



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
Tuesday, August 2, 2022
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 19, 2022, Regular Meeting
2. Consider approval of the following bids:
 - a. **GP&L College to Jupiter 138kV Transmission** **Bid No. 0874-22**
Line Rebuild Materials
Techline, Inc. **\$230,920.96**

This request is for the purchase of materials needed for the rebuild of a portion of the GP&L distribution line that is associated with the College to Jupiter Transmission Line upgrade.
 - b. **GP&L Compliance Documentation Software** **Bid No. 0615-22**
Archer Energy Solutions, LLC **\$385,000.00**

This request is for the implementation, maintenance and support of documentation compliance software for NERC, TRE and Railroad Commission compliance.

- c. GP&L College to Jupiter 138kV Transmission Line Rebuild Steel Structures** **Bid No. 0873-22**

Techline, Inc. \$508,365.00

This request is for the purchase of 43 steel structures to be used for the rebuild of the GP&L distribution line associated with the College to Jupiter Transmission Line upgrade.

- d. Sludge Hauling Services for Rowlett Creek Wastewater Treatment Plant** **Bid No. 0860-22**

FCC Environmental Services Texas, LLC \$111,800.00

This request is to provide sludge hauling services for the Rowlett Creek Wastewater Treatment Plant on an as-needed basis. This approval is for a Term Agreement with four optional renewals.

- e. Hollabaugh Recreation Center Construction Services** **Bid No. 1130-20**

Core Construction \$2,518,643.00

This request is for the purchase of materials for the upcoming renovations at Hollabaugh Recreation Center.

- f. Fire Station No. 6 Construction Services** **Bid No. 0736-22**
Construction Zone of DFW, LLC \$9,450,000.00

This request is to obtain general construction services to rebuild Fire Station No. 6, which is relocating from Holford Road to President George Bush Turnpike and Campbell Road.

- g. Gatewood Pavilion and Parking Lot Construction Services** **Bid No. 0737-22**

Gliden Industries, LLC \$936,650.00

This request is to obtain general construction services for improvements to Gatewood Pavilion located along the Duck Creek Greenbelt.

- h. Toughbook Computers for Fire** **Bid No. 1000-22**
GTS Technology Solutions \$174,342.35

This request is for the replacement of 35 Toughbook computers for the Fire Department mobile workstations that have reached their end-of-life.

- | | | |
|-----------|------------------------------------|------------------------|
| i. | Business Identity Platform | Bid No. 1005-22 |
| | Carahsoft Technology, Corp. | \$67,620.00 |

This request is for the purchase of the PaymentWorks Government Edition software platform to better combat fraud associated with ACH payments.

- 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 22-24, Spiars Engineering (District 1)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 18-33 and 2) a Detail Plan for Multi-Family development on a 13.831-acre tract of land located at 2698 North President George Bush Turnpike; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

- 4. Consider by minute action the approval of one purchase agreement negotiated with the property owner in the amount of \$210,000.**

Council has been briefed on previous occasions on the plans for reconstructing Holford Road Segment A (PGBT to City Limits). It is currently a two-lane asphalt street and being reconstructed as a divided concrete street with curbs, dedicated bike lanes and trails. The reconstruction requires additional land/property rights and Staff has been working with consultants to acquire the necessary property interests. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of easement on multiple parcels needed to move forward with the project.

- 5. Consider an ordinance amending Chapter 31, "Engineering" of the Code of Ordinances of the City of Garland, Texas, to ensure the City remains in compliance with the Federal Emergency Management Agency's Community Rating System; amending multiple provisions; providing a Savings Clause; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Severability Clause; and setting an effective date.**

At the July 18, 2022 Work Session, Council considered authorizing the proposed amendments to Chapter 31, Article VII Flood Damage Prevention, Section 31.104 of

the Code of Ordinances.

6. **Consider an ordinance amending Section 24.44, "Civil Penalty," located within Chapter 24, Article III, of the Code of Ordinances of the City of Garland, Texas; and Section 32.57, "Oversized and Other Vehicle Restrictions in Residential Zones," located within Chapter 32, Article II, Division I, of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Severability Clause; and setting an effective date**

This item was recommended by the Public Safety Committee and was discussed by Council at the July 18th Work Session.

7. **Neighborhood Vitality Matching Grant Spring 2022 Applications**

At the July 18, 2022 Work Session, Council considered the Rustic Oaks Estates HOA matching grant application as submitted.

8. **Consider a resolution approving the Fiscal Year 2023 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**

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 legal expenses associated with decommissioning oversight activities, TMPA's fiscal year 2023 budget for its Generation Business will increase by more than 20% from its fiscal year 2022 budget. For the Council's consideration is a resolution approving the Fiscal Year 2023 TMPA Generation Budget.

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.

9. Presentation of the 2022-23 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 2022-23. 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.

10. Submission of Appraisal Roll and Rates for FT 2021-2022

The City Council is being provided the attached tax rates, notice and appraisal certifications as required by law. Council is requested to provide a proposed tax rate and hearing dates in accordance with state law. Motions containing the public hearing dates and tax rates are attached.

11. Hold public hearings on:

- a. Consider a Specific Use Provision request by Khoa Tran to operate a tattoo shop in an existing tenant space. The site is located at 1238 Belt Line Road, Suite 361 in District 8.**

Consideration of the application of Khoa Tran, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (File Z 22-06, District 8)

- b. Consider a Site Plan request by Khoa Tran to operate a tattoo shop in an existing tenant space. The site is located at 1238 Belt Line Road, Suite 361 in District 8.**

Consideration of the application of Khoa Tran, requesting approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (File Z 22-06, District 8)

- c. Consider a Major Waiver request to the Downtown Sign Standards by Jimmy Wallace Guitars to allow a guitar-shaped projecting sign and a wall sign. The site is located at 514 Main Street in District 2.**

Consideration of the application of Jimmy Wallace Guitars, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district. This property is located at 514 Main Street. (File DD 22-01, District 2)

12. 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.

Council Member Jeff Bass

- James VanDyke - Board of Adjustment
- Merrill Balanciere - Community Multicultural Commission
- James Dobbins - Environmental & Community Advisory Board
- Charles Msewe - Library Board
- Bobby Bradley - Parks and Recreation
- Eric Scholl - Property Standards Board
- Carol Cooper - Senior Citizens Advisory Board
- Bill Swisher - Tax Increment Finance #2 South Board

13. 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.

14. 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: 08/02/2022

Item Title: Minutes 07-19-22

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the July 19, 2022, Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes 07-19-22



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, July 19, 2022, 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 Deborah Morris
Deputy Mayor Pro Tem Robert John Smith
Council Member Jeff Bass
Council Member Ed Moore
Deputy Mayor Pro Tem B.J. Williams
Council Member Margaret Lucht
Council Member Robert Vera
Council Member Dylan Hedrick

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager Judson Rex
City Attorney Brian England
City Secretary Eloyce 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.

Mayor LeMay presented a proclamation to Kristin Smith, Managing Director, Human Resources, for National Intern Day.

Mayor LeMay presented a special recognition to Wes Kucera, along with Water Department employees, for the 100th Anniversary of the Garland Water Department.

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.

The motion was made by Council Member Lucht to approve the Consent Agenda as presented, with the exception of Item 2i, which was pulled by City Attorney Brian England, seconded by Council Member Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the July 5, 2022, Regular Meeting.

2. Consider approval of the following bids:

a.	APPROVED	Testing Services for Duck Creek Standby Generator Installation	Bid No. 1002-21
		Terracon Consultants, Inc.	\$6,000.00

This request is to approve Change Order #1 for construction material testing services required for the installation of standby generators at Duck Creek WWTP.

- b. APPROVED Lonnecker Drive Wastewater Main Replacement Bid No. 0903-22**

Kimley-Horn and Associates, Inc. \$150,900.00

This request is to provide engineering services for the design of approximately 2,600 linear feet of wastewater main replacement along Lonnecker Drive from Miller Road to Wood Drive, including manholes and service laterals.

- c. APPROVED Wastewater Mains Replacement Bid No. 0732-22**

Tri-Con Services, Inc. \$1,412,500.00
Optional Contingency 141,250.00
TOTAL: \$1,553,750.00

This request is to provide construction services to replace approximately 5,400 linear feet of existing 8" wastewater line within the alley just south of Village Green Drive between Mill Pond Drive and N. Shiloh Road and just east of Sam Houston Drive between Belt Line Road and Homestead Place. An Optional Contingency is included for any additional work that may be required.

- d. APPROVED Right-of-Way Mowing Bid No. 0381-19**

Carruthers Landscape Management, Inc. \$93,000.00

This request is to approve Change Order #2 to add Right-of-Way (ROW) mowing to the existing thoroughfare and median mowing contract.

- e. APPROVED Health Benefits Brokerage and Actuarial Services Bid No. 0719-22**

HUB International Texas, Inc. \$195,000.00

To promote transparency and as part of recommendations included in the City's health benefit strategic plan, a request for proposals was issued for brokerage and actuarial services. This approval is for a Term Agreement with four optional renewals.

- f. APPROVED Engineering Design Services for Brand Road Improvements - S.H. 190 to Muirfield Road Bid No. 0955-22**

R-Delta Engineers, Inc. \$225,530.00

This request is to provide professional design services for paving, drainage, water and wastewater improvements on Brand Road from S.H. 190 to Muirfield Road as part of the 2004 Bond Program.

- g. APPROVED Consultation for Workday Implementation Bid No. 1288-21**
Accenture, LLP \$79,558.00

This request is to approve a Change Order to provide additional implementation services for Workday.

- h. APPROVED Rowlett Creek Final Effluent Pump Bid No. 0932-22**
Jersey Equipment Company \$149,840.00

This request is to replace the Final Effluent Pump #2 at the City of Garland's Rowlett Creek Wastewater Treatment Plant.

- j. APPROVED Switchgears for Warehouse Inventory Bid No. 0841-22**
Texas Electric Cooperatives, Inc. \$204,660.00

This request is for the purchase of Switchgears for Warehouse Inventory to support Garland Power & Light.

- k. APPROVED Sewer Jet Truck Bid No. 0953-22**
Rush Truck Centers of Texas \$249,610.35

This request is for the purchase of one replacement Sewer Jet Truck to be utilized by the Wastewater Department.

- l. APPROVED New Tempus Cardiac Monitors and Bid No. 0938-22**
Associated Equipment
Phillips North America, LLC \$714,617.12

This request is for the purchase of new Tempus cardiac monitors and associated equipment to be used by the Garland Fire Department.

