterior wall of a building, often of fabric, metal or glass, designed and intended to provide protection from the elements.

Block Face. One side of a street between two consecutive street intersections.

Building Facade, Primary. Any facade that faces a public street or open space.

Build-To Zone. The Build-To Zone establishes the minimum and maximum setback for a building facade from the curb line on private property.

Commercial Building. A building that contains nonresidential space/use, but no residential use.

Condominium, Residential. A building in which the space in each dwelling unit is owned individually, and all of the dwelling owners share in the ownership of the common areas, such as grounds and the building structures.

Director. The Planning Director, or designee.

Dismount Strip. A narrow width of paving between the back-of-curb of an on-street parking space and a planter or tree well. It enables passengers to more easily exit a parked vehicle and gain access to the sidewalk.

Downtown Development Plan. A plan that must be approved by the City prior to any improvements to a property with the Downtown (DT) district. An approved Downtown Development Plan is required prior to the issuance of site or building permits. (See Section 7.28 of this Chapter 7)

Duplex. A freestanding building on one lot, having separate accommodations for and occupied by not more than two families, one family in each living unit.

Entry, Primary. The main entry to a building or lease space on a block face. Such entries may also be located on a plaza or courtyard with direct access to the street.

Flex Space. Leasable space which has the necessary ceiling height and fire separation to accommodate retail and

restaurant uses, though any allowed nonresidential use may occupy the space until the retail market matures to a level that will cause the space to change to a retail or restaurant use.

Framework Plan. The Framework Plan (see Appendix 3) adopted as part of this Chapter 7, and used as a guide for the application of these district regulations.

Frontage. Any portion of a lot that is immediately adjacent to a street. This does not include alleys.

Landmark Building. A building located on axis with a terminating street or public access drive or at the intersection of two or more streets. Such building shall incorporate architectural features that address height and articulation that emphasize the importance of such a location and shall be approved as part of the Downtown Development Plan.

Liner Building. A narrow building that lines the exterior of a parking garage structure adjacent to a street and sidewalk. It is generally thirty to sixty feet deep and occupied by any allowed use except parking.

Live/Work. Units containing both living quarters and a commercial space, such as retail, artist space or gallery, business or other professional office activities where the living and working areas shall each have a separate entry from a public walkway, and the residential component is located above the commercial use.

Loft. A flexible residential or commercial space characterized by higher than normal ceilings, open floor plans and, often, exposed duct work. Lofts may be found in Mixed Residential, Commercial and Mixed-Use buildings.

Masonry Material. See Chapter 6 of this GDC (Definitions).

Mixed Residential. A building containing a variety of residential unit sizes or types, such as studio, 1-, 2- or 3-bedroom apartments, condominiums or lofts.

Mixed-Use Building. A structure that combines residential and nonresidential uses in a single building.

Mullion. The vertical or horizontal divisions or joints

between single windows in a multiple window unit.

Pedestrian Shed. A Pedestrian Shed is an area where the center is an average one-quarter mile radius, about the distance of a five-minute walk at a leisurely pace.

Setback, Downtown. The area between the edge of the sidewalk and the building face under private ownership. In nonresidential adjacency, this area may include landscaping or outdoor seating and may be paved. In residential adjacency, the area will be landscaped and may include stoops, stairs and patios.

Stoop. A porch with steps that is located approximately at the level of the first floor of the structure and intended to provide access to a residential unit.

Streetscape. The urban design element that establishes the character for the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, sidewalks for pedestrians) as well as the visible private frontages (building facades and elevations, porches, setbacks, fences, awnings, etc.) and the amenities within the public frontages (street trees and plantings, benches, streetlights, bike facilities, other furnishings).

Studio Apartment. A small apartment usually consisting of one main area that combines the living and bedroom space, as well as a small kitchen/kitchenette and a bathroom.

Townhome. An attached dwelling unit, typically with a height of two or more stories, located on a separately platted lot, which shares at least one common wall with another such unit, typically grouped together in a cluster of 3 or more units.

Waiver to Design Standards, Major (Major Waiver). A change to or deviation from the standards of this District, as identified in the District regulations and requiring City Plan Commission recommendation and City Council approval.

Waiver to Design Standards, Minor (Minor Waiver). A change to the standards of this district that is not contrary to the stated goals and intent of the District as interpreted and authorized by the Director."

Section 32

That Exhibit A, "Fee Schedule", to the Garland Development Code of the City of Garland, Texas, is hereby repealed.

Section 33

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

Section 34

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 35

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 36

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

PASSED AND APPROVED this the ____ day of August, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

12.

Meeting Date: 08/06/2019

Item Title: Presentation of the 2019-20 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 FY 2019-20. 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 FY 2019-20 Proposed Budget.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

13.

Meeting Date: 08/06/2019

Item Title: Consider proposing a tax rate to be considered during the budget approval and tax rate setting process for FY 2019/2020 and establishing a schedule for adopting a budget and setting a tax rate for FY 2019/2020

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, at which time all interested parties will be given the opportunity to be heard for or against any estimates or items therein at a time and place consistent with state law. 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 20, 2019 and August 27, 2019.

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

Recommendation/Action Requested and Justification

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

Action requested:

Mayor:

"I call for two Public Hearings to be held on the proposed ad valorem tax rate of 76.96 cents per \$100 of valuation - which is scheduled for adoption on September 03, 2019 at 7:00 P.M. in City Hall, 200 N. Fifth Street, Garland, Texas. The Public Hearings will be held on:

- (1) Tuesday, August 20, 2019, at 7:00 P.M. at City Hall, 200 N. Fifth Street, Garland, Texas.
- (2) Tuesday, August 27, 2019 also at 7:00 P.M. at City Hall, 200 N. Fifth Street, Garland, Texas.

Attachments

2019 Budget/Tax Calendar
Budget/tax procedural checklist
Effective and Rollback rate worksheets
2019 Tax Notice



2019 Proposed Budget and Tax Rate Review Calendar

Date	Day	Start Time	Activity
Aug 5	Monday	Work Session	Budget Highlights
Aug 6	Tuesday	Regular Session	Formal Budget Presentation – Notification of Proposed Tax Rate, Public Hearings and Date of Rate Adoption
Aug 17	Saturday	Special Session	Budget Work Session – Department Presentations
Aug 20	Tuesday	Regular Session	Public Hearing – Budget and Tax Rate
Aug 22	Tuesday	Special Session	Budget Work Session
Aug 27	Tuesday	Special Session	Public Hearing – Budget and Tax Rate
Sept 3	Tuesday	Regular Session	Public Hearing – Adoption of Budget & Tax Rate

2019 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)*).

2019 Tax Rate Calculation Worksheet**Taxing Units Other Than School Districts or Water Districts****City of Garland**

Taxing Unit Name

217 N Fifth St. Garland, TX 75040

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

972-205-2829

Phone (area code and number)

www.garlandtx.gov

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. 2018 total taxable value. Enter the amount of 2018 taxable value on the 2018 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	\$14,996,908,806
2. 2018 tax ceilings. Counties, cities and junior college districts. 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 unit adopted the tax ceiling provision in 2018 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3. Preliminary 2018 adjusted taxable value. Subtract Line 2 from Line 1.	\$14,996,908,806
4. 2018 total adopted tax rate.	\$0.704600/\$100
5. 2018 taxable value lost because court appeals of ARB decisions reduced 2018 appraised value.	
A. Original 2018 ARB Values.	\$677,213,370
B. 2018 values resulting from final court decisions.	\$613,947,570
C. 2018 value loss. Subtract B from A. ³	\$63,265,800
6. 2018 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$15,060,174,606
7. 2018 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2018. Enter the 2018 value of property in deannexed territory. ⁴	\$0
8. 2018 taxable value lost because property first qualified for an exemption in 2019. 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 2018 market value:	\$2,219,330
B. Partial exemptions. 2019 exemption amount or 2019 percentage exemption times 2018 value:	\$41,765,565

C. Value loss. Add A and B. ⁵	\$43,984,895
9. 2018 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 2019. Use only properties that qualified in 2019 for the first time; do not use properties that qualified in 2018.	
A. 2018 market value:	\$434,070
B. 2019 productivity or special appraised value:	\$381
C. Value loss. Subtract B from A. ⁶	\$433,689
10. Total adjustments for lost value. Add lines 7, 8C and 9C.	\$44,418,584
11. 2018 adjusted taxable value. Subtract Line 10 from Line 6.	\$15,015,756,022
12. Adjusted 2018 taxes. Multiply Line 4 by Line 11 and divide by \$100.	\$105,801,016
13. Taxes refunded for years preceding tax year 2018. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2018. 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 2018. This line applies only to tax years preceding tax year 2018. ⁷	\$1,057,037
14. Taxes in tax increment financing (TIF) for tax year 2018. 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 2019 captured appraised value in Line 16D, enter 0. ⁸	\$1,257,595
15. Adjusted 2018 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract Line 14. ⁹	\$105,600,458
16. Total 2019 taxable value on the 2019 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:	\$16,073,650,284
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 2019 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2019 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	\$175,016,280
E. Total 2019 value. Add A and B, then subtract C and D.	\$15,898,634,004
17. Total value of properties under protest or not included on certified appraisal roll. ¹²	
A. 2019 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	\$181,875,466

B. 2019 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.

\$181,875,466

18. 2019 tax ceilings. Counties, cities and junior colleges enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2018 or a prior year for homeowners age 65 or older or disabled, use this step.¹⁵

\$0

19. 2019 total taxable value. Add Lines 16E and 17C. Subtract Line 18.

\$16,080,509,470

20. Total 2019 taxable value of properties in territory annexed after Jan. 1, 2018.

Include both real and personal property. Enter the 2019 value of property in territory annexed.¹⁶

\$0

21. Total 2019 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2018. 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, 2018, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2019.¹⁷

\$276,915,902

22. Total adjustments to the 2019 taxable value. Add Lines 20 and 21.

\$276,915,902

23. 2019 adjusted taxable value. Subtract Line 22 from Line 19.

\$15,803,593,568

24. 2019 effective tax rate. Divide Line 15 by Line 23 and multiply by \$100.¹⁸

\$0.668205/\$100

25. COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2019 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)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)⁹Tex. Tax Code Section 26.012(13)¹⁰Tex. Tax Code Section 26.012¹¹Tex. Tax Code Section 26.03(c)¹²Tex. Tax Code Section 26.01(c) and (d)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. 2018 maintenance and operations (M&O) tax rate.	\$0.394000/\$100
27. 2018 adjusted taxable value. Enter the amount from Line 11.	\$15,015,756,022
28. 2018 M&O taxes.	
A. Multiply Line 26 by Line 27 and divide by \$100.	\$59,162,078
B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2018. Enter amount from full year's sales tax revenue spent for M&O in 2018 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 2018: 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 2018. This line applies only to tax years preceding tax year 2018.	\$591,077
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 2019 captured appraised value in Line 16D, enter 0.	\$703,226
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.	\$59,049,929
29. 2019 adjusted taxable value. Enter Line 23 from the Effective Tax Rate Worksheet.	\$15,803,593,568
30. 2019 effective maintenance and operations rate. Divide Line 28H by Line 29 and multiply by \$100.	\$0.373649/\$100
31. 2019 rollback maintenance and operation rate. Multiply Line 30 by 1.08.	\$0.403540/\$100

32. Total 2019 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.

\$60,651,880

B. Subtract **unencumbered fund amount** used to reduce total debt.

\$1,948

C. Subtract **amount paid** from other resources.

\$251,381

D. **Adjusted debt.** Subtract B and C from A.

\$60,398,551

33. Certified 2018 excess debt collections. Enter the amount certified by the collector.

\$0

34. Adjusted 2019 debt. Subtract Line 33 from Line 32D.

\$60,398,551

35. Certified 2019 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.

100.00%

36. 2019 debt adjusted for collections. Divide Line 34 by Line 35

\$60,398,551

37. 2019 total taxable value. Enter the amount on Line 19.

\$16,080,509,470

38. 2019 debt tax rate. Divide Line 36 by Line 37 and multiply by \$100.

\$0.375600/\$100

39. 2019 rollback tax rate. Add Lines 31 and 38.

\$0.779140/\$100

40. COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2019 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 2018 or May 2019, 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 2018, 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 2018 or in May 2019. 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 2018. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$0
43. 2019 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$16,080,509,470
44. Sales tax adjustment rate. Divide Line 42 by Line 43 and multiply by \$100.	\$0/\$100
45. 2019 effective tax rate, unadjusted for sales tax. ²³ Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	\$0.668205/\$100
46. 2019 effective tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2018 or in May 2019. Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2018.	\$0.668205/\$100
47. 2019 rollback tax rate, unadjusted for sales tax. ²⁴ Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	\$0.779140/\$100
48. 2019 rollback tax rate, adjusted for sales tax. Subtract Line 44 from Line 47.	\$0.779140/\$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. 2019 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$16,080,509,470
51. Additional rate for pollution control. Divide Line 49 by Line 50 and multiply by \$100.	\$0/\$100
52. 2019 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).	\$0.779140/\$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)	\$0.668205
Rollback tax rate (Line 39; line 40 for counties; or line 48 if adjusted for sales tax)	\$0.779140
Rollback tax rate adjusted for pollution control (Line 52)	\$0.779140

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

Date

²⁵Tex. Tax Code Section 26.045(d)

²⁶Tex. Tax Code Section 26.045(i)

NOTICE OF 2019 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF GARLAND

A tax rate of \$0.769600 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 maintaining City services..

PROPOSED TAX RATE	\$0.769600 per \$100
PRECEDING YEAR'S TAX RATE	\$0.704600 per \$100
EFFECTIVE TAX RATE	\$0.668205 per \$100
ROLLBACK TAX RATE	\$0.779140 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 2018 tax year and the 2019 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 20, 2019 at 7:00 PM at Garland City Hall 200 N Fifth St. Garland, TX 75040.

Second Hearing: August 27, 2019 at 7:00 PM at Garland City Hall 200 N Fifth St. Garland, TX 75040.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

14.a.

Meeting Date: 08/06/2019

Item Title: Z 19-07 Provident Realty (District 1)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use.

OWNER

190 at N Garland 2016, LP.

PLAN COMMISSION RECOMMENDATION

On July 8, 2019 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of the request with a condition to remove five (5) of the following uses below from the list of permitted uses in Planned Development (PD) District 95-56.

- Athletic Club/Instruction, Indoor
- Automotive Repair, Minor
- Equipment Leasing, Indoor
- Temporary Use or Building
- Landscape Nursery

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use.

BACKGROUND

In 1996, City Council approved Planned Development (PD) 95-56 District which establishes regulations for development of a medical office building. The base zoning established in the existing Planned Development (PD) District is based in Community Retail uses and standards, and has a specific set of permitted uses allowed on this tract of land; these uses are listed in the attached staff presentation. The medical office was built in 1996 and the owner intends to demolish the existing building.

The applicant has brought forward a Concept Plan and a Detail Plan to divide the existing tract

into three (3) tracts. One (1) of the tracts will be developed with a Convenience Store and a Retail, Fuel Pumps Use. The other two (2) tracts will remain undeveloped at this time, but both tracts will require Detail Plan approval in the future.

This particular Detail Plan the applicant has submitted is for Tract 3 and the proposed uses are Convenience Store and Retail, Fuel Pumps. The Convenience Store and Retail, Fuel Pumps Uses are allowed by right in Planned Development (PD) District 95-56, but require approval of a Detail Plan.

SITE DATA

The subject property contains approximately 3.434 acres in area with approximately 425 lineal feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 95-56 for Community Retail Uses. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features.

Planned Development (PD) District 95-56 is specifically designated for a medical office building, and it allows limited commercial retail, office, and restaurant uses. Furthermore, Planned Development (PD) 95-56 requires the approval of a Detail Plan through a public hearing process prior to the issuance of future building permits.

CONSIDERATIONS

1. **Concept Plan:** The applicant has brought forward a Concept Plan (Exhibit C) that divides the subject property into three (3) tracts and assigns Convenience Store and Retail, Fuel Pump Uses as the allowable land uses on Tract 3. The proposed Planned Development (PD) District will carry over the permitted uses listed in Planned Development (PD) District 95-56, with a proposed language clean-up regarding Restaurant, Drive Through use. PD 95-56 states in its list of permitted uses: "Restaurant-Fast Food (No freestanding structure shall be permitted with a maximum of three (3) restaurants)". The proposal includes a condition to permit Restaurant, Drive Through by right; Restaurant, Drive Through is the standard language for this use in the Garland Development Code (GDC).
2. If the proposed Concept Plan is approved, the applicant intends to bring forward a Detail Plan to develop Tract 1 and Tract 2 according to the list of permitted uses established in this Planned Development (PD) District. The applicant is proposing a Detail Plan for Tract 3 with this request. The Detail Plan includes the site plan, landscape plan, and building elevations.
3. **Site Plan:** The proposed Detail Plan (Exhibit D) for Tract 3 is for a Convenience Store and Retail, Fuel Pumps Use. The application proposes a new one-story Convenience Store containing 1,400 square feet. The intent is to provide fuel sales in conjunction with the Convenience Store. The applicant proposes eight (8) fueling positions for vehicles.

4. **Landscape and Screening:** The landscaping and screening layout on the proposed landscape plan (Exhibit E) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC).
5. **Building Elevations:** The design of the convenience store building and fuel canopy (Exhibit F) complies with the applicable Garland Development Code (GDC) development standards.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Community Center. 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.

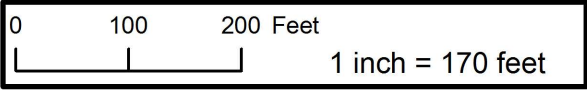
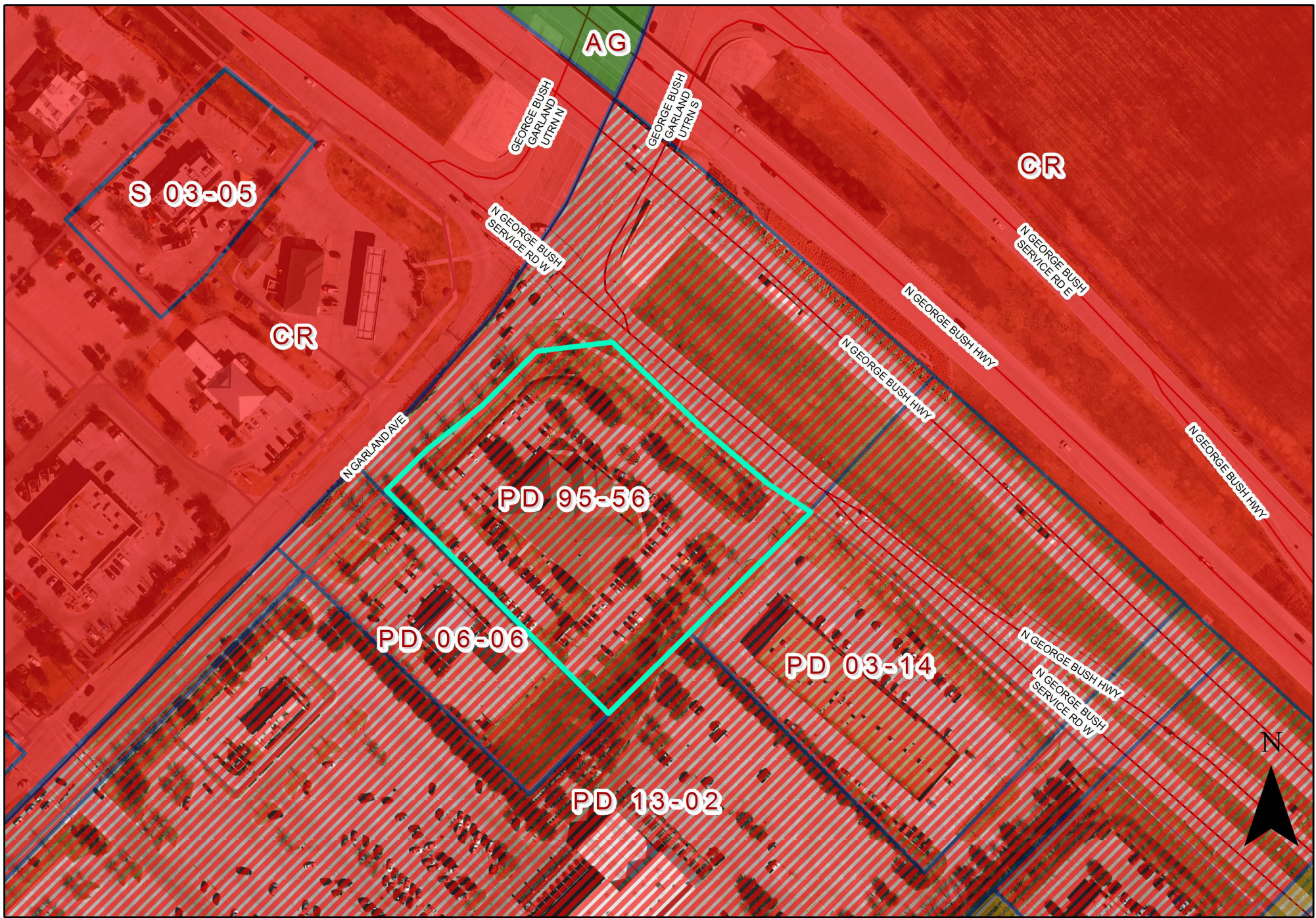
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the northeast across President George Bush Turnpike is zoned Community Retail (CR) District; this property is developed with a Financial Institution. The properties to the southeast are zoned Planned Development (PD) District 03-14 and Planned Development (PD) District 13-02 for Community Retail Uses; these properties are developed with retail buildings. The properties to the southwest are zoned Planned Development (PD) District 06-06 and Planned Development (PD) District 13-02; these properties are developed with a Grocery Store and a Financial Institution. The properties to the northwest are zoned Community Retail (CR) District; these properties are developed with Restaurants, Retail Fuel Pumps and a Financial Institution.

The proposed use is consistent with surrounding land use patterns as Fuel Pumps, Retail establishments including Convenience Stores associated with the Fuel Pumps are commonly found along major thoroughfares. The location of the subject site near the intersection of two major thoroughfares is compatible with both automobile and pedestrian traffic generated from the surrounding area.

Attachments

Z 19-07 Provident Realty Attachments and Exhibits
Z 19-07 Provident Realty Responses
Z 19-07 Staff Presentation



Zoning Map Z 19-07



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-07

5345 NORTH GEORGE BUSH HIGHWAY

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Concept Plan for three (3) tracts, and a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use for one (1) tract.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 95-56 District as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) 95-56 District are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C.

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit D through Exhibit F. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future developments shall require approval of a Detail Plan.

V. Specific Conditions:

- A. Permitted Uses:** Land Uses are permitted as in Planned Development (PD) District 95-56 with the exception of Athletic Club/ Instruction; Indoor, Automotive Repair, Minor; Equipment Leasing, Indoor; Temporary Use or Building; and Landscape Nursery Uses.

Additionally, Restaurant, Drive-Through [previously referenced as "Restaurant-Fast Food (No freestanding structure shall be permitted with a maximum of three (3) restaurants)" in PD 95-56] is an allowed use.

- B. Site Plan:** The site layout, building placement, parking and other development proposed shall be in

general conformance with the approved Site Plan labeled Exhibit D.

C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit E.

D. Maintenance requirements:

(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces in the Recreational Park shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the recreational vehicle park. See Section 4 of the granting ordinance.

Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular

maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the Recreational Park.

E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit F.

PLotted BY: LYNN ROKLAND
PLOT DATE: 6/18/2019 6:22 PM
DRAWN BY: LYNN ROKLAND
LAST SAVED: 6/18/2019 6:17 PM

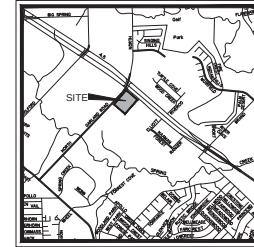
EXHIBIT C

BENCHMARKS

1. AN "X" CUT ON A CONCRETE SIDEWALK FOUND FOR THE EASTERNMOST CORNER OF LOT 18, BLOCK 1 OF BAYLOR NORTH GARLAND FAMILY HEALTH CENTER, AN ADDITION RECORDED IN VOLUME 2004354, PAGE 62, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS. ELEVATION=541.82'
1. AN "X" CUT FOUND ON A CONCRETE BACK OF CURB WITHIN SAID LOT 18, BLOCK 1, APPROXIMATELY 31' EAST AND 55' SOUTH OF THE WESTERNMOST NORTHWEST CORNER THEREOF. ELEVATION=545.21'

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT-OF-WAY.



VICINITY MAP
NTS

LEGEND

--- PROPERTY LINE

LEGAL DESCRIPTION:

LOT 1R, BLOCK 1,
BAYLOR NORTH GARLAND FAMILY HEALTH
CENTER ADDITION
CITY CASE #: 171003-2

OWNER:

PROVIDENT REALTY ADVISORS, INC.
20210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75231
PH: 972-285-4151

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1803 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817-281-0572

SURVEYOR:

WINDROSE LAND SURVEYING, LLC
220 ELM STREET, SUITE 200
LEWISVILLE, TX 75057
PH: 214-217-2544

COUNTY:

DALLAS

CITY:

CITY OF GARLAND

STATE:

TEXAS

TEXAS REGISTRATION #1589

CLAYMOORE
ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
PO BOX 74679
DALLAS, TEXAS 75274
PROJ. NO. 17003-2
DATE: 06/18/2019

PROVIDENT GARLAND
S.H. 190 & N. GARLAND RD
GARLAND, TX 75040
CITY CASE #: 171003-2

PD EXHIBIT

DESIGN: JLC

DRAWN: JLC

CHECKED: JLC

DATE: 06/18/2019

SHEET

PD-1

File No. 2018-101

PRESIDENT GEORGE BUSH TURNPIKE
(STATE HIGHWAY NO. 190)
(VARIABLE WIDTH R.O.W.)

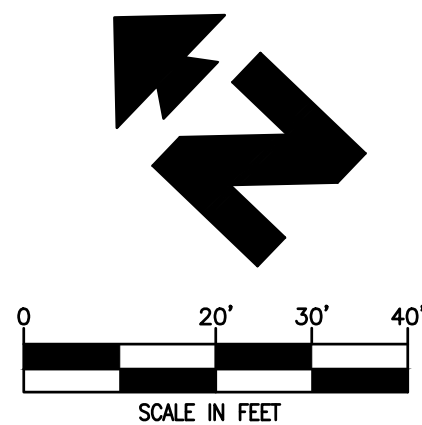
CONTRACTOR SHALL BE RESPONSIBLE FOR
AND HIRE A TEXAS REGISTERED LAND
SURVEYOR TO ESTABLISH PROPERTY
CORNERS, BUILDING CORNERS, CANOPY, ETC.
AS REQUIRED FOR CONSTRUCTION LAYOUT.

BUILDING SETBACKS:

BUILDING SETBACKS AS SHOWN ON PLAN

ZONING:

PD-CR (COMMUNITY RETAIL
DISTRICT)



1400SF-8S-2015v4

LEGEND

EXISTING	
CONTROL POINT	STORM DRAIN MANHOLE
TEMPORARY BENCHMARK	INLET RIM
PROPERTY CORNER SET	TRAFFIC SIGNAL LIGHT
POWER POLE	TRAFFIC SIGNAL BOX
LIGHT POLE	OVERHEAD ELEC.
ELECTRIC METER	U.G. ELECTRIC
ELECTRIC BOX (PANEL)	U.G. TELE. LINE
YARD LIGHT	U.G. FIBER OPTIC
CATV MANHOLE	U.G. CABLE TV
TELEPHONE PULL BOX	U.G. GAS
FIBER OPTIC PULL BOX	U.G. WATER
GAS METER	U.G. SAN. SEWER
GAS VALVE	U.G. STORM SEWER
WATER METER	CURB INLET
WATER VALVE	GRATE INLET
FIRE HYDRANT	FIRE DEPARTMENT CONNECTION
SAN. SEWER MANHOLE	SPOT ELEVATION
SAN. SEWER CLEANOUT	EDGE OF CONCRETE ELEVATION
	GUTTER ELEVATION
	TOP OF CURB ELEVATION

PROPOSED

LEASE LINE
CONCRETE CURB AND GUTTER
LANDSCAPED AREA
CONCRETE SIDEWALK

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
- ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B.
- PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
- SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
- D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- E. CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION METER.
- F. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- G. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- H. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX, AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
- I. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAILS 10A AND 10B.

SITE & BUILDING DATA*

TOTAL SITE AREA	149,621 SF (3.435 AC)
LEASE AREA	40,733 SF (0.935 AC)
PROPOSED USE	GAS STATION W/ CONVENIENCE STORE
GROSS FLOOR AREA	1,400 SF
BUILDING COVERAGE (INCLUDES CANOPY)	6,982.33 SF (1 FLOOR)
BUILDING HEIGHT	13'-10"
CANOPY HEIGHT	18'-9"
FINISHED FLOOR ELEVATION	547.75

BULK ZONING REQUIREMENTS*

	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE	40%	16.9%
MAXIMUM FLOOR AREA RATIO	NONE	0.176
MINIMUM PARKING	1/250 GFA (6 REQ.)	6
MINIMUM ACCESSIBLE PARKING	1 VAN	1 VAN
MINIMUM LOADING	1 (10' x 25')	1 (10' x 25')
MAXIMUM BUILDING HEIGHT	35'	18'-9"
MAXIMUM SITE IMPERVIOUS COVERAGE	36,659.7 SF (90%)	32,950.29 SF (80.6%)

*ALL SITE AND ZONING REQUIREMENTS ARE BASED OFF THE LEASE AREA OF 40,733 SF AS THERE ARE CURRENTLY NO DEVELOPMENTS FOR REST OF SITE.

I, THE PROJECT ENGINEER, ACKNOWLEDGE BY REFERENCE THAT I HAVE REVIEWED THE STANDARD CITY OF GARLAND DETAILS FOR APPLICABILITY TO THIS PROJECT AND ALL DETAILS ARE APPLICABLE UNLESS SPECIFICALLY NOTED OTHERWISE. THE ADDITIONAL NON-CITY OF GARLAND STANDARD DETAILS SPECIFICALLY IDENTIFIED IN THIS SET OF CONSTRUCTION PLANS HAVE BEEN SELECTED BY ME OR UNDER MY DIRECT SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

JOHN NOURZAD, P.E., REGISTRATION # 85192



OWNER:
FAINBARG CHILDREN'S TRUST NO. 1
ESTABLISHED DECEMBER 22, 2010 &
FAINBARG CONTROLS I, LLC
INS. NO. 201300011387, O.P.R.D.C.T.

LOT 1R, BLOCK 1
BAYLOR NORTH GARLAND
FAMILY HEALTH CENTER
VOL. 2004194, PG. 62, M.R.T.C.T.

OWNER:
190 @ N. GARLAND 2016 LP
INS. NO. 201600280991,
O.P.R.D.C.T.