- m. APPROVED Fire Hydrants for Warehouse Inventory Bid No. 0872-22**
Ferguson Waterworks \$156,747.00

This request is for the purchase of Fire Hydrants for Warehouse inventory to support the Water Department. This approval is for a Term Agreement with four optional renewals.

- n. APPROVED Luminaires for Warehouse Inventory Bid No. 0856-22**
Techline, Inc. \$236,081.00

This request is for the purchase of Luminaires for Warehouse inventory to support Garland Power & Light.

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

a. APPROVED Zoning File No. Z 22-16, Stonehawk Capital Partners, LLC / Masterplan (District 3)

Ordinance No. 7345 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-family Uses and 2) a Detail Plan for Multi-family development on a 7.5403-acre tract of land located at 4245 Bobtown Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. APPROVED Zoning File No. Z 22-25, City of Garland (District 4)

Ordinance No. 7346 amending the Garland Development Code of the City of Garland, Texas, by approving a Planned Development (PD) District on approximately 27.00 acres of land zoned Community Retail (CR) District, Planned Development (PD) District 92-29, and Single-Family-7 (SF-7) District with S 01-15 and located at 6302 Greenbelt Parkway and 6151 Duck Creek 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.

c. APPROVED Zoning File No. Z 22-33, Craig A. Edwards (District 3)

Ordinance No. 7347 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Convenience Store use on a 3.792-acre tract of land zoned Community Office (CO) District and located at 429 East Interstate Highway 30; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED Sale of Property - 2007 Saturn Road

Council approved the sale of 2007 Saturn Road in the amount of \$275,000.

5. **APPROVED Minute action approving the appointment of Marisol Trevizo for an additional three-year term to the Civil Service Commission.**

At the July 18, 2022 Work Session, Council considered appointing Marisol Trevizo to an additional three-year term on the Civil Service Commission.

6. **APPROVED Large Scale Facade Art - 610 Clara Barton Aesthetic Improvement**

Council accepted the artist contract and purchase services. This project will be funded by the CIP, Medical District Street Scape.

7. **APPROVED Request for Development Assistance from PSL Garland MOB, LP (Prevarian Companies)**

Council approved the partial reimbursement of the applicable tenant incentives in support of a proposed community hospital recruitment plan. This item was discussed by City Council in Executive Session on April 4, 2022 - Medical District Incentives.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

8. **Hold public hearings on:**

- a. **APPROVED Consider a Planned Development (PD) District amendment request by Spiars Engineering to construct a multi-family development with 344 dwelling units. The site is located at 2698 North President George Bush Turnpike in District 1.**

Consideration of the application of Spiars Engineering, requesting approval of an amendment to Planned Development (PD) District 18-33. This property is located at 2698 North President George Bush Turnpike. (File Z 22-24, District 1)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were Nash Thomas, applicant, and Mike Dyer, property owner.

The motion was made by Council Member Bass to approve the Planned Development (Item 8a) and the Detail Plan (Item 8b), seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

- b. **APPROVED** Consider a Detail Plan request by Spiars Engineering to construct a multi-family development with 344 dwelling units. The site is located at 2698 North President George Bush Turnpike in District 1.

Consideration of the application of Spiars Engineering, requesting approval of Detail Plan for Multi-Family development. This property is located at 2698 North President George Bush Turnpike. (File Z 22-24, District 1)

9. 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.

The nominations were presented by each Council Member, with Mayor Pro Tem Morris presenting her nominations and those of Mayor LeMay. All nominations were considered in one vote, with the following result:

Vote: 9 ayes, 0 nays

Mayor Scott LeMay

- Alexis Olvera - Garland Youth Council
- Sarah Lockett - Garland Youth Council

Council Member Jeff Bass

- Menal Yasin - Garland Youth Council
- Nkemsinachi Ukachi-Nwata - Garland Youth Council
- Beena Varnan - Cultural Arts Commission and Tax Increment Finance #3 Board
- Scott Roberts - Plan Commission
- William Peace - Tax Increment Finance #2 Downtown Board
- Eric Barron - Unified Building Standards Board

Mayor Pro Tem Deborah Morris

- Kashina Daceus - Garland Youth Council
- Cesar Garcia - Garland Youth Council

Council Member BJ Williams

- Bryan Panameno - Garland Youth Council
- Briana T. White - Garland Youth Council

Council Member Ed Moore

- Amy Rosas - Garland Youth Council
- Joann Simon - Garland Youth Council

Council Member Margaret Lucht

- A'leena Bradley - Garland Youth Council
- Stephen Hogue - Garland Youth Council

Council Member Robert Vera

- Daniyal Saleem - Garland Youth Council
- Bryan Calderon - Garland Youth Council

Council Member Dylan Hedrick

- Hailey Gonzalez - Garland Youth Council
- Medina Yasin - Garland Youth Council

Deputy Mayor Pro Tem Robert John Smith

- Preston Miles Bass - Garland Youth Council
- Ayooluwa Joy Okunade - Garland Youth Council

10. Citizen comments: There were no speakers on this item.

11. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:32 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 08/02/2022

Item Title: GP&L College to Jupiter 138kV Transmission Line Rebuild Materials

Submitted By: Jonas Whitehead, GP&L Distribution Director

Bid Number: 0874-22

Purchase Justification:

This request is for the purchase of materials needed for the rebuild of a portion of the GP&L distribution line that is associated with the College to Jupiter Transmission Line upgrade. This is part of the approved College to Jupiter 138kV Transmission Line Upgrade CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was 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	\$230,920.96
TOTAL:		\$230,920.96

Basis for Award: Straight Low Bid

Purchase Requisition #: 47475

Fiscal Impact

Total Project/Account: \$2,956,329
Expended/Encumbered to Date: 2,341,415
Balance: \$614,914
This Item: 230,921
Proposed Balance: \$383,993
Account #: 210-3599-3144201-6051
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 288

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/22/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/21/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 08/02/2022

Item Title: GP&L Compliance Documentation Software

Submitted By: Dan Bailey, GP&L Energy Services Director

Bid Number: 0615-22

Purchase Justification:

This request is for the implementation, maintenance and support of documentation compliance software for NERC, TRE and Railroad Commission compliance. The software will provide tracking, electronic filing, and management of data, records, permits and other required documentation. This is part of the approved Documentation Compliance Software CIP project. This approval is for Year One (1) of a five (5) year contract. The contract will be renewed for \$66,000 annually.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria. Archer Energy Solutions, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Archer Energy Solutions, LLC	All	\$385,000.00

TOTAL:		\$385,000.00

Basis for Award: Best Value

Purchase Requisition #: 47096

Fiscal Impact

Total Project/Account:	\$385,000
Expended/Encumbered to Date:	0
Balance:	\$385,000
This Item:	385,000
Proposed Balance:	\$0

Account #: 215-3449-3196701-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Various Improvements Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 295

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/22/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/21/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 08/02/2022

Item Title: GP&L College to Jupiter 138kV Transmission Line Rebuild Steel Structures

Submitted By: Jonas Whitehead, GP&L Distribution Director

Bid Number: 0873-22

Purchase Justification:

This request is for the purchase of forty-three (43) steel structures to be used for the rebuild of the GP&L distribution line associated with the College to Jupiter Transmission Line upgrade. This is part of the approved College to Jupiter 138kV Transmission Line Upgrade CIP project.

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	\$508,365.00
		TOTAL:	\$508,365.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 47474

Fiscal Impact

Total Project/Account: \$3,322,165
Expended/Encumbered to Date: 2,198,886
Balance: \$1,123,279
This Item: 508,365
Proposed Balance: \$614,914
Account #: 210-3599-3144201-6051; 210-3299-3153201-6051
Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines and Distribution Lines - Overhead Programs

Transmission Lines Program	\$142,529
Distribution Lines - Overhead Program	365,836
Total	\$508,365

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Pages 288 & 291

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/22/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/21/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 08/02/2022

Item Title: Sludge Hauling Services for Rowlett Creek Wastewater Treatment Plant

Submitted By: Wes Kucera, Managing Director

Bid Number: 0860-22

Purchase Justification:

This request is to provide sludge hauling services for the Rowlett Creek Wastewater Treatment Plant on an as-needed basis. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated. BlackJack Disposal included special conditions in their bid stipulating additional charges for any delays at the plant facility and is, therefore, considered nonresponsive. FCC Environmental Services Texas, LLC, submitted the Lowest Responsible Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
FCC Environmental Services Texas, LLC	All	\$111,800.00

TOTAL:		\$111,800.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 47441

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$111,800
Proposed Balance: N/A
Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Rowlett Creek Wastewater Treatment operating accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 250

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/21/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/19/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 08/02/2022

Item Title: Hollabaugh Recreation Center Construction Services

Submitted By: Laura Dunn, Capital Project Management Director

Bid Number: 1130-20

Purchase Justification:

This request is for the purchase of materials for the upcoming renovations at Hollabaugh Recreation Center. Based upon current market conditions, select materials are being purchased in advance of the primary construction contract to mitigate further cost escalation. In the future, a separate construction award for the remainder of the work will be presented to City Council for consideration and approval. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

A Request for Proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Five (5) proposals were received and evaluated based on the published criteria. Core Construction received the highest evaluated score, offering the Best Value for the City. A Guaranteed Maximum Price (GMP) of \$2,518,643 has been submitted for this phase of the project.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Core Construction	All	\$2,518,643.00
TOTAL:		\$2,518,643.00

Basis for Award: Best Value

Purchase Requisition #: 47649

Fiscal Impact

Total Project/Account: \$3,433,000
Expended/Encumbered to Date: 641,997
Balance: \$2,791,003

This Item: 2,518,643
Proposed Balance: \$272,360
Account #: 654-1429-1836319-9002
Fund/Dept/Project – Description and Comments:
Parks CIP / Hollabaugh Recreation Center

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP, Page 68

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/22/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/21/2022

CITY OF GARLAND - BID RECAP SHEET OPENED: 8/27/2020 REQ. NO. PR 47649 BID NO. 1130-20 PAGE: 1 of 1 BUYER: J. Wilson				Core Construction		AUI Partners, LLC		Hill & Wilkinson Geneeral Contractors		W.B. Kibler Construction Co., LTD.		Adolfson & Peterson Construction	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Construction Services for		\$2,518,643.00		N/A		N/A		N/A		N/A
			Hollabaugh										
			Evaluation Criteria:										
			Price - General Conditions	Maximum = 10	9.12		10.00		6.65		8.01		6.28
			General Info	Maximum = 0	0.00		0.00		0.00		0.00		0.00
			Experience	Maximum = 15	13.40		11.60		12.80		11.60		13.80
			Pre-Construction Services	Maximum = 25	21.60		21.00		20.40		20.20		20.80
			Construction Services	Maximum = 20	18.00		17.00		18.00		16.00		18.20
			Post-Construction Services	Maximum= 5	4.20		3.20		3.90		3.20		4.80
			Client References	Maximum = 5	4.60		4.93		5.00		5.00		4.93
			Interview	Maximum = 20	20.00		11.40		0.00		0.00		12.20
			Total Score:	Maximum = 100	90.92		79.13		66.75		64.01		81.01
			TOTAL GROSS PRICE	\$2,518,643.00									
			CASH DISCOUNT										
			TOTAL NET PRICE	\$2,518,643.00									
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										
NEXT LOW:				0 # IonWave Notifications		All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.							
LOW:				0 # IonWave HUBS									
SAVINGS:				0 # Direct Contact HUBS									
				0 # HUBS Responded									
				\$0.00									



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 08/02/2022

Item Title: Fire Station No. 6 Construction Services

Submitted By: Laura Dunn, Capital Project Management Director

Bid Number: 0736-22

Purchase Justification:

This request is to obtain general construction services to rebuild Fire Station No. 6, which is relocating from Holford Road to President George Bush Turnpike and Campbell Road. The new 12,000 square-foot facility will include key features such as three apparatus bays and support areas, living quarters with a kitchen/day room, individual sleeping quarters, a fitness center, and a storm shelter. This project is part of the 2019 Bond Program and approved in the 2022 CIP.

Evaluation:

A Request for Competitive Sealed Proposals (CSP) was issued in accordance with Purchasing procedures. Nine (9) proposals were received and evaluated based on the published criteria. Construction Zone of DFW, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Construction Zone of DFW, LLC	All	\$9,450,000.00

TOTAL:		\$9,450,000.00

Basis for Award: Best Value

Purchase Requisition #: 47669

Fiscal Impact

Total Project/Account:	\$6,803,000
Expended/Encumbered to Date:	1,382,414
Balance:	\$5,420,586
This Item:	9,450,000
Proposed Balance:	(\$4,029,414) *

Account #: 652-1429-1210419-9002; 692-1429-1210400-9002;
220-4049-3019200-9214

Fund/Dept/Project – Description and Comments:

Fire Station No. 6 Construction Services

Public Safety CIP / Relocate Fire Station No. 6	\$9,250,000
Water CIP / Relocation of Mains Prior to Paving	200,000
Total	\$9,450,000

*** Fiscal Impact:**

- Fire Station No. 6 construction will continue into 2023, and an additional \$4,683,000 of 2019 Bond funding is included in the CIP for continuation of this project in 2023.
- In 2023, Fire Station No. 6 will require \$1,005,000 of the Public Safety inflation reserve approved as part of 2022 CIP Budget Amendment No. 1 (Attachment B) on June 21, 2022, for the continuation of the project.
- Finally, on the August 1, 2022, Work Session agenda, City Council received a written briefing on Fire Station No. 6. An additional \$755,000 is anticipated to be required for the completion of the project and will be requested in the 2023 Proposed CIP.
- The total project cost is proposed to increase \$1,760,000 since the 2022 Adopted CIP.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Pages 166 and 244

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/22/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/21/2022

CITY OF GARLAND - BID RECAP SHEET OPENED: REQ. NO BID NO. 0736-22 PAGE: 1 of 2 BUYER: J. Wilson				Construction Zone		Big Sky Construction Company		CORE Construction Services of Texas, Inc.		RJM Contractors, Inc.		MDI Inc. General Contractors		Imperial Construction, Inc.	
I T E M	QTY	U N I T	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Fire Station No. 6 Construction Services		\$ 9,450,000.00		\$ 10,493,000.00		\$ 9,997,500.00		\$ 9,123,222.00		\$ 9,898,000.00		\$ 9,885,000.00
			Initial Evaluation Criteria:												
			General Informatio	Maximum = 0	0.00		0.00		0.00		0.00		0.00		0.00
			Experience & Reputation	Maximum = 10	7.88		9.25		9.00		8.75		7.75		8.38
			Proposed Personnel	Maximum = 20	18.13		18.25		16.25		12.50		13.00		12.63
			Project Approach	Maximum = 15	13.88		13.25		12.25		10.88		9.00		9.88
			Quality of Goods & Services	Maximum = 10	7.25		9.63		8.25		7.50		8.13		8.00
			Client References	Maximum = 5	5.00		4.80		3.07		5.00		5.00		4.67
			Safety Record	Maximum = 5	4.00		4.00		5.00		5.00		5.00		4.00
			Base Bid Amount	Maximum = 35	33.79		30.43		31.94		35.00		32.26		32.30
			Total Score:	Maximum = 100	89.93		89.61		85.76		84.63		80.14		79.86
			TOTAL GROSS PRICE	\$ 9,450,000.00		\$ 10,493,000.00		\$ 9,997,500.00		\$ 9,123,222.00		\$ 9,898,000.00		\$ 9,885,000.00	
			CASH DISCOUNT												
			TOTAL NET PRICE	\$ 9,450,000.00		\$ 10,493,000.00		\$ 9,997,500.00		\$ 9,123,222.00		\$ 9,898,000.00		\$ 9,885,000.00	
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY												
NEXT LOW: LOW: SAVINGS: \$0.00															
812 # IonWave Notifications 144 # IonWave HUBS 15 # Direct Contact HUBS 0 # HUBS Responded															
All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.															

CITY OF GARLAND - BID RECAP SHEET OPENED: REQ. NO BID NO. 0736-22 PAGE: 2 of 2 BUYER: J. Wilson				Tegrity Contractors		HASEN Construction		Mart, Inc.		Alpha Testing, Inc.					
I T E M	QTY	U N I T	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Fire Station No. 6 Construction Services		\$ 9,547,777.00		\$ 9,169,000.00		\$ 10,120,000.00						
			Initial Evaluation Criteria:												
			General Informatio	Maximum = 0	0.00		0.00		0.00		0.00				
			Experience & Reputation	Maximum = 10	5.88		6.75		5.50		0.00				
			Proposed Personnel	Maximum = 20	10.75		9.00		9.38		0.00				
			Project Approach	Maximum = 15	7.00		10.13		7.13		0.00				
			Quality of Goods & Services	Maximum = 10	6.25		7.75		6.75		0.00				
			Client References	Maximum = 5	4.40		3.07		2.87		0.00				
			Safety Record	Maximum = 5	4.00		0.00		4.00		0.00				
			Base Bid Amount	Maximum = 35	33.44		34.83		31.55		0.00				
			Total Score:	Maximum = 100	71.72		71.53		67.18		0.00				
			TOTAL GROSS PRICE	\$ 9,547,777.00		\$ 9,169,000.00		\$ 10,120,000.00		\$ -		\$ -		\$ -	
			CASH DISCOUNT												
			TOTAL NET PRICE	\$ 9,547,777.00		\$ 9,169,000.00		\$ 10,120,000.00		\$ -		\$ -		\$ -	
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY												
NEXT LOW: 812 # IonWave Notifications LOW: 144 # IonWave HUBS SAVINGS: \$0.00 15 # Direct Contact HUBS 0 # HUBS Responded															
All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.															



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 08/02/2022

Item Title: Gatewood Pavilion and Parking Lot Construction Services

Submitted By: Laura Dunn, Capital Project Management Director

Bid Number: 0737-22

Purchase Justification:

This request is to obtain general construction services for improvements to Gatewood Pavilion located along the Duck Creek Greenbelt. The project includes renovations to the pavilion, replacement of the parking lot, as well as accessible sidewalk connections and pathways. The contractor will also prepare the site with utilities and a foundation for a pre-fabricated restroom facility which was purchased separately. This project includes funding from the 2004 and 2019 Bond Programs and was approved in the 2022 CIP.

Evaluation:

A request for Competitive Sealed Proposals (CSP) was issued in accordance with Purchasing procedures. Eight (8) proposals were received and evaluated based on the published criteria. Gliden Industries, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Gliden Industries, LLC	All	\$936,650.00
TOTAL:		\$936,650.00

Basis for Award: Best Value

Purchase Requisition #: 47672

Fiscal Impact

Total Project/Account: \$1,382,000
Expended/Encumbered to Date: 374,565
Balance: \$1,007,435
This Item: 936,650

Proposed Balance: \$70,785
Account #: 614-1429-1833504-9002, 691-1429-1833500-9002, &
654-1429-1848119-9002

Fund/Dept/Project – Description and Comments:

Parks CIP / Gatewood Picnic Pavilion	\$450,561
Parks CIP / Park System Parking and Park Roads	486,089
Total	\$936,650

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP, Pages 66 & 85

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/22/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/21/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 08/02/2022

Item Title: Toughbook Computers for Fire Department

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 1000-22

Purchase Justification:

This request is for the replacement of thirty-five (35) Toughbook computers for the Fire Department mobile workstations that have reached their end-of-life. These replacements are necessary in order to maintain reliability and provide current technology for City staff.

Evaluation:

The Toughbook computers are being provided by GTS Technology Solutions through the Department of Information Resources Cooperative Purchasing Contract DIR-TSO-4025.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
GTS Technology Solutions	All	\$174,342.35
TOTAL:		\$174,342.35

Basis for Award: Cooperative Purchase

Purchase Requisition #: 47630

Fiscal Impact

Total Project/Account: \$220,900

Expended/Encumbered to Date: 21,829

Balance: \$199,071

This Item: 174,342

Proposed Balance: \$24,729

Account #: 413-1311-6011

Fund/Dept/Project – Description and Comments:

Information Technology Replacement Fund / Fire Department Toughbook Replacement

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 324

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/21/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/19/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 08/02/2022

Item Title: Business Identity Platform

Submitted By: Matt Watson, Finance Director

Bid Number: 1005-22

Purchase Justification:

This request is for the purchase of the PaymentWorks Government Edition software platform to better combat fraud associated with ACH payments. The platform provides a means for payers and payees to exchange verified identity elements before payments are processed through the City's bank. The platform will assist with eliminating business payment fraud and ensure compliance with IRS regulations (1099 / debarment). This approval is for a three-year Term Agreement that will be renewed annually provided that budgetary funding is approved by City Council and the authorized reseller remains a vendor through an approved Cooperative Purchasing Contract.

Evaluation:

The software implementation, license, support, and maintenance is provided by Carahsoft Technology Corp. through the OMNIA Cooperative Purchasing Contract R191902.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Carahsoft Technology Corp.	All	\$67,620.00
TOTAL:		\$67,620.00

Basis for Award:

Purchase Requisition #: 47615

Fiscal Impact

Total Project/Account:	\$67,620
Expended/Encumbered to Date:	0
Balance:	\$67,620
This Item:	67,620

Proposed Balance: \$0

Account #: 411-4514-7121 & 415-4559-2347122-9029

Fund/Dept/Project – Description and Comments:

IT Fund / Annual Service Contract	\$52,920
IT Project Fund / Business Process Payments Software	14,700
Total	\$67,620

This software purchase has been approved by the ITB as an FY 2021-22 mid-year project and will be included in the FY 2021-22 Revised Budget for the one-time software purchase and first year of service.