LEASE AREA
40,733 SQ. FT.
0.935 ACRES

ALL SITE, GRADING, AND UTILITY
IMPROVEMENTS OUTSIDE OF LEASE
LINE SHOWN FOR REFERENCE AND
IS LANDLORD RESPONSIBILITY

ALL SITE, GRADING, AND UTILITY
IMPROVEMENTS OUTSIDE OF LEASE
LINE SHOWN FOR REFERENCE AND
IS LANDLORD RESPONSIBILITY

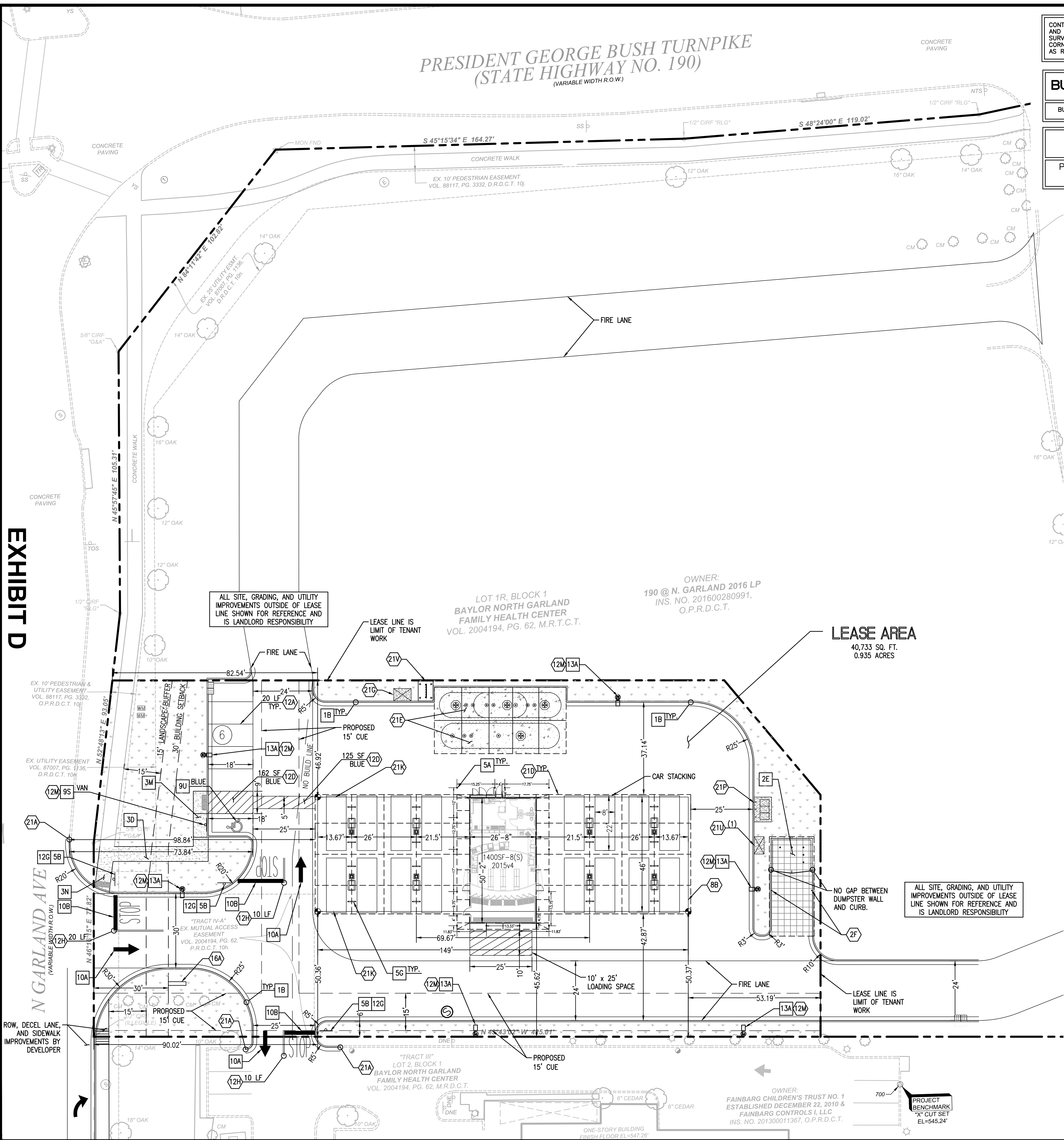
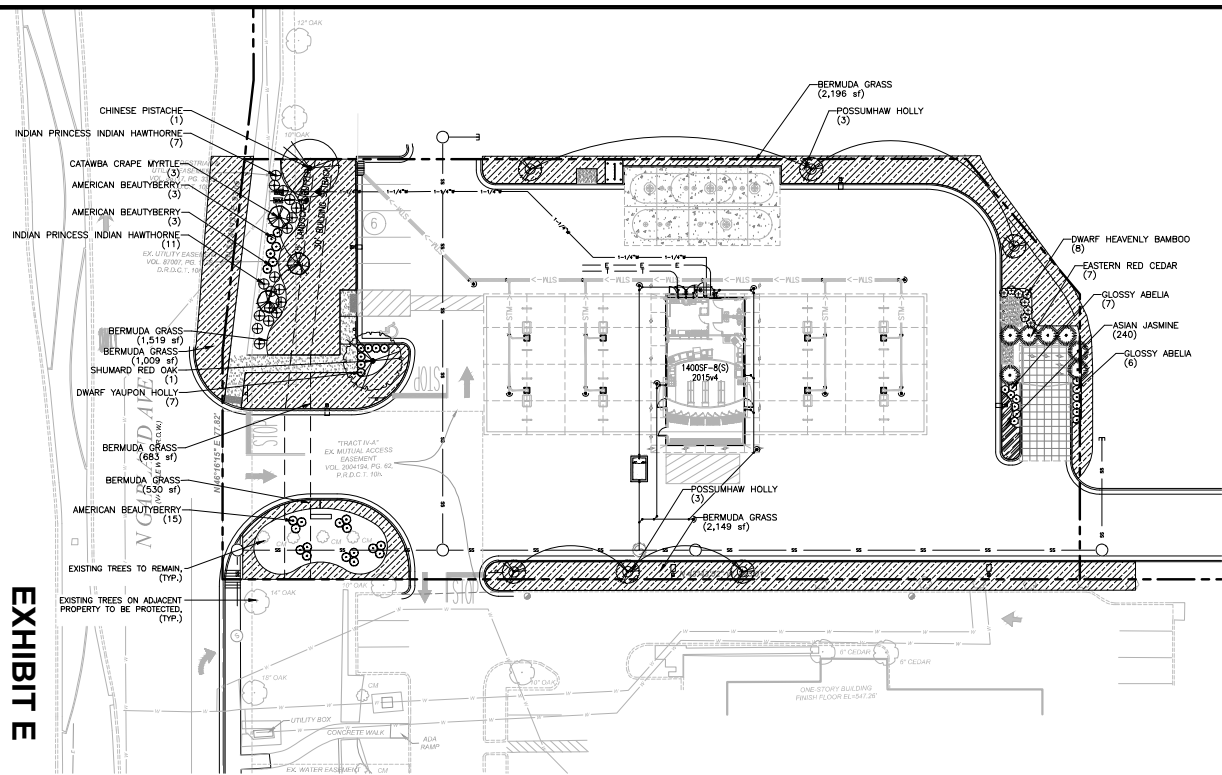


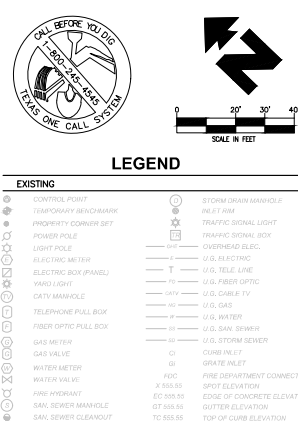
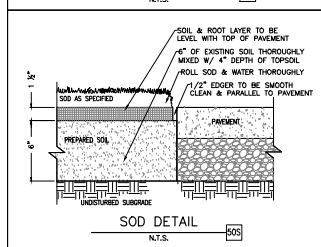
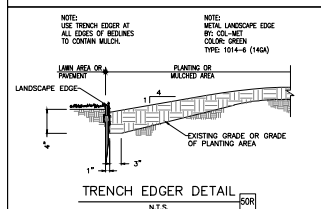
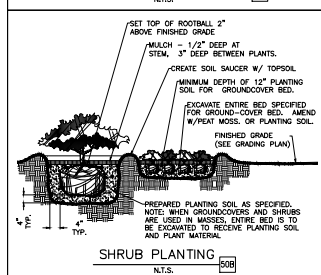
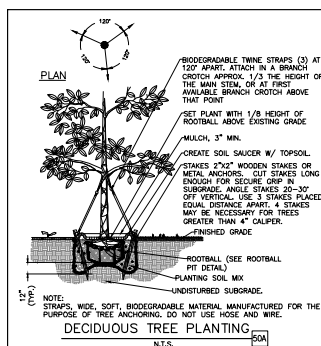
EXHIBIT E



PLANT SCHEDULE LANDSCAPE PLAN

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	6	Ilex decidua / Possumhaw Holly	B & B	1.0" Cal	6"-8" HT	
	3	Lagerstroemia indica 'Catawba' / Catawba Grape Myrtle	B & B	1.0" Cal	8"-10" HT	Multi-Trunk
	1	Platanus chinensis / Chinese Platanus	B & B	6" Cal	12"-15" H	Full, Well Rooted
	1	Quercus shumardii / Shumard Red Oak	B & B	3" Cal	12"-15" HT	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	REMARKS	
	13	Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia	3 gal	30" MIN.	Full to Ground, Well Rooted	
	21	Callicarpa americana / American Beautyberry	3 gal	30" MIN.	Full to ground, well rooted	
	7	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	3 gal	30" MIN.	Full to ground, well rooted	
	7	Juniperus virginiana / Eastern Red Cedar	15 gal	8" MIN.	Full to ground, Dense, Bushy	
	8	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	3 gal	30" MIN.	Full to ground, well rooted	
	18	Raphanolepis indica 'Indian Princess' TM / Indian Princess Indian Hawthorne	7 gal	42" MIN.		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS		
	B,087 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod	Certified Pure, weed free		
	240	Trachelospermum asiaticum / Asian Jasmine	4" pot	Well rooted in pot		

LANDSCAPE CALCULATIONS		
	REQUIRED	PROVIDED
GENERAL LANDSCAPING REQUIREMENTS		
10% MIN. OF TOTAL SITE AREA TO BE LANDSCAPED	40,863 SF/10=4,086 SF	6,915 SF
BUFFER LANDSCAPING REQUIREMENTS (TYPE "B-15" BUFFER) N. GARLAND AVE.		
(1) CANOPY TREE (3" CAL MIN.) OR (3) ORNAMENTAL TREES (1.5" CAL., 35% MAX.) PER 30 LF OF ROW FRONTAGE		
104 LF OF ROW FRONTAGE/30=3.46 TREES	4 TREES	1-6" CALIPER TREE (EQUALS 2 CANOPY TREE) 3 UNDERSTORY TREES (EQUALS 1 CANOPY TREE) 1 CREDIT FOR EXISTING TREES TO REMAIN TOTAL PROVIDED = 4
(7) SHRUBS (24" MIN.) PER 30 LF OF ROW FRONTAGE		
104 LF OF ROW FRONTAGE/30 X 7= 24.2 SHRUBS	24 SHRUBS	24 SHRUBS
75% MAX. TURF COVERAGE WITHIN LANDSCAPE BUFFERS	2,478 SF X .75= 1,860 SF	300 SF
PARKING AREA LANDSCAPING REQUIREMENTS		
5% MIN. OF TOTAL PARKING AREA TO BE LANDSCAPED	25,968 SF X .05= 1,298 SF	4,437 SF
(1) 3" CAL. CANOPY TREE OR (1) 1.5" CAL. ORNAMENTAL TREE PER LANDSCAPE ISLAND	3	1 CANOPY + 6 ORNAMENTAL = 3
(1) 3" CAL. CANOPY TREE OR (1) 1.5" ORNAMENTAL TREES PER 10 PARKING SPACES		
CONTINUOUS ROW OF 24" MIN. SCREENING HEDGE BETWEEN LIGHT PARKING AREA AND R.O.W.	YES	YES
65' MAX. DISTANCE FROM REQUIRED TREE TO PARKING SPACE	YES	YES



PROPOSED

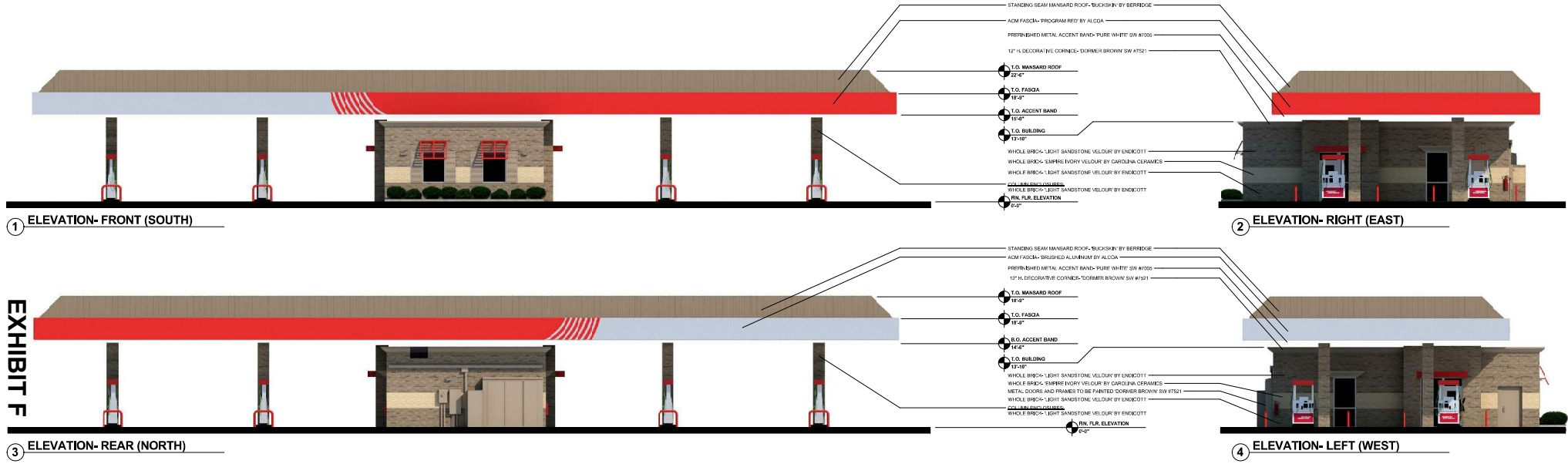
- LEASE LINE
 TYPICAL PLANTING WITH QUANTITY AND KEY
 (SEE PLANT LIST)
 --- CF --- CONSTRUCTION FENCE (SEE CIVIL DETAILS)