Attachments

Bid Recap

Fiscal Reference:

Budget Type:

Fiscal Year:

Document Location:

Budget Director Approval:

Approval Date: 07/22/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/22/2022



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 08/02/2022

Item Title: Z 22-24 Spiars Engineering (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-24 Spiars Engineering

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-24 Ordinance

Z 22-24 Exhibit A

Z 22-24 Exhibit B

Z 22-24 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 18-33 AND 2) A DETAIL PLAN FOR MULTI-FAMILY DEVELOPMENT ON A 13.831-ACRE TRACT OF LAND LOCATED AT 2698 NORTH PRESIDENT GEORGE BUSH TURNPIKE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 27th day of June, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) an amendment to Planned Development (PD) District 18-33 and 2) a Detail Plan for Multi-Family development by **Spiars Engineering**; 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) an amendment to Planned Development (PD) District 18-33 and 2) a Detail Plan for Multi-Family development on a 13.831-acre tract of land located at 2698 North President George Bush Turnpike 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 22-24

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-24

BEING A 13.831-acre tract of land situated in the D. Crist Survey, Abstract No. 226, City of Garland, Dallas County, Texas, being all of a tract conveyed to LG Firewheel, LLC, by deed recorded in Instrument No. 202100378851 of the Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the north line of the President George Bush Turnpike, a variable width right-of-way, for the northwest corner of a right-of-way tract thereof described as Parcel 2, Part 1, conveyed to the North Texas Tollway Authority, recorded in Instrument No. 20080252882 OPRDCT, and for the northeast corner of another right-of-way tract thereof described as Parcel 1, Part 1, recorded in Instrument No. 200900253976 OPRDCT, for the southeast corner of said LG Firewheel tract, and being the southwest corner of the remainder of that certain tract conveyed to Michael E. Dyer Family, Ltd., recorded in Volume 99183, Page 6232, Deed Records, Dallas County, Texas (DRDCT);

THENCE S 79°46'52" W, 556.13 feet along the north line of said right-of-way to a 5/8" iron rod with plastic cap found;

ZONING FILE NUMBER Z 22-24

THENCE S 84°56'46" W, 44.84 feet continuing along the north line of said right-of-way to a 5/8" iron rod with plastic cap found;

THENCE departing said right-of-way, the following:

N 05°04'21" W, 96.94 feet to a 5/8" iron rod with plastic cap found;

S 84°55'39" W, 30.00 feet to a 5/8" iron rod with plastic cap found;

And S 05°04'21" E, 96.93 feet to a 5/8" iron rod with plastic cap found on the north line of said right-of-way dedication;

THENCE along the north line thereof, the following:

S 84°56'46" W, 120.76 feet to a 5/8" iron rod with plastic cap found;

N 89°07'14" W, 494.51 feet to a 5/8" iron rod with plastic cap found;

And S 82°04'35" W, 94.58 feet to a 5/8" iron rod with plastic cap found;

THENCE N 07°56'43" W, 440.27 feet departing said right-of-way to a 5/8" iron rod with plastic cap found on the south line of Lot 1, Block 1, Firewheel Lofts, an addition recorded in Instrument No. 201900256743 OPRDCT;

EXHIBIT A

THENCE along the common line thereof, the following:

N 82°03'27" E, 695.62 feet to a 5/8" iron rod with plastic cap found;

N 07°56'33" W, 109.60 feet to a 5/8" iron rod with plastic cap found;

N 47°14'21" W, 82.94 feet to a 5/8" iron rod with plastic cap found;

And N 04°44'16" E, 82.17 feet to a 5/8" iron rod with plastic cap found, being a northwesterly corner of said Dyer Family tract, and being a southwesterly corner of a tract conveyed to North Sand Joint Venture, recorded in Volume 84086, Page 5086 DRDCT;

THENCE S 55°39'07" E, 320.27 feet along said Dyer Family tract to a 5/8" iron rod with plastic cap found;

THENCE continuing said Dyer Family tract, around a tangent curve to the right having a central angle of 17°47'45", a radius of 2250.00 feet, a chord of S 46°45'15" E - 696.04 feet, an arc length of 698.84 feet to the POINT OF BEGINNING with the subject tract containing 602,478 square feet or 13.831 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-24

2698 North President George Bush Turnpike

I. Statement of Purpose: The purpose of this Planned Development is to approve a 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 Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 18-33 are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) District.

B. Site Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Building Height: The maximum height shall be fifty-four (54) feet.

D. Dwelling Units: A total of 344 dwelling units shall be permitted.

E. Amenities: Amenities shall be provided as shown on the

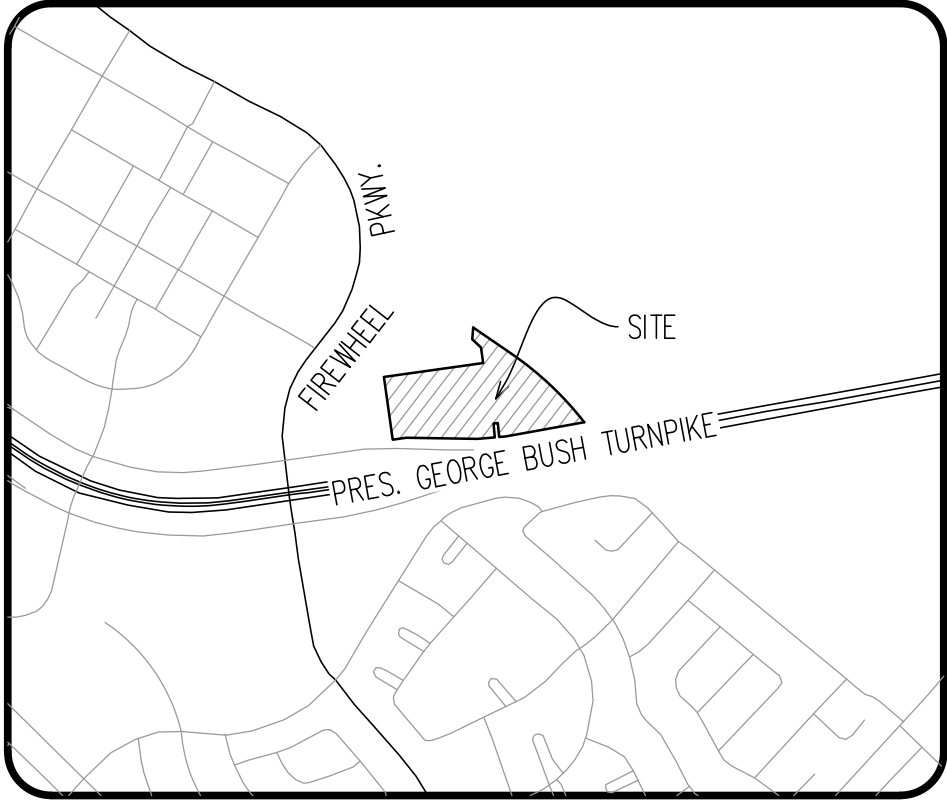
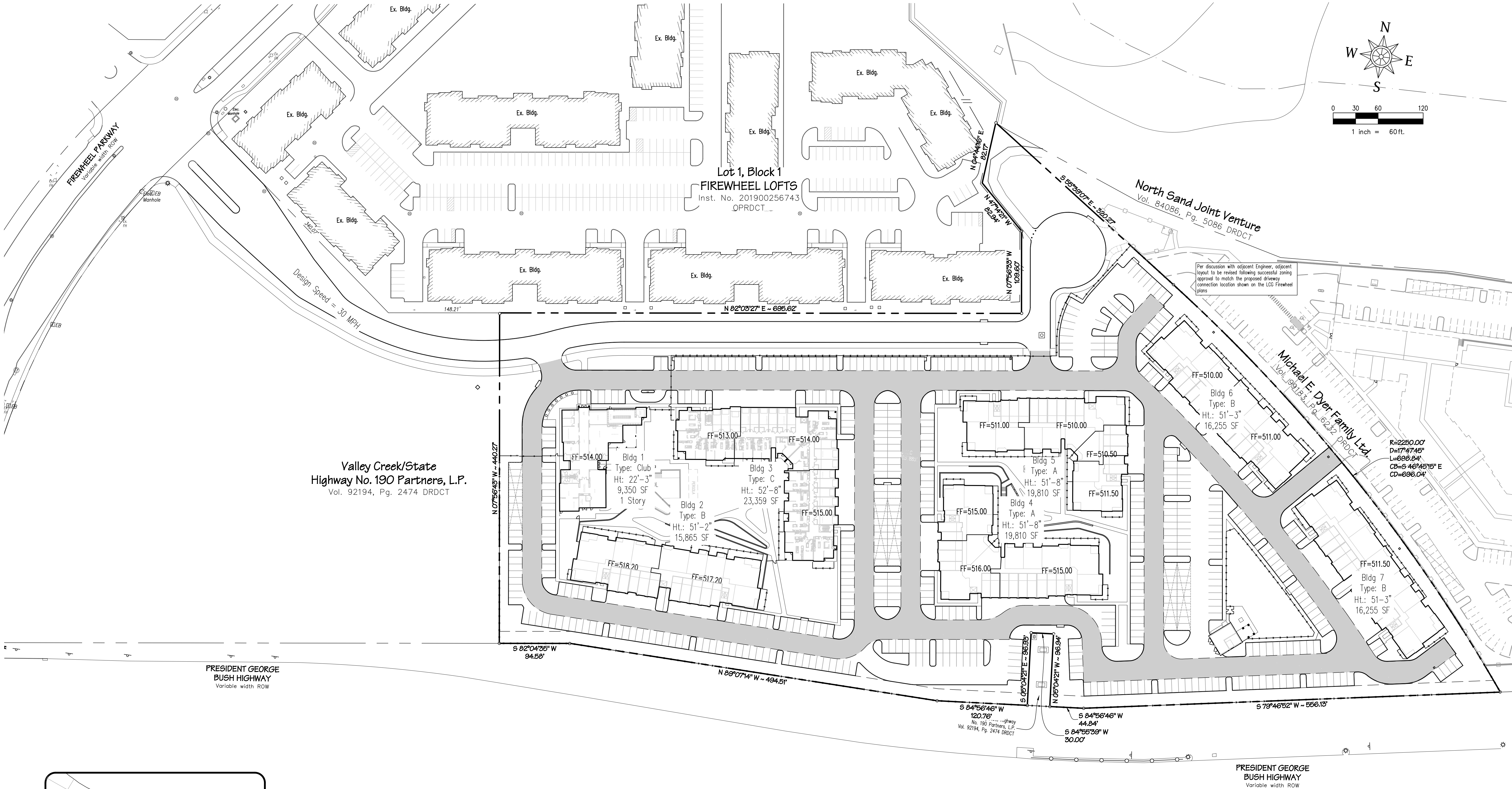
Exhibits C and D.

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

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD 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 plantings as needed. All exposed ground surfaces on or within the premises 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 plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
3. Screening and paving must be regularly maintained in compliance with this PD 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 (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law,

withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

- G. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- H. Covered Parking: A minimum of twenty (20%) percent of the parking lot spaces shall be covered.
- I. Trails: The trail easement shall be provided as shown in Exhibit C.
- J. Future Access: Vehicular and pedestrian access shall be provided to the property to the east.



LOCATION MAP
NTS

Site Data	
Ex. Zoning	PD 18-33
Prop. Zoning	PD 22-24
Proposed Use	Multifamily Residential
Lot Area	13.83 Ac. (602,293 Sq. Ft.)
Units Provided	344
Density	24.88 Units/Acre
Total Floor Area	121,094 Sq. Ft.
Building Height	4 Story, 52'8" Max. Height
Floor Area Ratio	0.20:1
Parking Required	582 Spaces
Total Parking Provided	516 Spaces + 76 Garage = 594 Total Parking
Total Impervious Surface	423,472 Sq. Ft; 70.3%

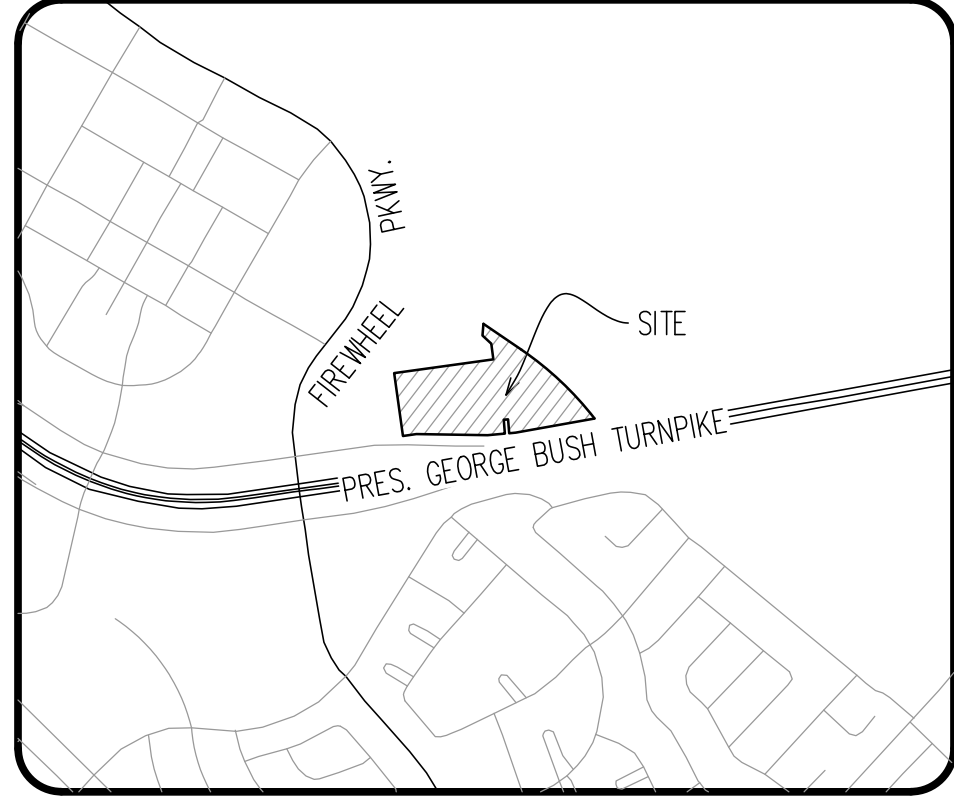
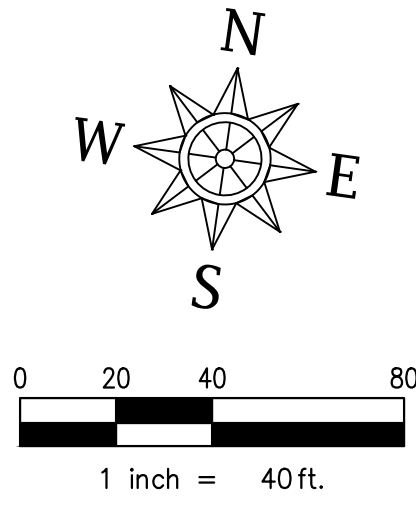
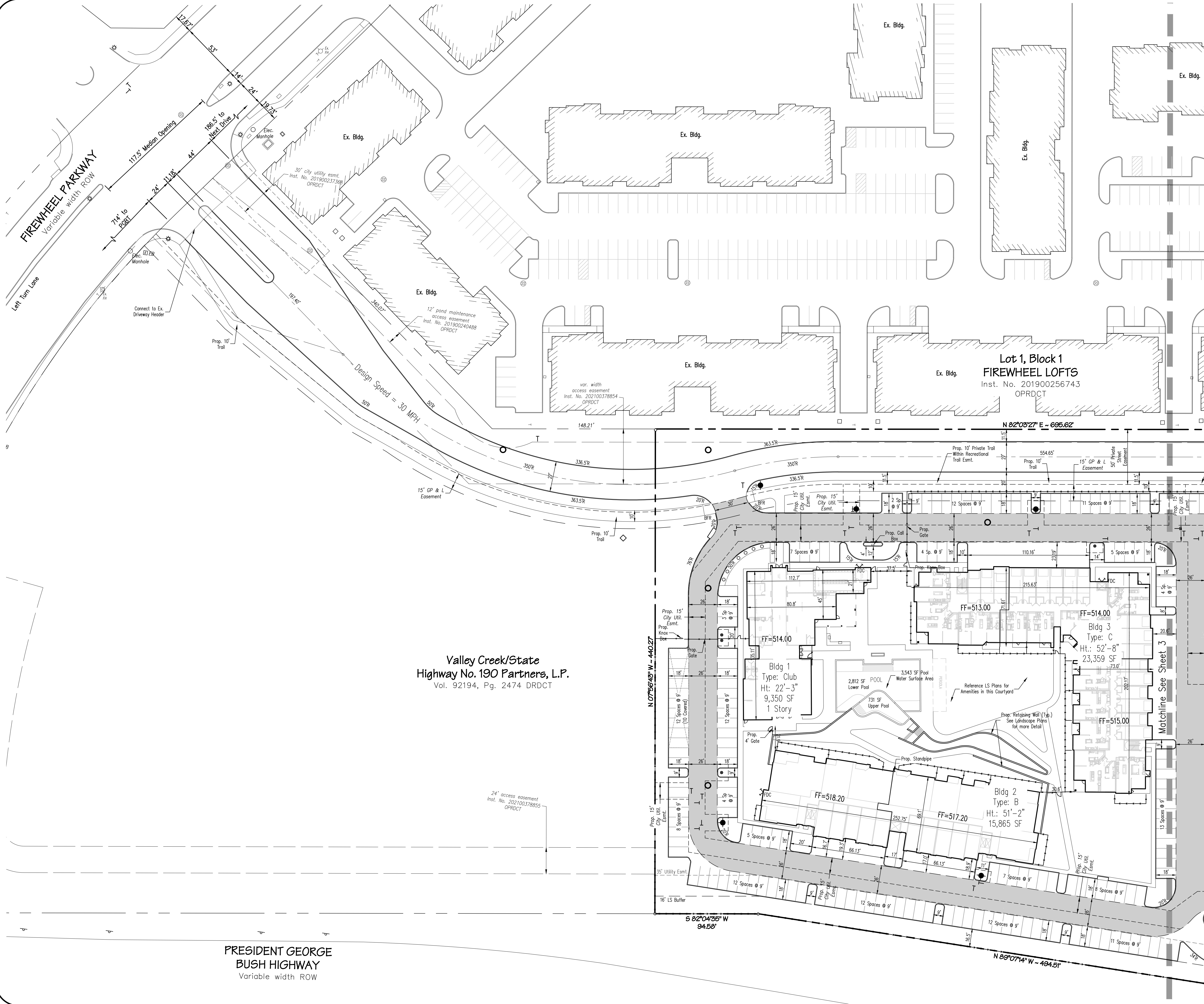
Parking Data	
1 Bedroom	212 Units
2 Bedroom	108 Units
3 Bedroom	24 Units
Parking Required:	
1 Bedroom	1.5 per Unit = 318 Spaces
2 Bedroom	2.0 per Unit = 216 Spaces
3 Bedroom	2.0 per Unit = 48 Spaces
Total Required	582 Spaces
Covered Parking:	
	20% of Required Spaces = 116 Spaces
	22% of Provided = 126 Spaces
Carport Spaces	50 Spaces
Garage Spaces	76 Spaces

Building Unit Data		
Unit	Min Dwelling Area	Number of Units
1 Bedroom	682 SF	212 Units
2 Bedroom	1,093 SF	108 Units
3 Bedroom	1,372 SF	24 Units
Average Area	940.30 SF	

LEGEND	
	FIRELANE

SITE PLAN OVERALL
CASE NO. 210826-1
LCG FIREWHEEL
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
D. CRIST SURVEY ABSTRACT NO. 226
602,293 Sq. Ft./13.827 Acres
Ex. Zoning: PD 18-33
Prop. Zoning: 22-24

ENGINEER / SURVEYOR / APPLICANT	OWNER/DEVELOPER
Spiors Engineering, Inc.	Leon Capital
765 Custer Road, Suite 100	3300 Maple, Ave. Ste. 1600
Plano, TX 75075	Dallas, TX 75219
Telephone: (972) 422-0077	Telephone: (214) 865-8082
TBPE No. F-2121	Contact: Nash Thomas
Contact: David Bond	



LOCATION MAP
NTS

All dimensions are to face of curb or edge of building unless otherwise noted.