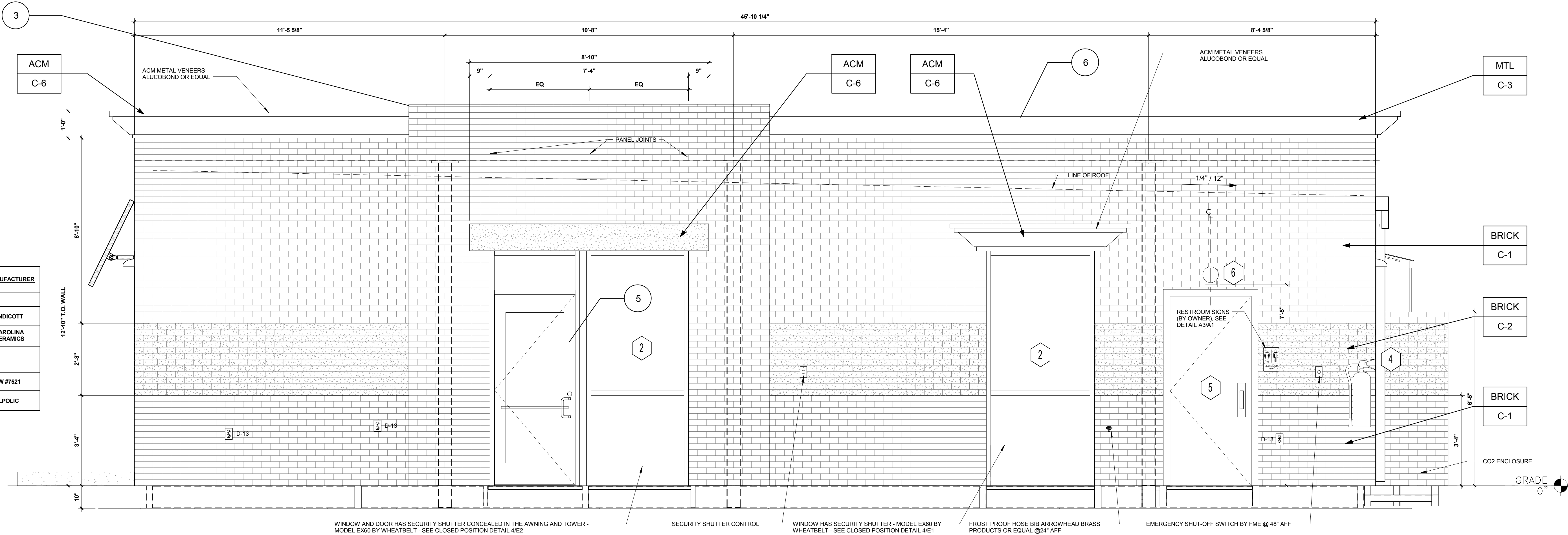
GENERAL LANDSCAPE NOTES

1. LOCATE ALL UTILITIES AND SITE LIGHTING CONDITIONS BEFORE LANDSCAPE CONSTRUCTION.
2. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR TESTING METHODS, ASTM D 1557-98.
4. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL OBTAIN TOPSOIL FROM ANOTHER SOURCE. TOPSOIL SHALL BE 10% AREA SHALL BE THEN "SEED-GROUNDED, FERTILIZED, WATERED, AND MULCHED" WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION. ALL EXPOSED ROOTS OF TREES SHALL BE MAINTAINED UNTIL SUCH PARTS AS TREES BE RE-ESTABLISHED. ANY EXPOSED ROOTS SHALL BE PROTECTED BY A PROTECTIVE COVER. CONTRACTOR SHALL BE CORRECTED BY THE CONTRACTOR AT AN ADDITIONAL COST TO THE OWNER.
5. THE MURPHY STATION WILL NOT DROP MASTER DEVELOPMENT'S GREEN SPACE BELOW CITY'S REQUIREMENTS.
6. CONTRACTOR TO VERIFY LOCATION OF WATER DEVELOPMENT IRRIGATION SYSTEM, VALVE BOXES, CONTROLS, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
7. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
8. ACCEPTANCE OF GRADING AND SEEDING SHALL BE IN COMPLIANCE WITH AMERICAN STANDARD FOR TESTING METHODS, ASTM D 1557-98. CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM OF ONE (1) YEAR AND/OR SEEDING CUTTING, WHICHEVER IS LONGER, MAINTENANCE. CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHRUBS AND SHALL BE RESPONSIBLE TO KEEP ALL LAWN AREAS IN A THIRNING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL PROVIDE A WRITTEN STATEMENT OF ACCEPTANCE. CONTRACTOR SHALL MAINTAIN AREAS WHICH FAIL TO SHOW A UNIFORM STAGE OF GROWTH FOR ANY REASON FOR A PERIOD OF 90 DAYS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UNSATISFACTORY STAGE OF GROWTH. MAINTENANCE OF ACCEPTED SEEDING LAWN MEANS MAY BE REQUIRED TO BE MAINTAINED FOR A PERIOD OF 90 DAYS. CONTRACTOR SHALL BE RESPONSIBLE TO KEEP GRASS NOT EXCEED 2" OF TOTAL SEEDING LAWN AREA. AND WHEN COMING TO NOT EXCEED 2" OF TOTAL SEEDING LAWN AREA.
9. CONTRACTOR SHALL MAINTAIN ALL PLANT QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE BIDD.
10. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR COMMENCEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR H/NER ON QUANTITY CALCULATIONS. IN THE EVENT OF A CHANGE IN THE PLANT SCHEDULE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CHANGES TO THE PLANT SCHEDULE.
11. METAL LANDSCAPE EDGING IS TO BE INSTALLED BETWEEN SOO AND LANDSCAPE PLANTING BEDS.
12. MULCH ALL BEDS AND TREES AND AREAS WITH FRESH, CLEAN RED CYPRESS MULCH. MULCH ALL BEDS (DEPTH 3" INCHES) DOES NOT PILE MULCH AROUND THE BASES OF PLANTS OR TREES TRUNKS. ALL MULCH DOES SHALL BE NEAT, DUST FREE SHRUBS AND TREES TRUNKS SHALL BE PROTECTED BY A PROTECTIVE COVER.

NOTE

TREE MITIGATION PLAN PREPARED BY CLAYMOOR
ENGINEERING DATED 05/08/2019. CITY CASE# 171003-2





1 RIGHT ELEVATION (EAST)
1/2" = 1'-0"

REQUIRED ARCHITECTURAL ELEMENTS:

- AWNING / CANOPY
- SHUTTERS
- VARIED ROOF HEIGHTS
- DISPLAY WINDOWS
- RECESSED ENTRIES
- ORNAMENTAL FACADE TRIM

KEYED NOTES:

- SIGNAGE (IF REQUIRED) _____ BY SIGN CONTRACTOR
- CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM _____ **C-7**
KAWNEER, YKK OR EQUAL
- EXTERIOR LIGHTING, REFER TO LIGHTING PLAN _____ SHEET EL2
- 4" x 4" PAINTED METAL CORRUGATED DOWNSPOUTS _____ **C-3**
- DOORS (EXTERIOR SIDE) AND DOOR FRAMES PAINTED _____ **C-3**
- LITHONIA REMOTE EMERGENCY HEAD #ELA _____ SHEET EL2

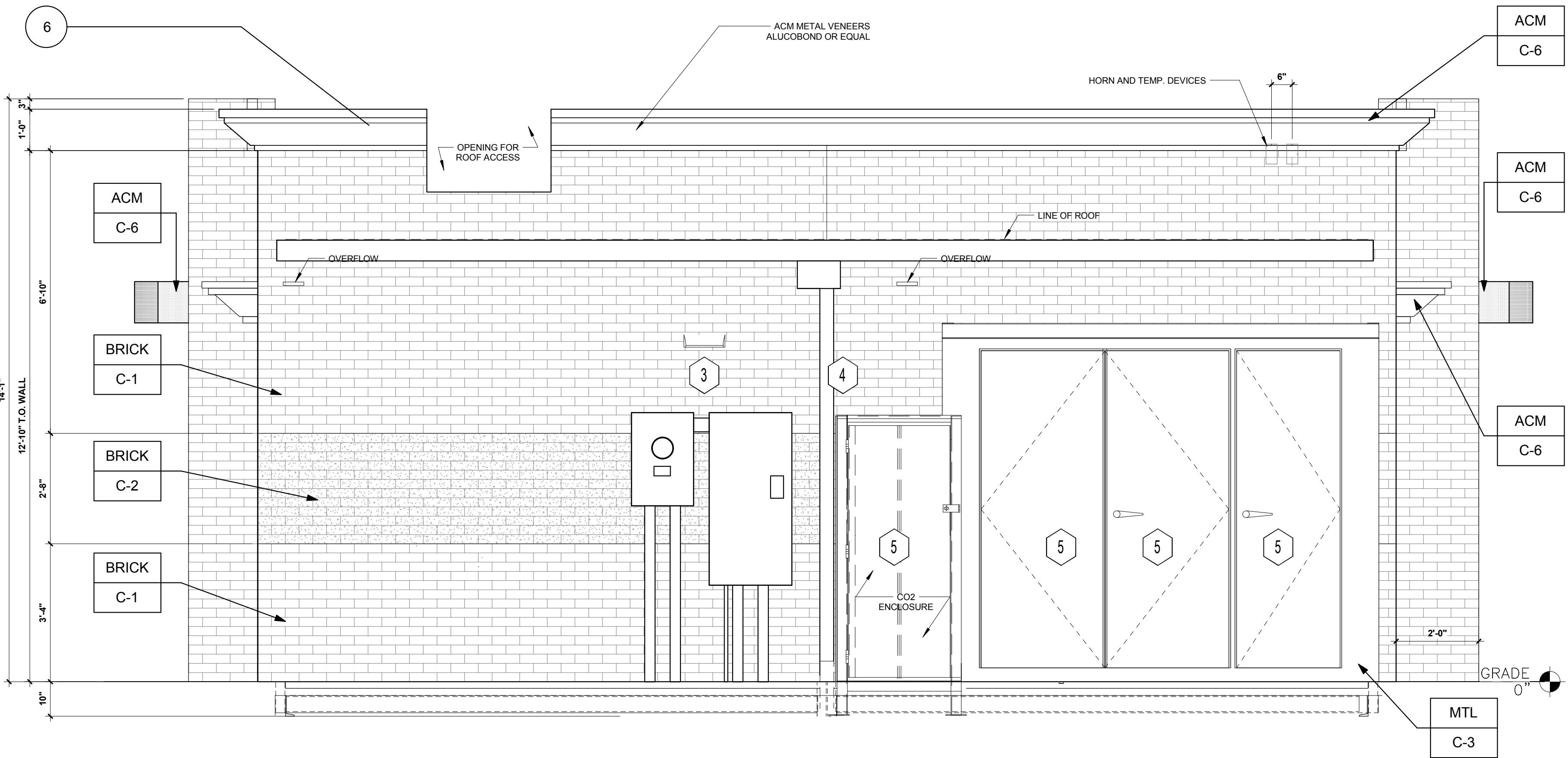
EXTERIOR FINISHES:

- | | | |
|-------|---|--------|
| ACM | ACM (3MM THICKNESS) _____ | BY FMS |
| BRICK | WHOLE BRICK _____ | BY FMS |
| MTL | 20 GA. SHEET METAL (UNLESS NOTED OTHERWISE) _____ | BY FMS |

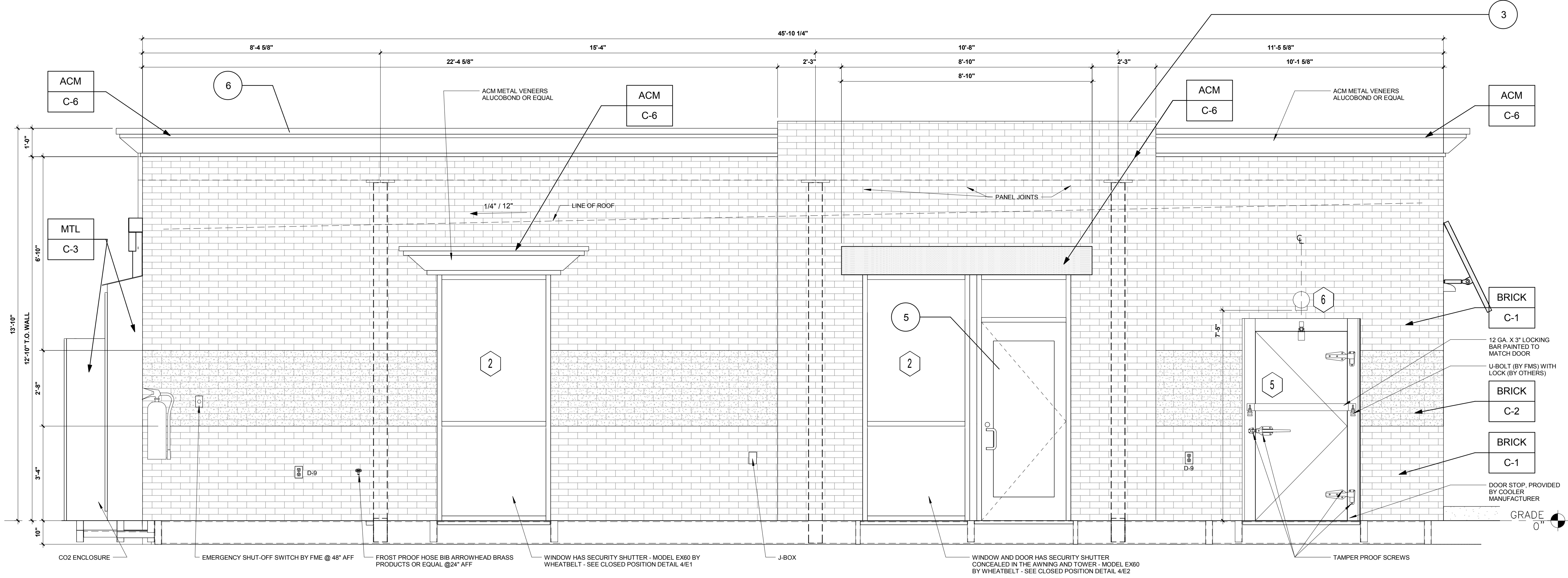
EXTERIOR PAINT/COLORS:

- | | | |
|-----|---|--------|
| C-1 | BRICK VENEER - LIGHT SANDSTONE VELOUR BY ENDICOTT (WIRE CUT FINISH) _____ | BY FMS |
| C-2 | BRICK VENEER - EMPIRE IVORY VELOUR BY CAROLINA CERAMICS (WIRE CUT FINISH) _____ | BY FMS |
| C-3 | DORMER BROWN SW #7521 _____ | BY FMS |
| C-4 | REYNOBOND #4 NATURAL BRUSHED ALUMINUM _____ | BY FMS |
| C-5 | OPEN _____ | BY FMS |
| C-6 | 'PROGRAM RED' BY ALCOA _____ | BY FMS |
| C-7 | CLEAR ANODIZED ALUMINUM STOREFRONT _____ | BY FMS |

MATERIALS	ELEVATION	MANUFACTURER
	REAR	
BRICK:	91%	
- LIGHT SANDSTONE VELOUR	79%	ENDICOTT
- EMPIRE IVORY VELOUR	12%	CAROLINA CERAMICS
ACM (ALUCOBOND OR EQUAL):	9%	
- DORMER BROWN	9%	SW #7521



2 REAR ELEVATION (NORTH)
1/2" = 1'-0"



1 LEFT ELEVATION (WEST)
1/2" = 1'-0"

REQUIRED ARCHITECTURAL ELEMENTS:

- AWNING / CANOPY
- SHUTTERS
- VARIED ROOF HEIGHTS
- DISPLAY WINDOWS
- RECESSED ENTRIES
- ORNAMENTAL FACADE TRIM

KEYED NOTES:

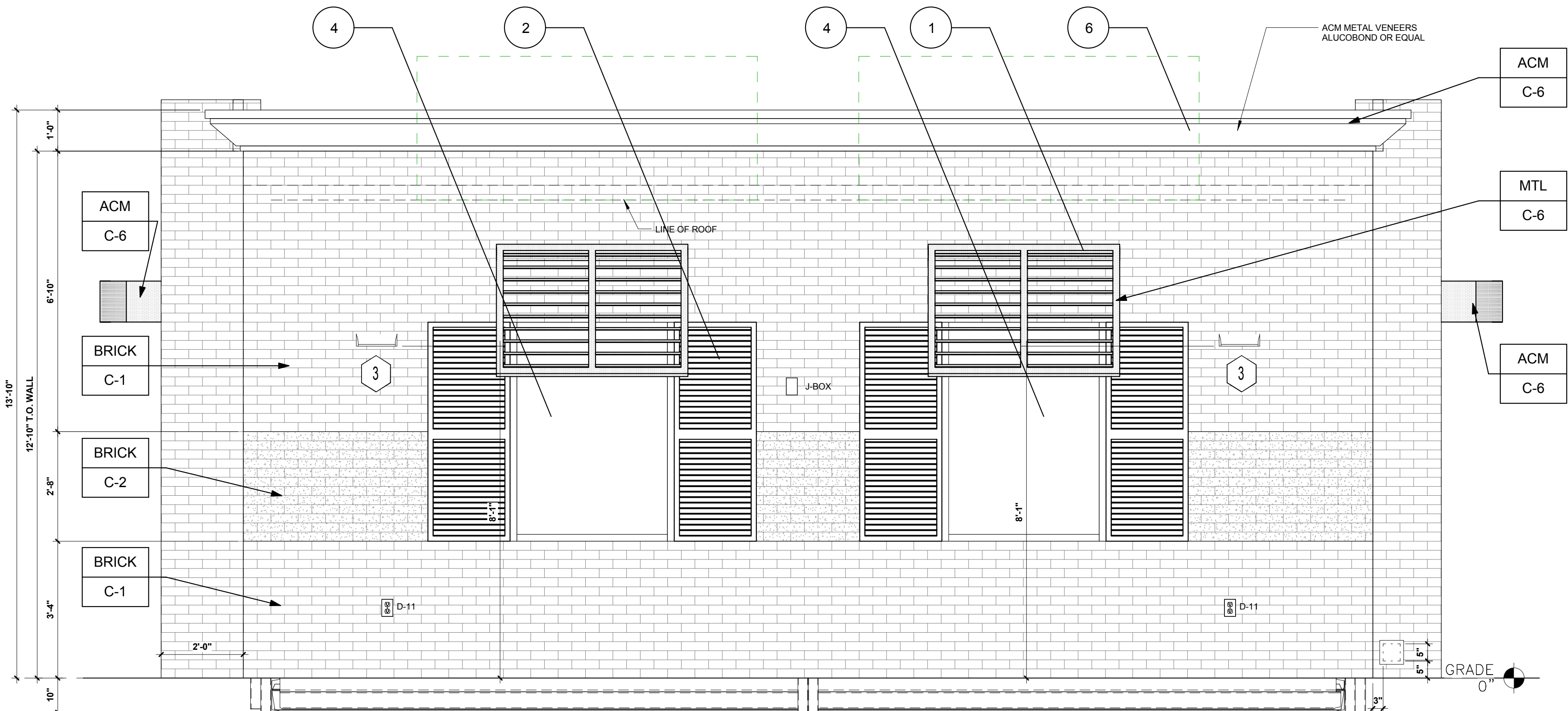
- SIGNAGE (IF REQUIRED) ————— BY SIGN CONTRACTOR
- CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM ————— C-7
KAWNEER, YKK OR EQUAL
- EXTERIOR LIGHTING, REFER TO LIGHTING PLAN ————— SHEET EL2
- 4" x 4" PAINTED METAL CORRUGATED DOWNSPOUTS ————— C-3
- DOORS (EXTERIOR SIDE) AND DOOR FRAMES PAINTED ————— C-3
- LITHONIA REMOTE EMERGENCY HEAD #ELA ————— SHEET EL2

EXTERIOR FINISHES:

ACM	ACM (3MM THICKNESS) ————— BY FMS
BRICK	WHOLE BRICK ————— BY FMS
MTL	20 GA SHEET METAL (UNLESS NOTED OTHERWISE) ————— BY FMS

EXTERIOR PAINT/COLORS:

C-1	BRICK VENEER - LIGHT SANDSTONE VELOUR BY ENDICOTT (WIRE CUT FINISH) ————— BY FMS
C-2	BRICK VENEER - EMPIRE IVORY VELOUR BY CAROLINA CERAMICS (WIRE CUT FINISH) ————— BY FMS
C-3	DORMER BROWN SW #7521 ————— BY FMS
C-4	REYNOBOND #4 NATURAL BRUSHED ALUMINUM ————— BY FMS
C-5	OPEN ————— BY FMS
C-6	'PROGRAM RED' BY ALCOA ————— BY FMS
C-7	CLEAR ANODIZED ALUMINUM STOREFRONT ————— BY FMS



2 FRONT ELEVATION (SOUTH)
1/2" = 1'-0"

ISSUE RECORD		
DATE	REV.	DESCRIPTION
01/30/2019		ENTITLEMENT PACKAGE
05/15/2019		REVISED ENTITLEMENT PACKAGE
06/06/2019		REVISED ENTITLEMENT PACKAGE

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
SUSAN NELSON KOUGIAS
PROJECT MANAGER
MUGDHA CHAWATHE
QUALITY CONTROL
CHRIS CERBO
DRAWN BY
NP

PROJECT NAME
MURPHY OIL FUEL FACILITY CANOPY

Highway 190 & N. Garland Ave
Garland, TX 75040

FREY MOSS
STRUCTURE

1801 Rockdale Industrial Blvd.
Conyers, Georgia 30012
Voice: (800) 366-6385
Fax: (770) 463-6037
FMS JOB NUMBER
G17MU
FMS MODEL NUMBER
XXXXXX

PROJECT NUMBER
20161367.0

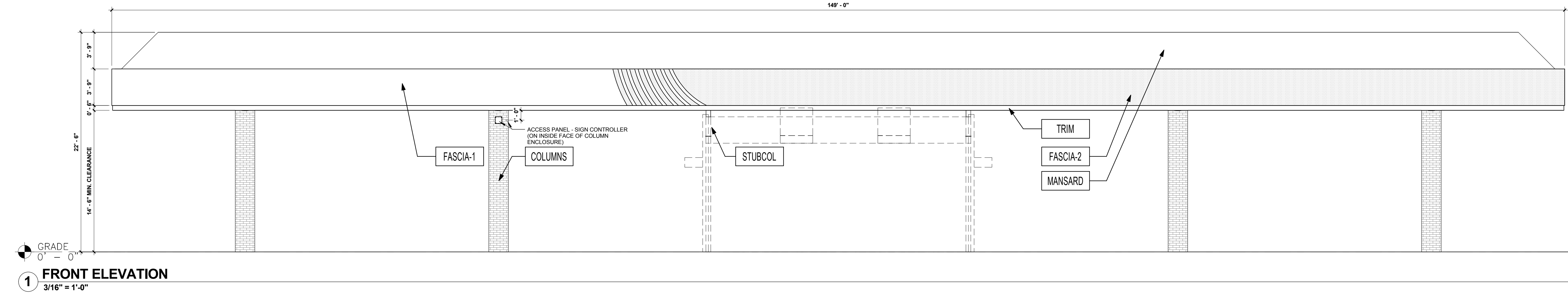
SHEET TITLE

ELEVATIONS

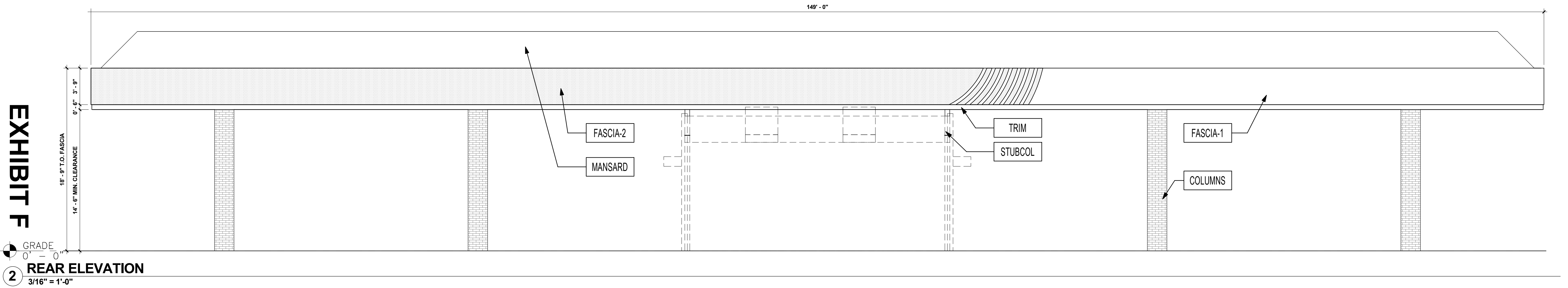
SHEET NUMBER

E2

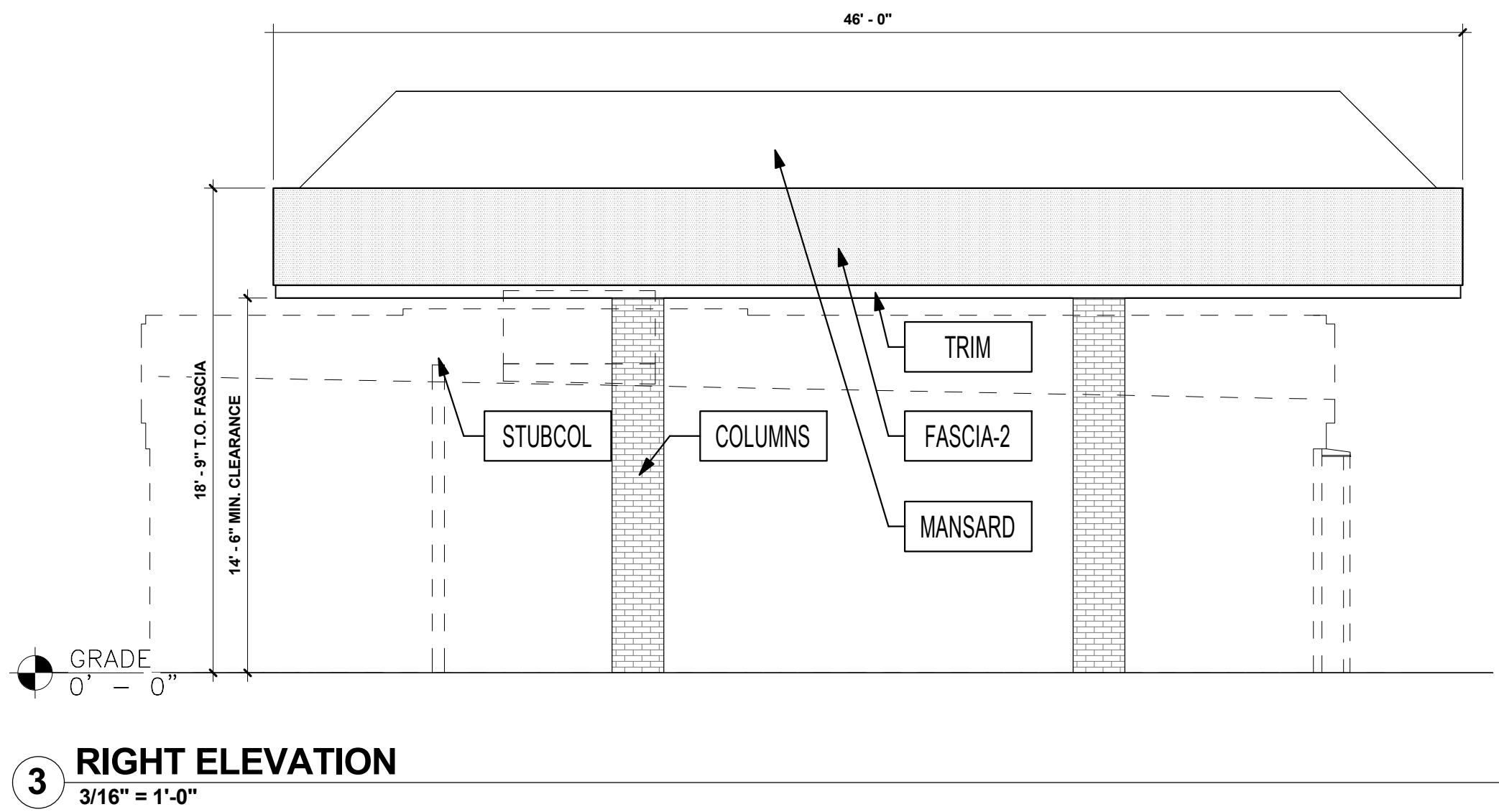
PROTO V3.0 01/03/2017



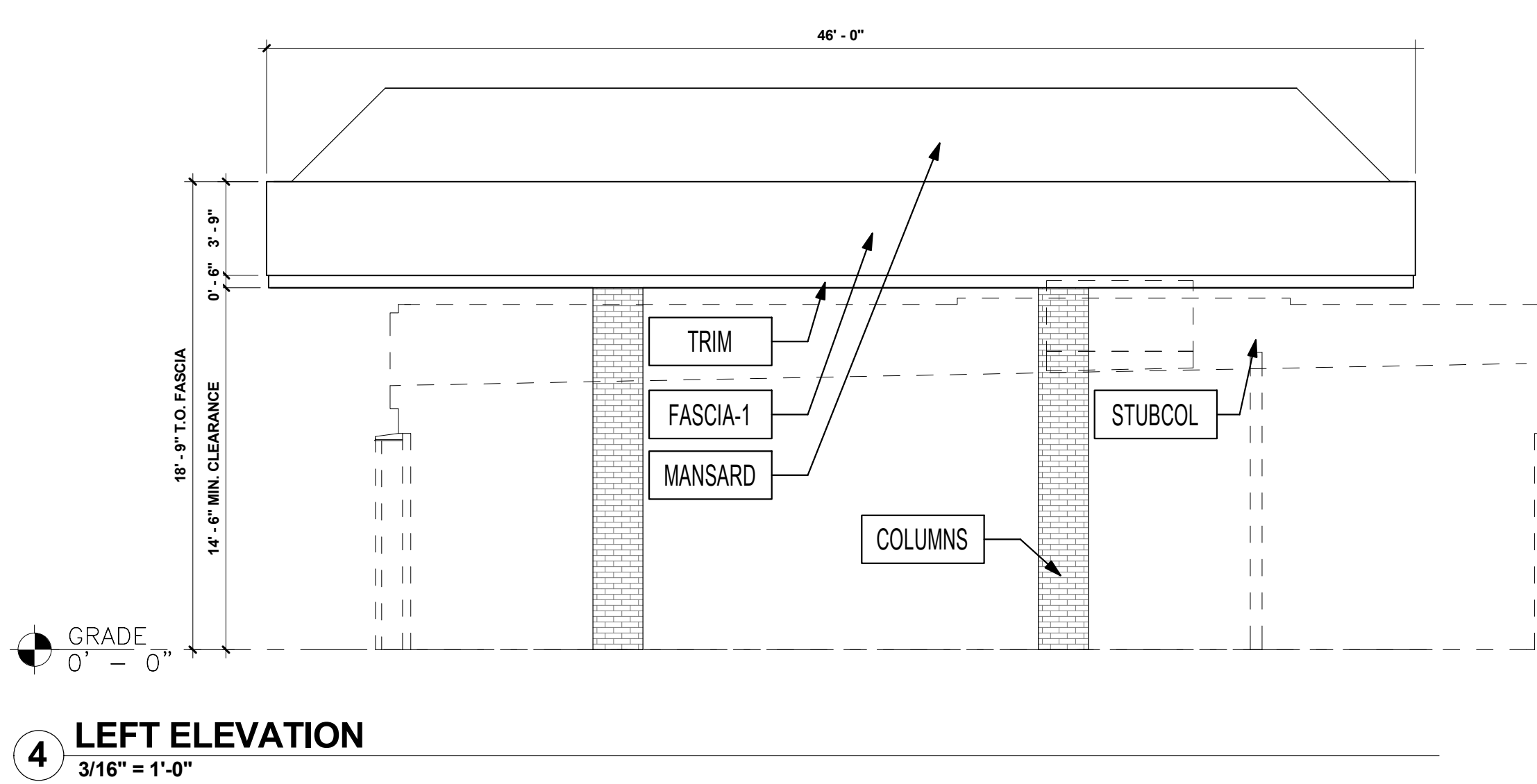
1 FRONT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



3 RIGHT ELEVATION
3/16" = 1'-0"



4 LEFT ELEVATION
3/16" = 1'-0"

FINISH SCHEDULE			
FASCIA-1	ACM (ALUMINUM COMPOSITE MATERIAL)	ACM FASCIA "BRUSHED ALUMINUM"	FURNISHED & INSTALLED BY FMS
FASCIA-2	ACM (ALUMINUM COMPOSITE MATERIAL)	ACM FASCIA "PROGRAM RED" BY ALCOA	FURNISHED & INSTALLED BY FMS
TRIM	20 GA. SHEET METAL	6" HT PRE-FINISHED METAL ACCENT BAND "PURE WHITE" SW #7005	FURNISHED & INSTALLED BY FMS
COLUMNS	SEE STRUCTURAL DRAWINGS	WHOLE BRICK "LIGHT SANDSTONE VELOUR" BY ENDICOTT	FURNISHED & INSTALLED BY FMS PAINTED BY SITE CONTRACTOR IN FIELD
STUBCOLS	SEE STRUCTURAL DRAWINGS	PAINTED "DORMER BROWN" SW #7521	FURNISHED & INSTALLED BY FMS PAINTED BY SITE CONTRACTOR IN FIELD
MANSARD	MANSARD ROOF	"BUCKSKIN" BY BERRIDGE	FURNISHED & INSTALLED BY FMS PAINTED BY SITE CONTRACTOR IN FIELD

REPORT & MINUTES

P.C. Meeting, July 8, 2019

Consideration of the application of **Provident Realty**, requesting approval of 1) an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use. This property is located at 5345 North George Bush Turnpike. (District 1) (File Z 19-07)

The applicant, Dorothy Parks, 7040 Westlake, Dallas, Texas, 75214, presented a brief overview of the request and provided additional information on the number of fuel pumps, roadway access locations, and the access agreement already established.