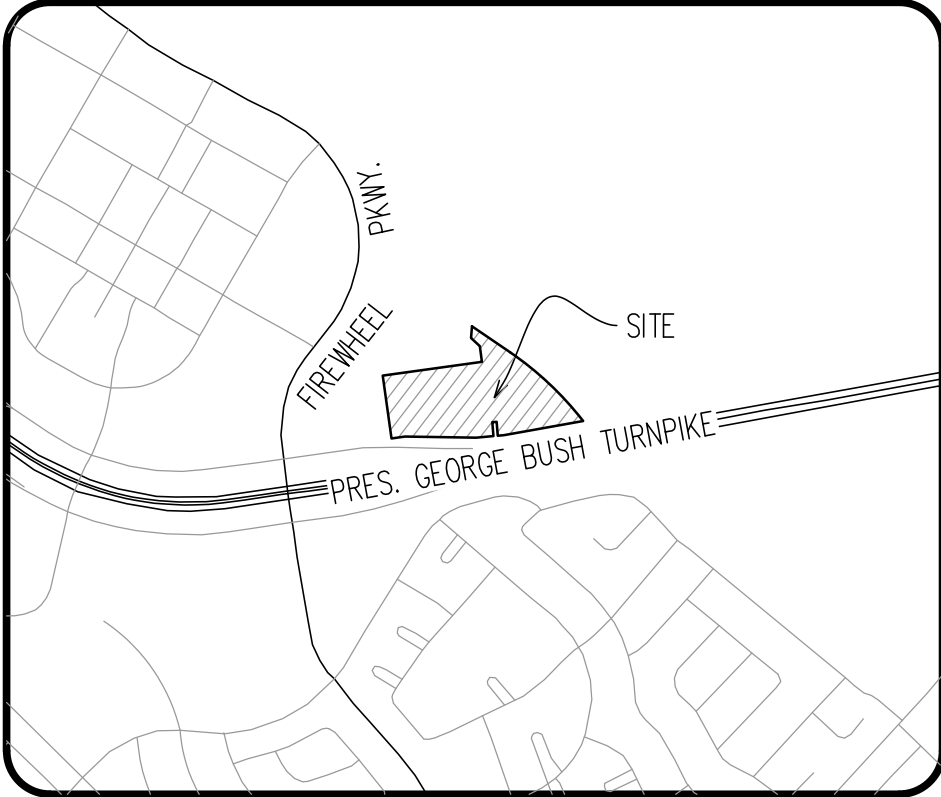
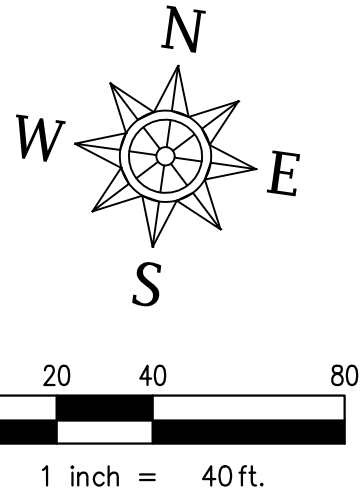
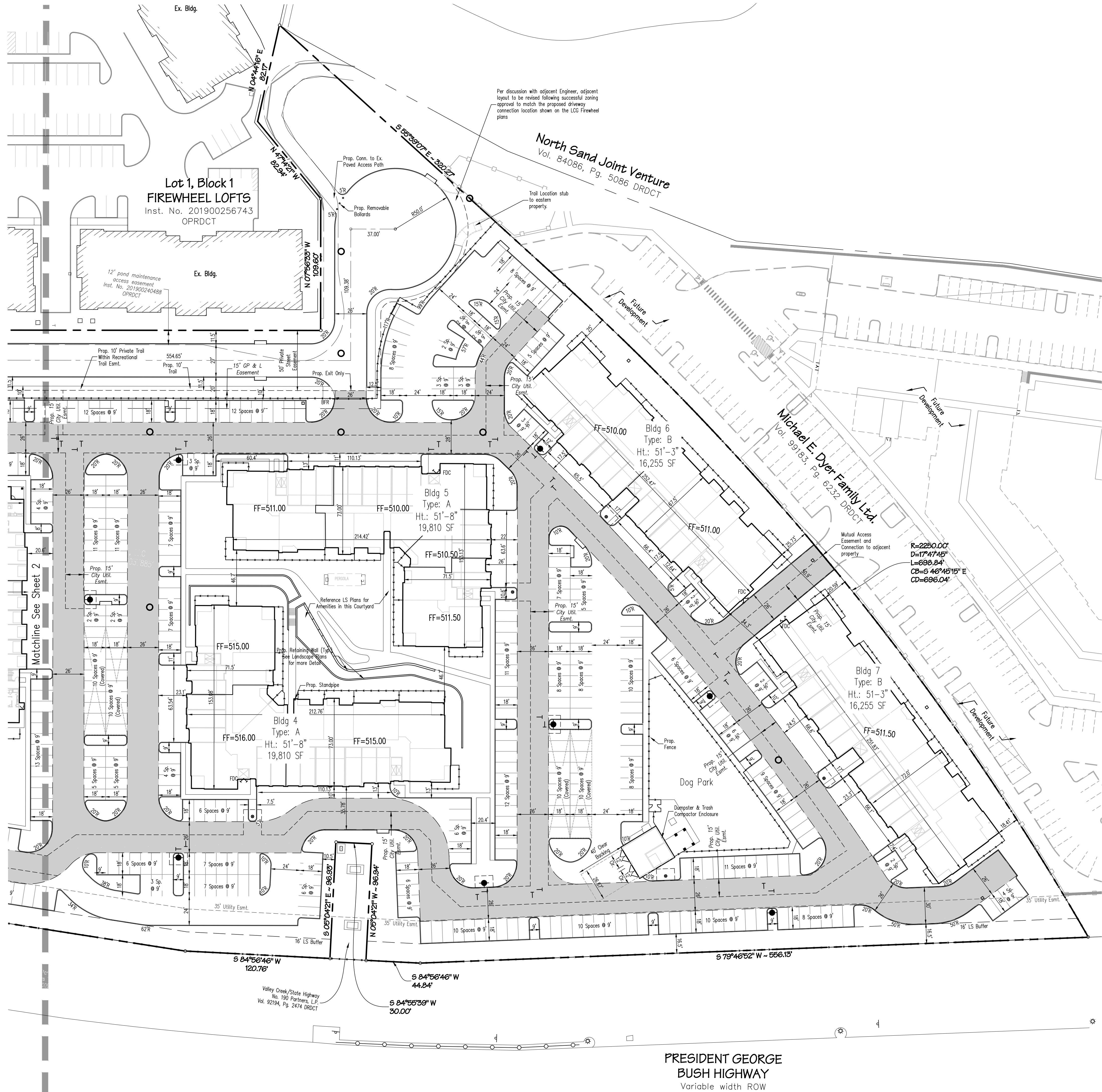
LEGEND

- FIRELANE
- CARPORT
- POWER POLE
- LIGHT POLE/STANDARD SIGNPOST
- OVERHEAD POWER LINE
- PROP. FH
- EX. FH
- ELECTRIC BOX
- PROP. WATER METER
- FDC
- FENCE
- CURB INLET
- GRATE INLET
- PROP. SS MANHOLE
- PROP. WTR. VALVE

SITE PLAN
CASE NO. 210826-1
LCG FIREWHEEL
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
D. CRIST SURVEY ABSTRACT NO. 226
602,293 Sq. Ft./13.827 Acres
Ex. Zoning: PD 18-33
Prop. Zoning: 22-24

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

OWNER/DEVELOPER
Leon Capital
3300 Maple, Ave. Ste. 1600
Dallas, TX 75219
Telephone: (214) 865-8082
Contact: Nash Thomas



All dimensions are to face of curb or edge of building unless otherwise noted.

LEGEND

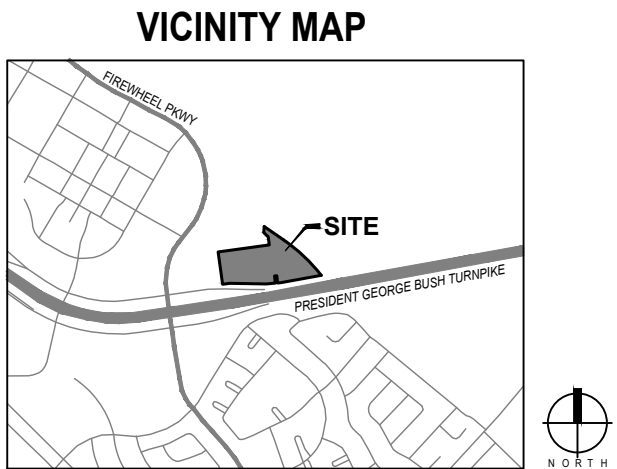
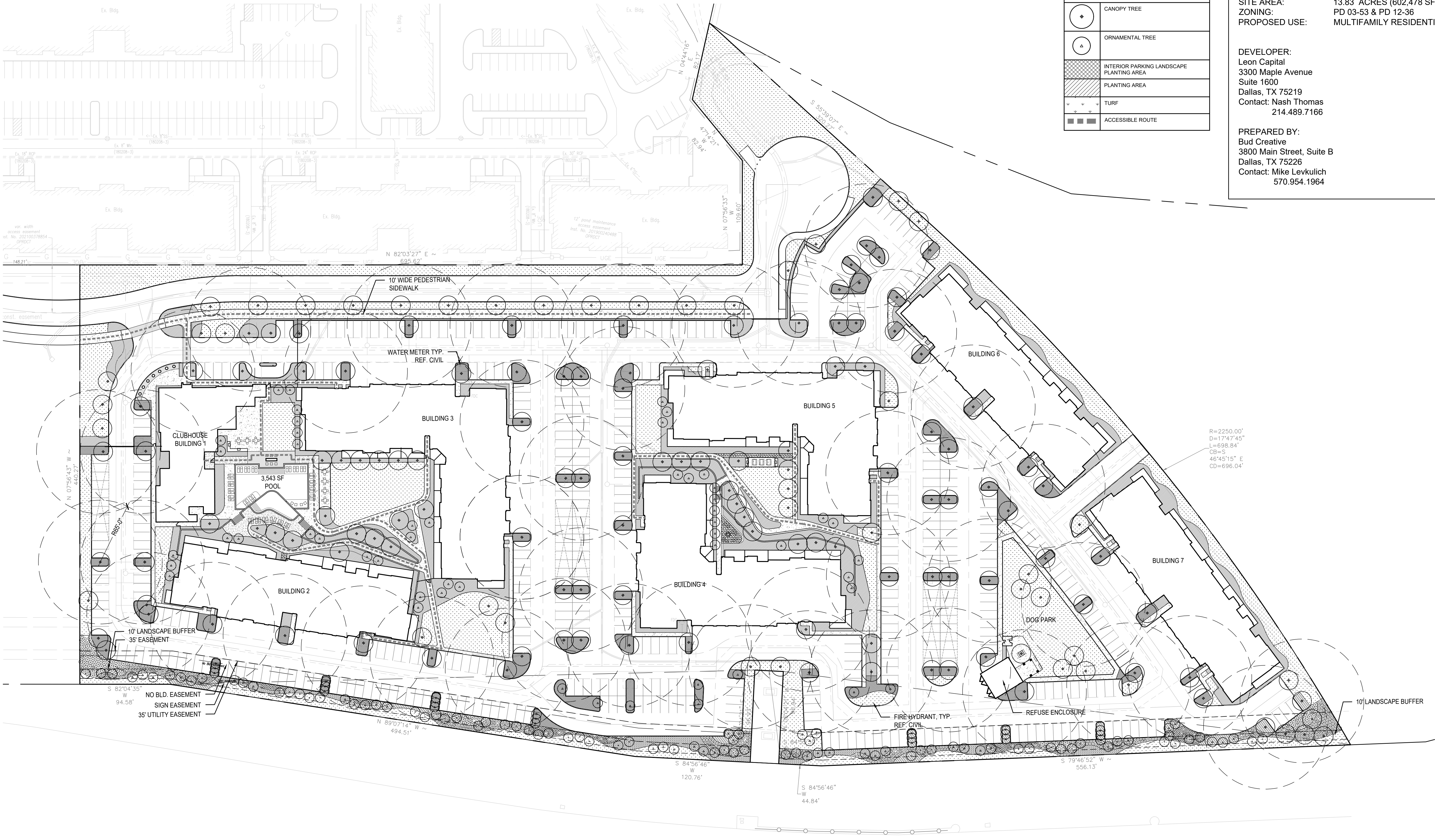
- FIRELANE
- CARPORT
- POWER POLE
- LIGHT POLE/STANDARD
- SIGNPOST
- OVERHEAD POWER LINE
- PROP. FH
- EX. FH
- ELECTRIC BOX
- PROP. WATER METER
- FDC
- FENCE
- CURB INLET
- GRATE INLET
- PROP. SS MANHOLE
- PROP. WTR. VALVE