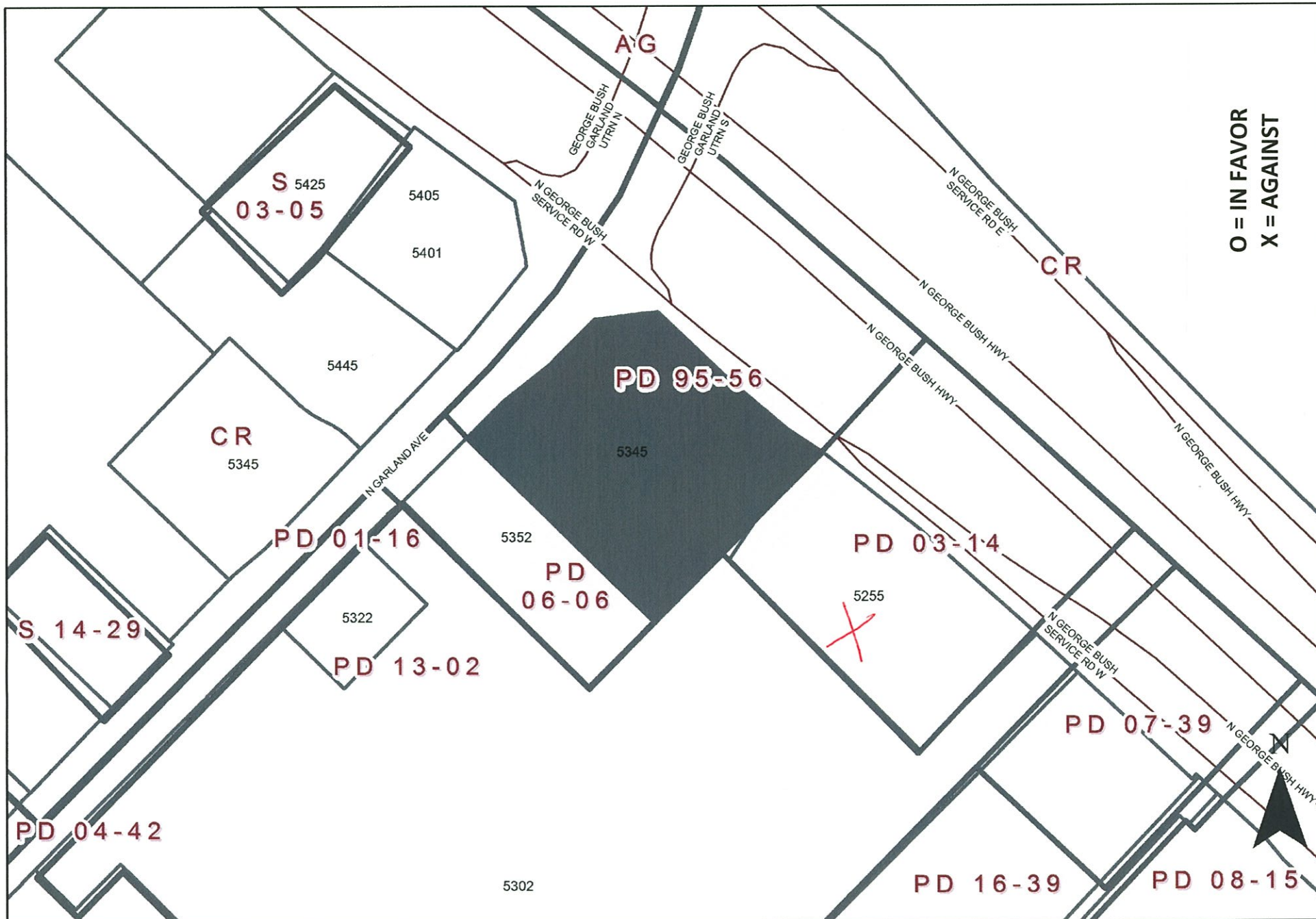
The applicant's representative from Murphy USA, Jared Westmoreland, 1818 Summit Avenue, Dallas, Texas, 75206 stated that this location will be an independent fuel station and is not in connection with Walmart.

Chairman Roberts inquired as to the number of roadway access locations and the access agreement already established.

Commissioner Welborn inquired as to the location of the proposal in conjunction to the surrounding area's fuel pump locations.

Commissioner Rose inquired as to how many fuel pumps are proposed.

Motion was made by Commissioner Dalton, to close the public hearing and **approve** the request with an amendment to exclude from the PD the following uses: Automotive Repair, Minor; Equipment Leasing; Indoor, Athletic Club / Instruction, Indoor; Landscape Nursery; and Temporary Use or Building. Seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays**



O = IN FAVOR
X = AGAINST

0 150 300 Feet
1 inch = 205 feet

Zoning Map Z 19-07



INDICATES AREA
OF REQUEST



GARLAND

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

June 26, 2019

HEARING DATE/TIME: Plan Commission: July 8, 2019 – 7:00 PM

APPLICANT: Provident Realty

File Z 19-07

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 8, 2019, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Provident Realty**, requesting approval of 1) an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store use and a Retail, Fuel Pumps use. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 3.434-acre tract of land situated in Lot 1R, Block 1, Baylor North Garland Family Health Center, an addition to the City of Garland, according to the plat thereof, recorded in Volume 2004194, Page 62, Plat Records, Dallas County, Texas. **The site is located at 5345 North George Bush Highway. (District 1)**

Note: The applicant proposes to demolish the existing building and create three new tracts. A Detail Plan is proposed to develop one of the tracts with a convenience store and fuel pumps. Future development of the two remaining tracts will require future Detail Plans.

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 Nabiha Ahmed at 972-205-2453.

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

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

As we have rights to a shared entrance with the subject property, we are concerned as to traffic issues this redevelopment may cause. Additionally, we are concerned as to the environmental impact of a nearby fueling station.

(Please complete the following information)

5255 President George Bush Freeway, Garland, TX 75040

Your Property Address

Alan Ripley as agent for Firewheel Shopping Center Dallas, Tx. LLC

Printed Name

270 Commerce Dr.

Address

Rochester, N.Y.

City, State

14623

Zip

The above statements reflect my (our) opinion regarding the proposed request(s)
FIREWHEEL SHOPPING CENTER GARLAND, TX. LLC

BY: [Signature]
Signature

Director of Operations
Title

Date: July 8, 2019

Z 19-07

Approval of 1) an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use

**City Council Meeting
August 6, 2019**



GARLAND

TEXAS MADE HERE



Case Information

Location: 5345 North President George Bush Turnpike

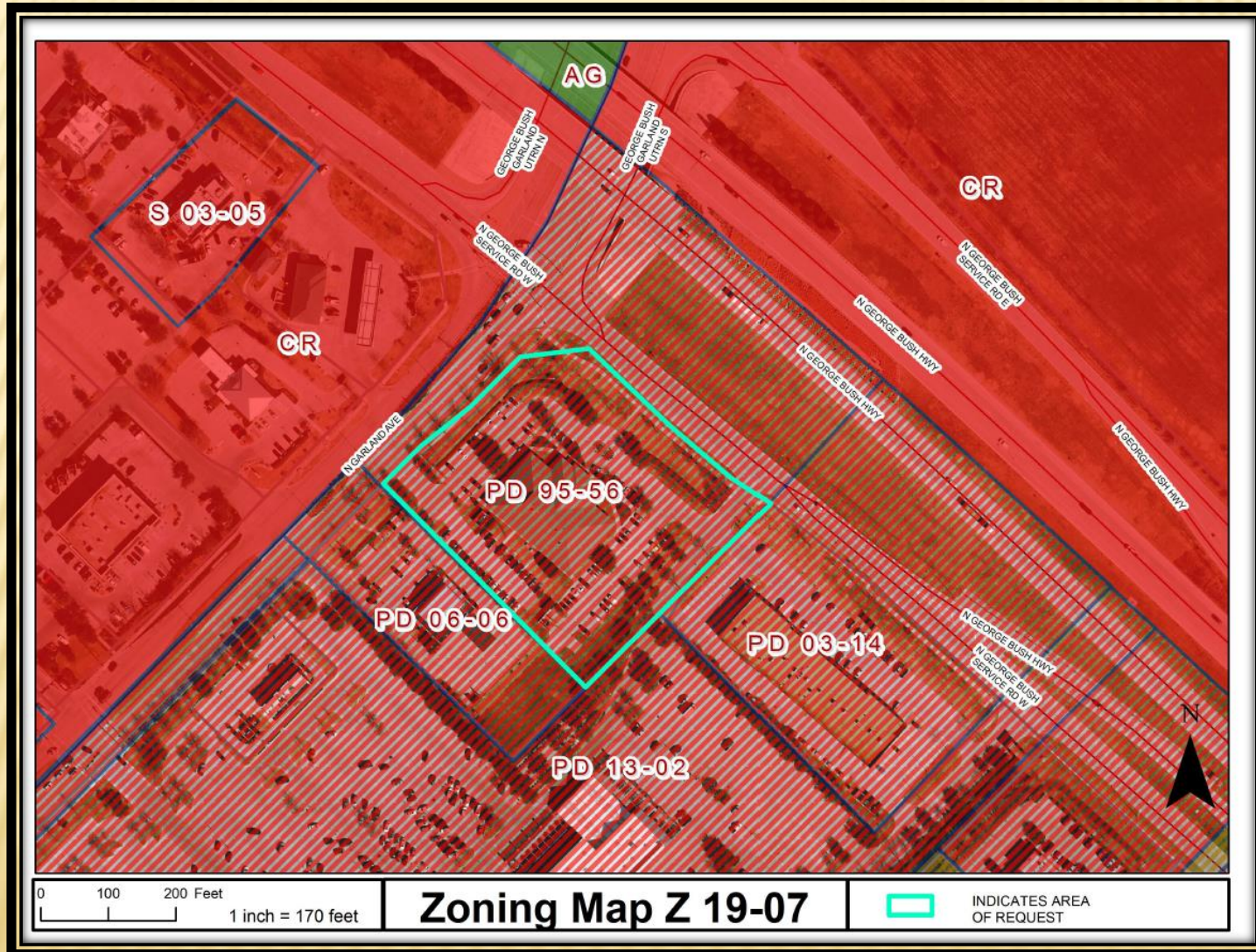
Applicant: Provident Realty

Owner: 190 at N Garland 2016, LP.

Acreage: 3.434 acres for all three (3) tracts (Tract 3 is 0.935 acre)

Zoning: Planned Development (PD) 95-56 District for Community Retail Use

Location Map & Surrounding Properties



Photos



View of the subject property from North Garland Ave



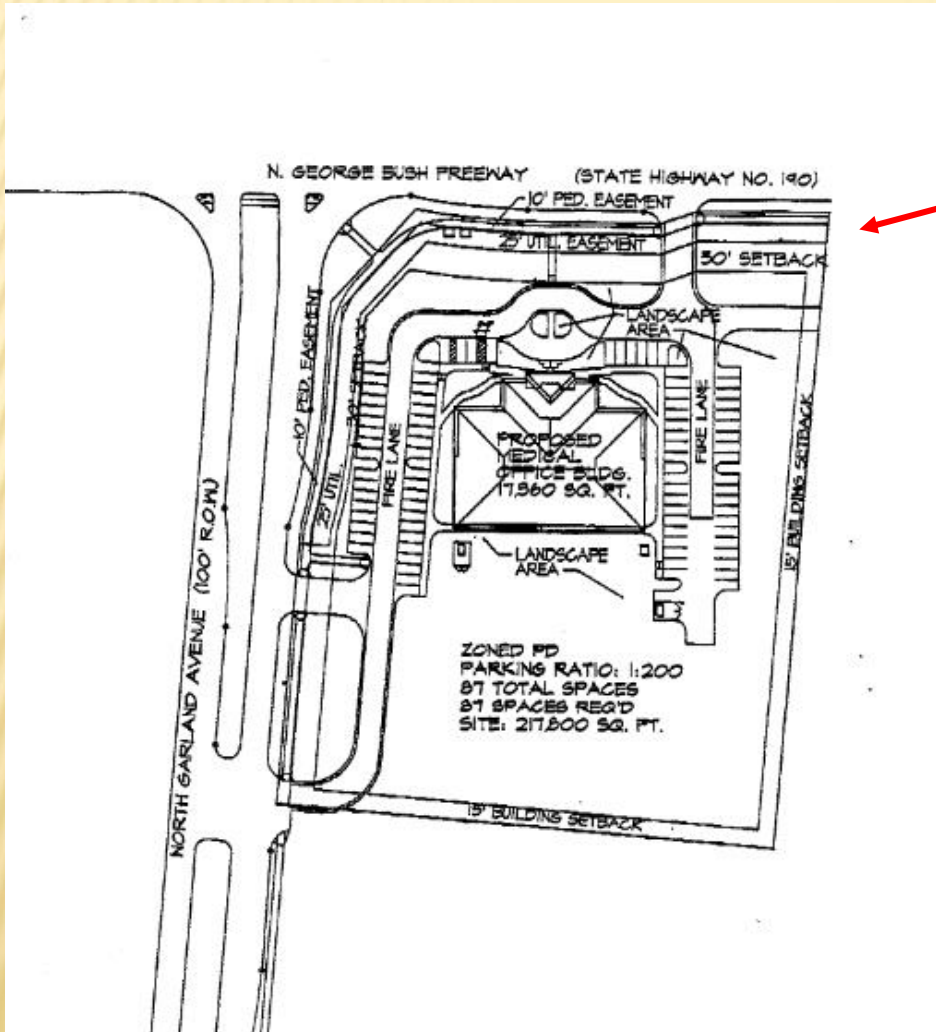
Northwest of the subject property from North Garland Ave



Southwest of the subject property from North Garland Ave



Background



Detail Plan under PD 95-56

Subject Property

- PD 95-56 identifies this tract for a medical office building. The owner intends to demolish this building and subdivide the tract into three (3) tracts.
- The applicant is proposing a Convenience Store and Retail, Fuel Pumps use on Tract 3.
- Tract 1 and Tract 2 will be developed in the future. It will require Detail Plan approval.