SITE PLAN
CASE NO. 210826-1
LCG FIREWHEEL
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
D. CRIST SURVEY ABSTRACT NO. 226
602,293 Sq. Ft./13.827 Acres
Ex. Zoning: PD 18-33
Prop. Zoning: 22-24

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

OWNER/DEVELOPER
Leon Capital
3300 Maple, Ave. Ste. 1600
Dallas, TX 75219
Telephone: (214) 865-8082
Contact: Nash Thomas

PRESIDENT GEORGE
BUSH HIGHWAY
Variable width ROW



LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF
	ACCESSIBLE ROUTE

SITE AREA: 13.83 ACRES (602,478 SF)
ZONING: PD 03-53 & PD 12-36
PROPOSED USE: MULTIFAMILY RESIDENTIAL

DEVELOPER:
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219
Contact: Nash Thomas
214.489.7166

PREPARED BY:
Bud Creative
3800 Main Street, Suite B
Dallas, TX 75226
Contact: Mike Levkulich
570.954.1964

Bud Creative, LLC
3800 Main Street, Suite B
Dallas, Texas 75226
P: 570.954.1964

OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HEDK Architects
4595 Excel Parkway
Addison, TX 75001

CIVIL ENGINEER
Spiars Engineering, Inc.
765 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev:	Date:	Description:

Project Number: 21035
Date: JULY 20, 2022
Issue: ZONING PLAN

Sheet Title:
LANDSCAPE PLAN

ZONING PLAN
FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

Michael Levkulich 3528
July 20, 2022

Sheet Number:
L1.01

ARCHITECT
HEDK Architects
4595 Excel Parkway
Addison, TX 75001

CIVIL ENGINEER
Spiars Engineering, Inc
765 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

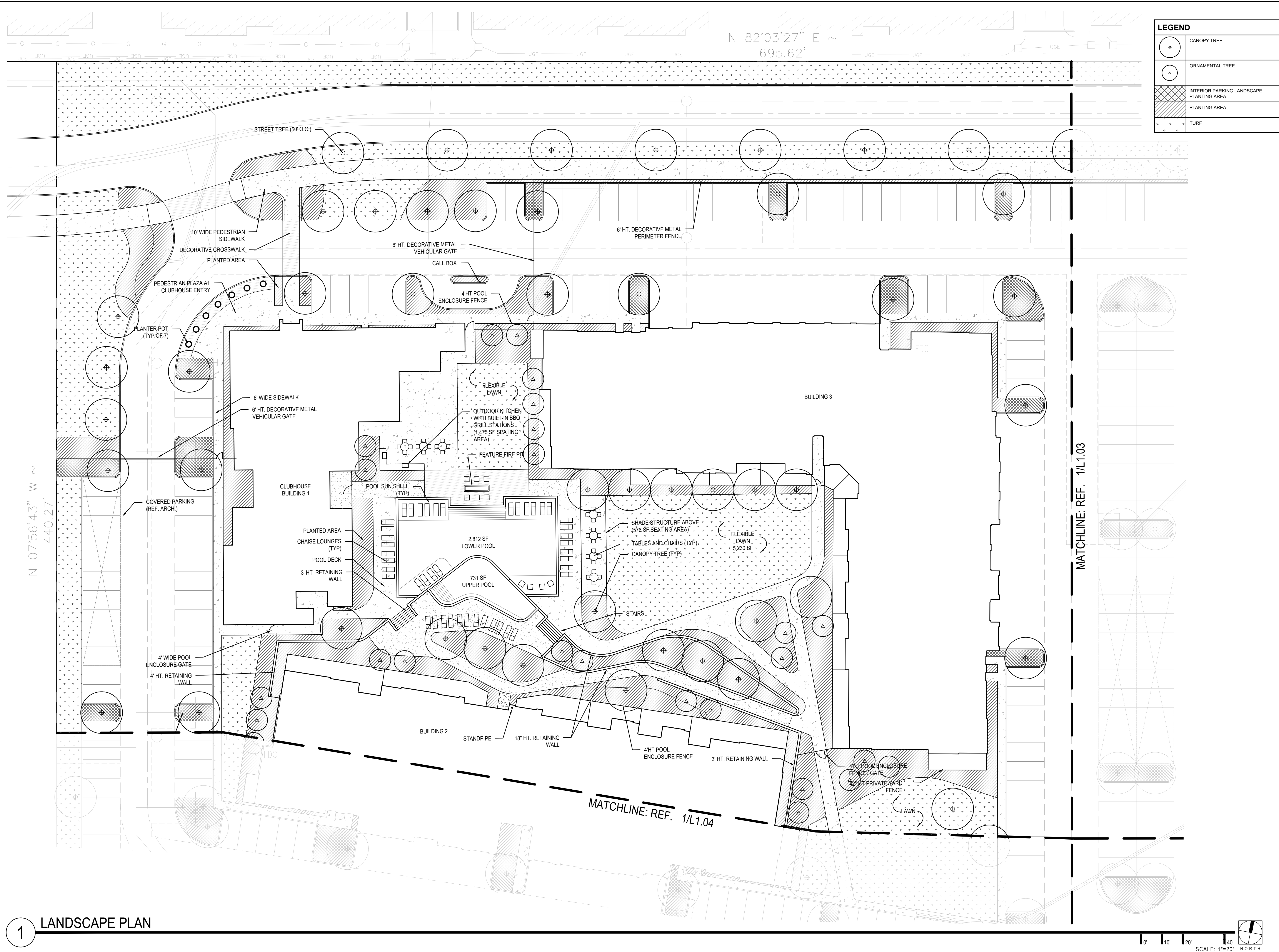
Rev:	Date:	Description:

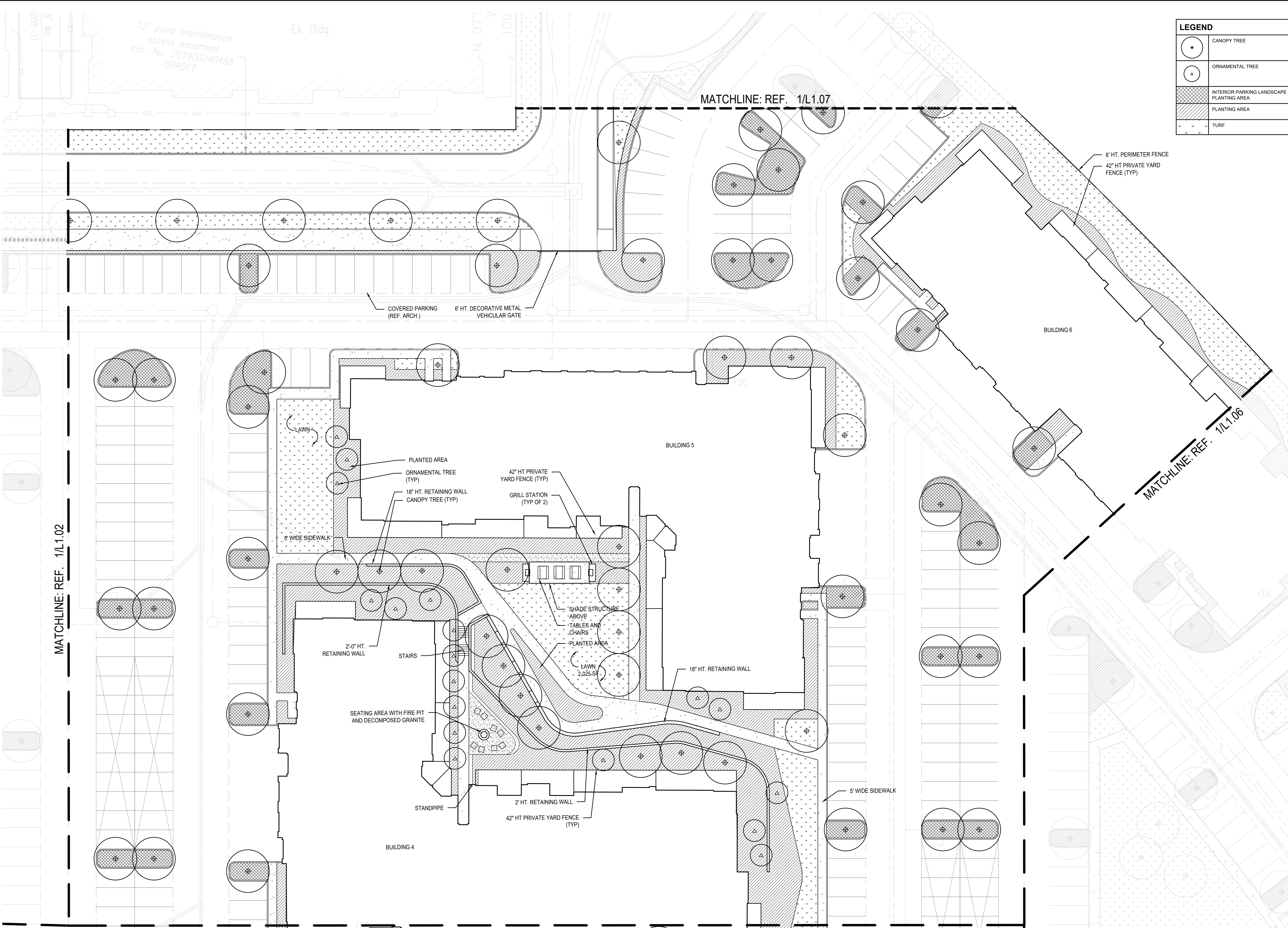
Project Number: 21035
Date: JULY 20, 2022
Issue: ZONING PLAN