PD 95-56 Land Uses

Specific Regulations:

A. Permitted Uses: The following uses shall be permitted:

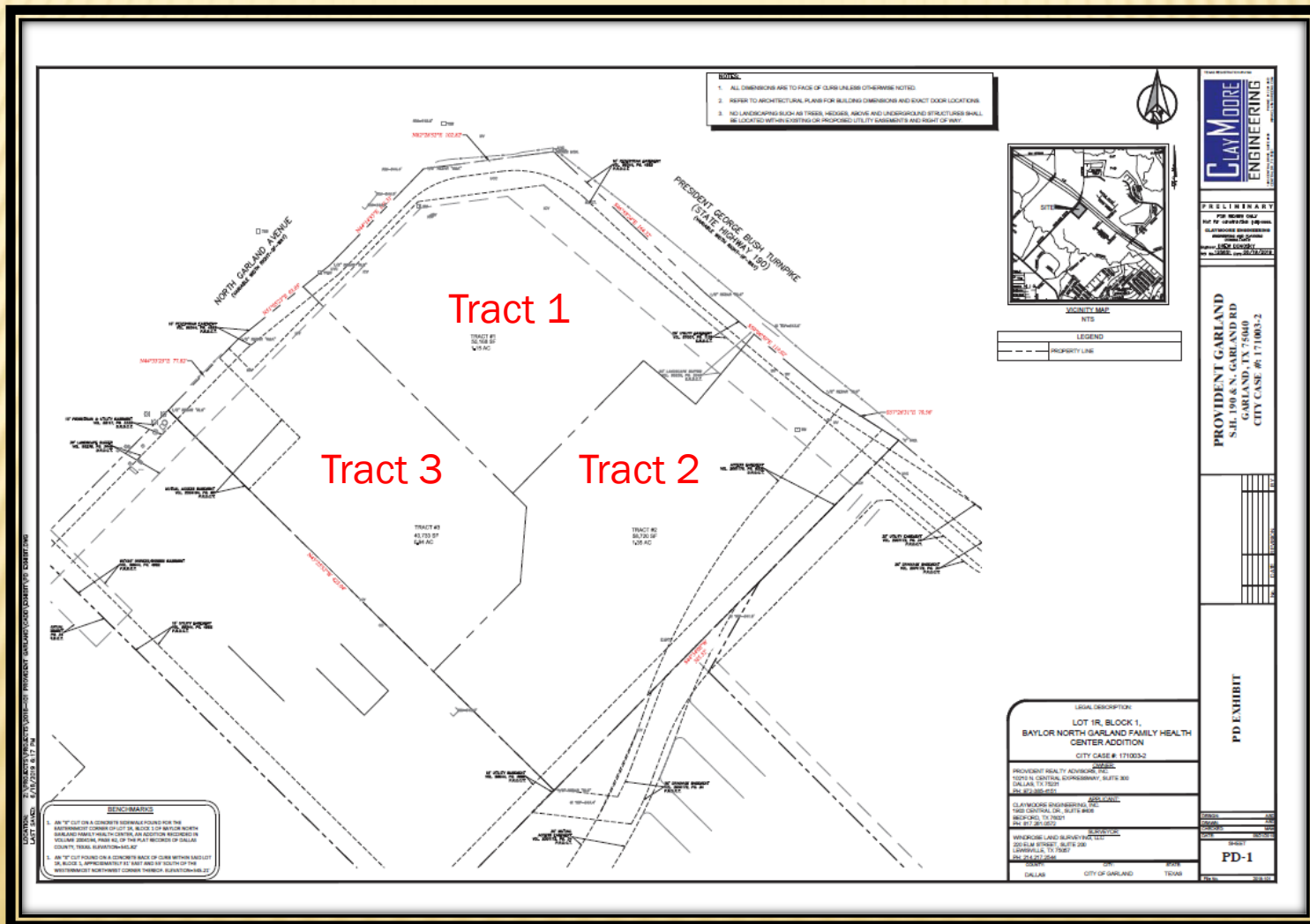
Animal Clinic
Answering Service
Antiques, Indoor Display Only
Athletic Club/Instruction, Indoor
Automotive Repair, Minor
Carpet/Rug Cleaning and Repairing
Commercial Laundry/Cleaners (2,400 square feet or less)
Commercial Schools
Country Club
Drug Store/Pharmacy
Equipment Leasing, Indoor
Financial Institutions
Grocery/Supermarket
Gunsmith, Repair
Home Improvement Center

Hospital
Kindergarten, Preschool or Child Care Center
Landscape Nursery
Laundry and Cleaners
Library
Locksmith
Medical and Surgical Appliances
Medical Laboratory
Medical Office/Clinic
Movie Theater/Theater
Museum or Art Gallery
Neighborhood Assistance Center
New or Rebuilt Parts and Supplies-Indoor Only
Nursing Home/Convalescent Center
Office Equipment Sales, Repair and Maintenance
Office, General
Optical Dispensary
Pet Sales and Grooming
Printer, Small Scale
Repair and Service Shop
Restaurant-Fast Food (No freestanding structure shall be permitted with a maximum of three (3) restaurants)
Restaurant-General
Retail Sales with Gas Pumps
Retail Sales/Personal Service
Schools, Public and Private
Sidewalk Sales
Taxi Stand
Temporary Use or Building
Transit Station
Uniform Supply Service



GARLAND
TEXAS MADE HERE

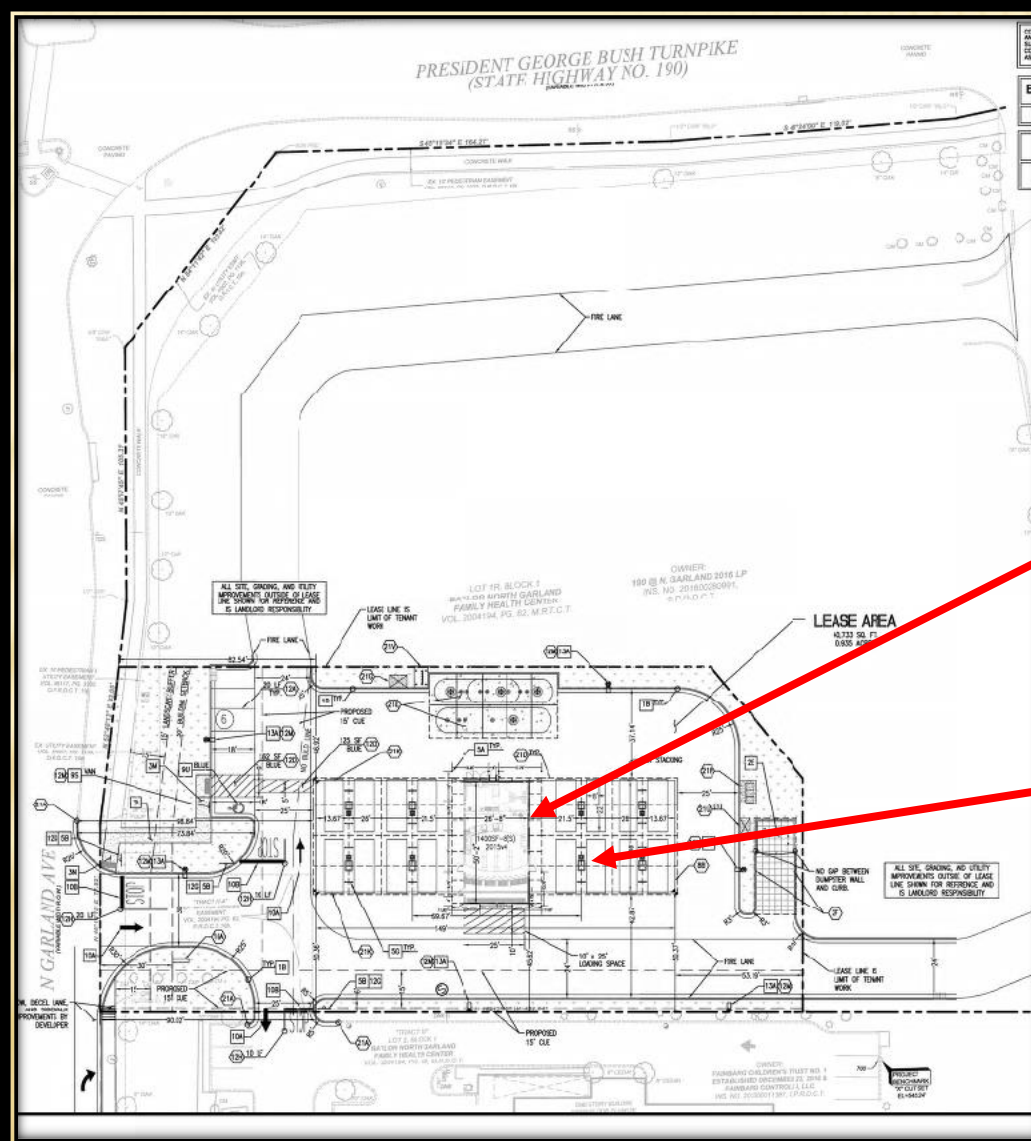
Proposed Concept Plan





Proposed
Convenience
Store- 1,400
sq.ft.

Eight (8) Fueling Stations

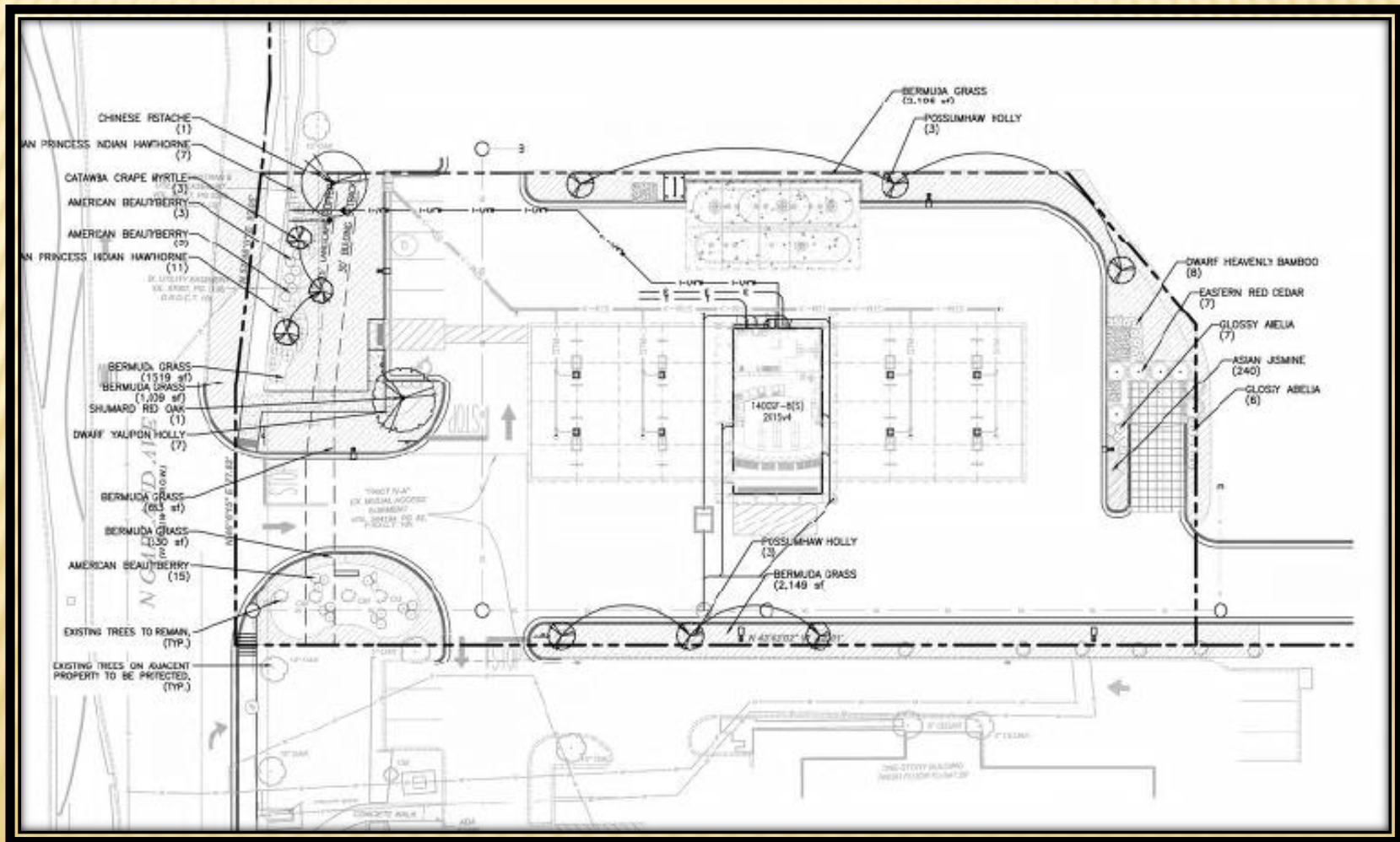




GARLAND

TEXAS MADE HERE

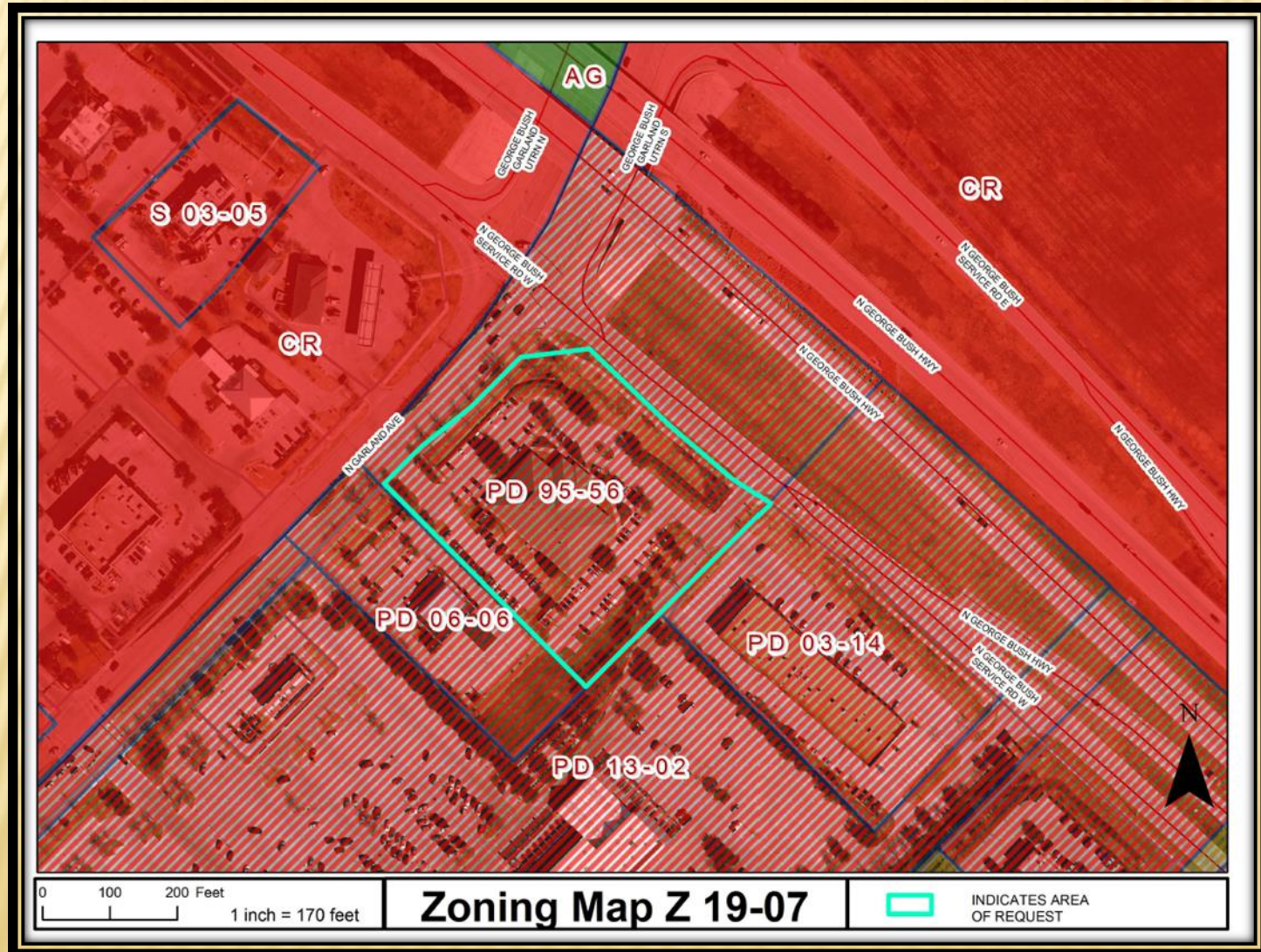
Proposed Landscape Plan for Tract 3



[illegible]



Location Map





GARLAND

City Council Regular Session Agenda

Meeting Date: 08/06/2019

Item Title: Boards and Commissions

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Mayor Scott LeMay

- Patrick Abell - TIF 3
-

Attachments

Patrick Abell - TIF 3



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUL 12 2019

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: 07/11/2019

Name: Patrick L. Abell

Phone:

(Home)

Address: 4005 Princeton Dr

Phone:

(Other)

City, State, Zip: Garland, TX, 75042

Email:

Resident of Garland for 21 years

Resident of Texas for 41 years

✓ Dallas County Voter Registration Number [redacted] Garland City Council District Number 6 ✓

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

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

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

I am very involved in the city. I have a Real Estate and Banking background.

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

I-30 T.I.F. Board 12/2006-8/2011

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

I volunteer in the community any time I can. I consider myself a civic informer.

What is your educational background?

I have a high school diploma and hundreds of hours of professional training.

What is your occupational experience?

I have held many entrepreneurial and professional jobs in my career. I am currently a Texas REALTOR.

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

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

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Past Due ☒

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☒ No ☐
Courtney Vanover

7.12.19

8.6.19

Mayer de may

Revised 03/2018



GARLAND

City Council Regular Session Agenda

Meeting Date: 08/06/2019

Item Title: Boards and Commissions

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Dylan Hedrick

- Keith Engler - TIF 3

Attachments

Keith Engler - TIF 3



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
JUL 03 2019
CITY SECRETARY**

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 7/3/2019

Name: Keith Engler Phone: _____ (Home)

Address: 2106 Diamond Oaks Drive Phone: _____ (Other)

City, State, Zip: Garland, TX, 75044 Email: _____

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

✓ Dallas County Voter Registration Number _____ Garland City Council District Number 7 ✓

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

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

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

I have a strong background in Engineering, Computer Science, Teaching, Taxes and Accounting.

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

Yes, I served on the Citizens Streets Improvement Committee in May 2014.

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

Multiple positions within the Oakridge Neighborhood Association currently serving as Treasurer.

What is your educational background?

I received an MBA in May 2018. BS in Computer Science, AAS in Accounting, and AAS Electronics.

What is your occupational experience?

Small business owner and manager with H&R Block. Previously an Engineer with Texas Instruments.

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

Keith Engler
Signature of Applicant

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

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

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due _____
Past Due _____

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____



GARLAND

City Council Regular Session Agenda

Meeting Date: 08/06/2019

Item Title: Boards and Commissions

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Mayor Pro Tem Robert John Smith

- John McDonald - Board of Adjustment
 - Jim Hope - Unified Building Standards
 - Robert Kaaa - Environmental and Community Advisory Board
 - Vonda Tyson - Community Multicultural Commission
 - Lupita Torres - Garland Cultural Arts Commission
 - Trellas Gotcher - Library Board
 - Kenia Hudson-Ott - Parks and Recreation Board
 - Christopher Ott - Planning and Zoning Commission
 - Tony Torres - TIF 3 - Medical
-

Attachments

John McDonald - Board of Adjustment
Jim Hope - Unified Building Standards
Robert Kaaa - Environmental and Community Advisory Board
Vonda Tyson - Community Multicultural Commission
Lupita Torres - Cultural Arts Commission
Trellas Gotcher - Library Board
Kenia Hudson-Ott - Parks and Recreation
Christopher Ott - Planning and Zoning Commission
Tony Torres - TIF 3 Medical



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUL 15 2019

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 8, 2019

Name: John McDonald

Phone: [REDACTED]

(Home)

Address: 1605 Trowbridge St

Phone: [REDACTED]

(Other)

City, State, Zip: Garland Texas 75044

Email: [REDACTED]

Resident of Garland for 30+ years

Resident of Texas for 66+ years

Dallas County Voter Registration Number [REDACTED]

Garland City Council District Number D8

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

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

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

I have served on the BOA for many years and a number of special mayors committees

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

I have served on the BOA since 2001 and on several special committees. Most recent Charter Committee

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

School supply drives and donations (Masonic). NGHS scholarship presentations (SR)

What is your educational background?

MS computer science and Physics, BS in mathematics and computer Science

What is your occupational experience?

engineering, engineering management, Business and Division management for RTN

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

John McDonald

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 Vaneer
7.16.19

Revised 03/2018



Board & Commission Application

Please Print or Type. **PLEASE DO NOT SEND RESUME.**

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

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

- | | | |
|---|---|--|
| ☐ Board of Adjustment | ☐ Garland Cultural Arts Commission | ☐ Parks and Recreation Board |
| ☐ Building and Fire Codes Board | ☐ Garland Youth Council | ☐ Plan Commission * |
| ☐ Citizens Environmental and Neighborhood Advisory Committee | ☐ Housing Standards Board | ☐ Plumbing and Mechanical Codes Board |
| ☐ Community Multicultural Commission | ☐ Library Board | ☒ Senior Citizens Advisory Committee |
| ☐ Electrical Board | | |



Full Name: Jim Hope
 Home Address: 213 Faircrest Dr Bus. Address: Same
 City, State, Zip: Garland, TX 75040 City, State, Zip: Same
 Home Phone: [REDACTED] Phone (Other): [REDACTED]
 Email Address: [REDACTED]

Resident of Garland for 41 years Resident of Texas for 41 years

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

☒ Voter Registration No. [REDACTED] Precinct No. 2715 City Council District No. 8

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

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

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

I have worked at The Senior Citizens center and been elected as an alternate to the Senior Activity Council

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

*Chairman Utility Advisory Board - 6 years
member Board of Adjustment 1 year*

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

What is your educational background?

*28 year Military Service - Retired
a lieutenant Colonel. Commanded an 812 man
Battalion BA-Pic-Law Masters in Senior level
munisement*

What is your occupational experience?

* Plan Commission members must own property within the city.

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

[Signature]
Signature of Applicant

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Signatures

Tax Clerk

Status of Utility Accounts

Current ☒

Past Due ☐

Accounting Clerk

Suit/Claim Filed in City Secretary's Office

Yes ☐

No ☒

Courtney Vannoy
City Secretary
7.15.19

Date Appointed _____

Appointed By _____

Date Notified _____

Date Disclosure Form Filed _____



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAY 29 2019
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: MAY 24, 2019

Name: ROBERT M. KAAA

Phone: [REDACTED] (Home)

Address: 1821 LEICESTER ST.

Phone: [REDACTED] (Other)

City, State, Zip: GARLAND, TX 75044

Email: [REDACTED]

Resident of Garland for 31 years Resident of Texas for 48 years

✓ [REDACTED] ✓ Garland City Council District Number 8 ✓

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

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

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

PAST DIVERSITY CHAMPION - RAYTHEON GLOBAL BUSINESS SERVICES, PAST OFFICER RAYTHEON
ASIAN PACIFIC ASSOCIATION - NORTH TX & SOUTH (US) - PROMOTE WORKPLACE DIVERSITY, INCLUSIONS AND RESPECT.

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

N/A

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

BOARD MEMBER - PRESERVATION SOCIETY FOR SPRING CREEK FOREST. VOLUNTEER - KEEP GARLAND BEAUTIFUL
TRASH OFF, GO GREEN GARLAND EARTH DAY, PARK CARET ELEM (GISD) NATIVE PLANTS GARDEN PROJECT.
PAST PRESIDENT / DIRECTOR GARLAND CITIZENS POLICE ACADEMY ALUMNI ASSOCIATION.

What is your educational background?

BBA - TARRANT STATE UNIVERSITY

What is your occupational experience? MANAGE MULTI-STATE SALES/USE TAX AUDITS FOR A
FORTUNE 200 COMPANY. PROVIDE MULTI-STATE TAX GUIDANCE, APPLICATIONS, RESEARCH, CONTRACT REVIEW,
AND TAX DISPUTE RESOLUTIONS.

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

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 _____

Carola Berthlin 5/29/19



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUL 12 2019

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: July 12, 2019

Name: Vonda Tyson

Phone: [REDACTED]

(Home)

Address: 1905 Wyster Dr.

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 75040

Email: [REDACTED]

Resident of Garland for 24 years

Resident of Texas for 53 years

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

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

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

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

I have served on several community and work organizations over the past 22 years. I was the Leader for a Servant and Leadership program for youth at my church for three years. I was one of eight parents selected out of 2000 chosen for "Parent of the Year for volunteering and working with the youth at Bussey Middle School.

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

I have served on the CMC for the last two years. During this time, I was voted in as Vice Chair. I also serve as the Chair for the Community, Learning, and Understanding and Education (CLUE) committee.

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

In the past two years with the Community Multicultural Commission, I have volunteered my time working with other Garland organizations, NAACP, Garland I.S.D. and V.A.C. of Greater Dallas, to promote activities and events for the City of Garland. I am a member of the Boy Ties Boys Organization, where we mentor young men to become healthy, financially, responsible and academically excellent men.

What is your educational background?

(2) Associates Degrees- Currently working on Bachelors Degree in Business Administration. I hold over six certifications in Training Development, Instructional Design, Performance Consultant and Master Training.

What is your occupational experience?

21 years service at Blue Cross Blue Shield of TX in roles of Project Management, Vendor Management and Training Specialist. I have been employed for the last three years as a Contract Specialist.

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

Vonda Tyson

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

☐ Board of Adjustment	<u>2</u> Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ Building and Fire Codes Board	☐ Garland Youth Council **	☐ Plan Commission *
<u>3</u> Citizens Environmental and Neighborhood Advisory Committee	☐ Property Standards Board	☐ Plumbing and Mechanical Codes Board
<u>1</u> Community Multicultural Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Electrical Board		

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

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due
Past Due

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vanover
7.12.19

Date Notified _____

Disclosure Form Filed _____

Revised 03/2017



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAY 15 2019

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 5-7-2019

Name: Lupita Torres Phone: [REDACTED] (Home)

Address: 1805 Trowbridge Street Phone: [REDACTED] (Other)

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

Resident of Garland for 47 years Resident of Texas for 71 years

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

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

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

Please list any experience that qualifies you to serve in the areas you have indicated.
Helped with Board of GISD Mairachi Program; GISD PTA Montclair Elementary (2000)
involved with parents + students for Programs; Multi-Ethnic Committee with GISD - 1998 to 2018;
Garland Association for Hispanic Affairs - Board of Directors - Programs

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

~~Garland Board of Directors - serving past 2018~~
None

List civic or community endeavors with which you have been involved.
Salvation Army, Boys & Girls Club, Garland Independent School District, NAACP,
Dallas Challenge,

What is your educational background?

Associate Degree and
certification in able to run a law office and or a medical office.

What is your occupational experience?

Ran a restaurant for 25 years in Garland.

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

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

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

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Carol Bentley 5-15-19

Revised 03/2018



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
JUN 11 2019
CITY SECRETARY**

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: June 2, 2019

Name: Trellas Gotcher

Phone: [REDACTED] (Home)

Address: 1801 Travis

Phone: _____ (Other)

City, State, Zip: Garland, TX 75042

Email: [REDACTED]

Resident of Garland for 25 years Resident of Texas for 50 years

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

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

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

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

Believe in the importance of libraries for the betterment of the citizens of the community.

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

Library Advisory Board for past four or five years

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

Rodgers Baptist Church, Past president or SMU Staff Association, Served on handicap committee and se

What is your educational background?

Graduated from Parks Business College in Denver, Colorado.

What is your occupational experience?

Administrative Assistant with City of El Paso and Southern Methodist University

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

Trellas Gotcher

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 ☒

Carol A. Berntzen 6/12/19

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
JUN 17 2019**

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: June 10, 2019

Name: Kenia Hudson

Phone: _____ (Home)

Address: 901 Bromwich ST

Phone: _____ (Other)

City, State, Zip: 75040

Email: _____

✓ Resident of Garland for 6 years Resident of Texas for 22 years
✓ Dallas County Voter Registration Number _____ Garland City Council District Number 8 ✓

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

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

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

1) Incumbent Park & Recreation Boardmember District #8

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

N/A

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

Board Member of Friends of Magic 11th, and Park and Recreation, Garland, TX.

What is your educational background?

B.A. in Communications U.I.A., and Marketing & Business Administration Certificate.

What is your occupational experience?

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

Signature of Applicant

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

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

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

claim

Current ☒
Current ☐

NO

Past Due ☐
Past Due ☒

Date Appointed _____

Appointed By _____

Carola Bentley 6-17-19



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 17 2019

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 6-11-19

Name: Christopher Ott Phone: [REDACTED] (Home)

Address: 901 Bromwich St. Phone: [REDACTED] (Other)

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

Resident of Garland for 30 years Resident of Texas for 43 years

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

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

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

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

- 1) Incumbent Plan Commissioner for District 8
- 2) 31 Year business owner

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

Plan Commission 2010-
Fire board 2009-10

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

- 1) Boy Scouts adult leader
- 2) Various church activities
- 3) Friends of Maple 11th Street Foundation

What is your educational background?

Associates degree & multiple certifications

What is your occupational experience?

Self employed 31 years

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

[Signature]

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

- | | | |
|---|---|--|
| ☐ Board of Adjustment | ☐ Garland 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 ☒

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018

Carola A. Bentley 6-17-19

CITY OF GARLAND
RECEIVED
JUL 22 2019



GARLAND

TEXAS MADE HERE

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 7/14/19

Name: Tony Torres Phone: [REDACTED]

Address: 1805 Trowbridge Phone: [REDACTED] (Home)

Address: Garland, TX 75044 Phone: [REDACTED] (Other)

City, State, Zip: _____ Email: [REDACTED]

Resident of Garland for 47 years Resident of Texas for 73 years

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

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

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

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

Owned & ran a ~~business~~ business in Garland for 25 yrs. Worked as a federal tax analyst for 35 yrs.

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

Garland 2000 initiative

City of Garland Bond Committee 2018

Utilities Advisory Bd - 1995

GP&L Advisory Bd - 1997

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

Founder of Garland Association For Hispanic Affairs

Co-Chair GISD bond drive 2014

What is your educational background?

Graduate degree - M. P. A.

What is your occupational experience?

Auditing, tax law and contract administration

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

Tony Torres

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

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

* Garland Youth Council has a separate application

✓ TIF Zone 3

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒
Courtney Vanover

Revised 03/2017