LANDSCAPE PLAN

Sheet Number:

L1.02





LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF

Bud Creative, LLC

3800 Main Street, Suite B

Dallas, Texas 75226

P: 570.954.1964

OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HEDK Architects
4595 Excel Parkway
Addison, TX 75001

CIVIL ENGINEER
Spiars Engineering, Inc.
765 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev:	Date:	Description:

Project Number: 21035
Date: JULY 20, 2022
Issue: ZONING PLAN

Sheet Title:
LANDSCAPE PLAN

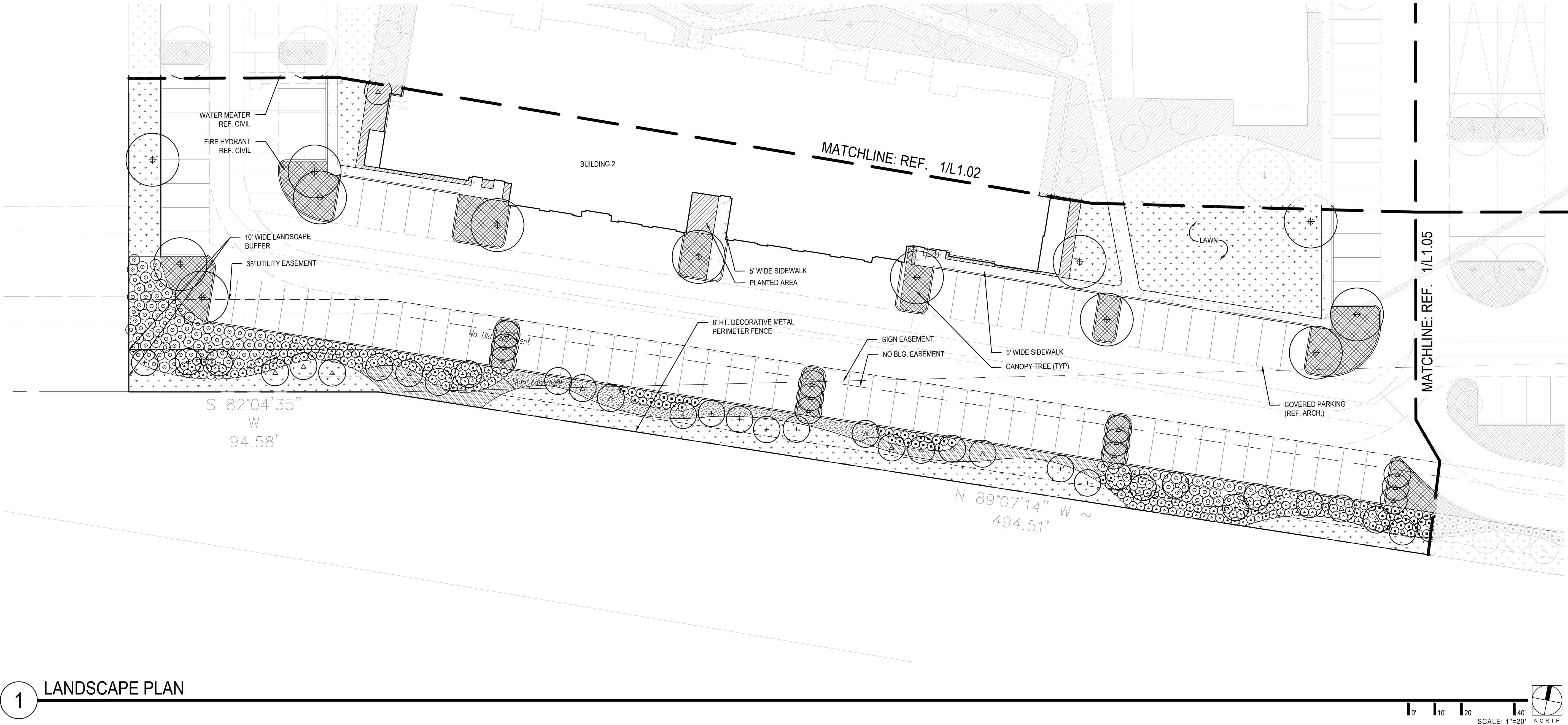
ZONING PLAN

FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

Michael Lewkovich 3528

July 20, 2022

Sheet Number:
L1.03



1 LANDSCAPE PLAN

LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF

Bud Creative, LLC

3800 Main Street, Suite B

Dallas, Texas 75226

P: 570.954.1964

OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HEDK Architects
4595 Excel Parkway
Addison, TX 75001

CIVIL ENGINEER
Spiars Engineering, Inc.
765 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev:	Date:	Description:

Project Number: 21035
Date: JULY 20, 2022
Issue: ZONING PLAN

Sheet Title:
**LANDSCAPE
PLAN**

ZONING PLAN

FOR REVIEW ONLY, NOT FOR
CONSTRUCTION OR PERMIT
PURPOSES.

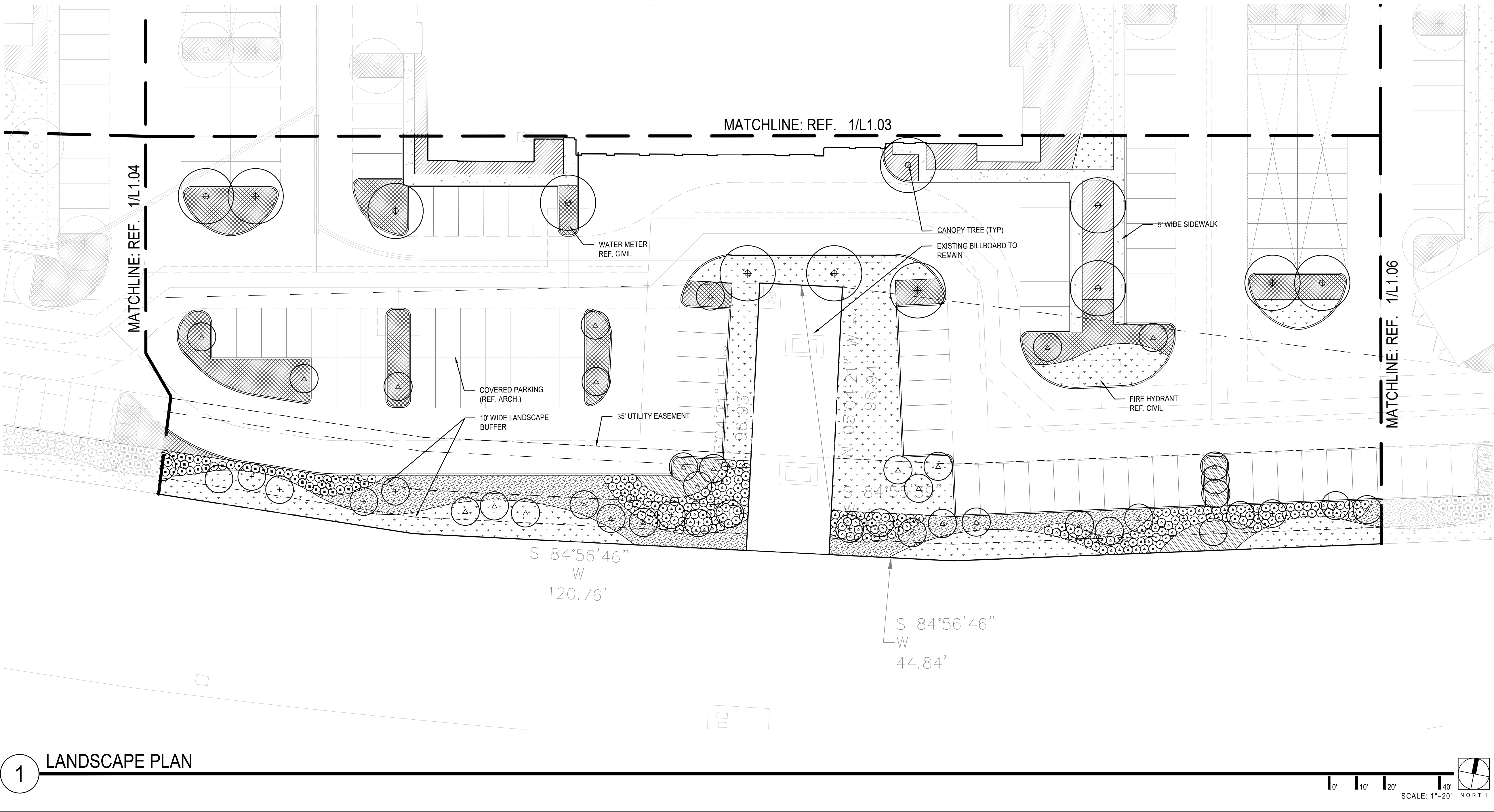
Michael Lewkovich 3528

July 20, 2022

Sheet Number:
L1.04

FOR ENTITLEMENTS ONLY - NOT FOR CONSTRUCTION

Drawing name: O:04-Projects\21035 - Firewheel\01 Zoning\04 CAD\02 Sheets\01-Zoning\21035-L1.dwg L1.05 Jul 20, 2022 2:14pm by: denisse.ramirez



LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF

bud
CREATIVE

Bud Creative, LLC

3800 Main Street, Suite B

Dallas, Texas 75226

P: 570.954.1964

OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HEDK Architects
4595 Excel Parkway
Addison, TX 75001

CIVIL ENGINEER
Spiars Engineering, Inc.
765 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev:	Date:	Description:

Project Number: 21035
Date: JULY 20, 2022
Issue: ZONING PLAN

Sheet Title:
**LANDSCAPE
PLAN**

ZONING PLAN

FOR REVIEW ONLY, NOT FOR
CONSTRUCTION OR PERMIT
PURPOSES.

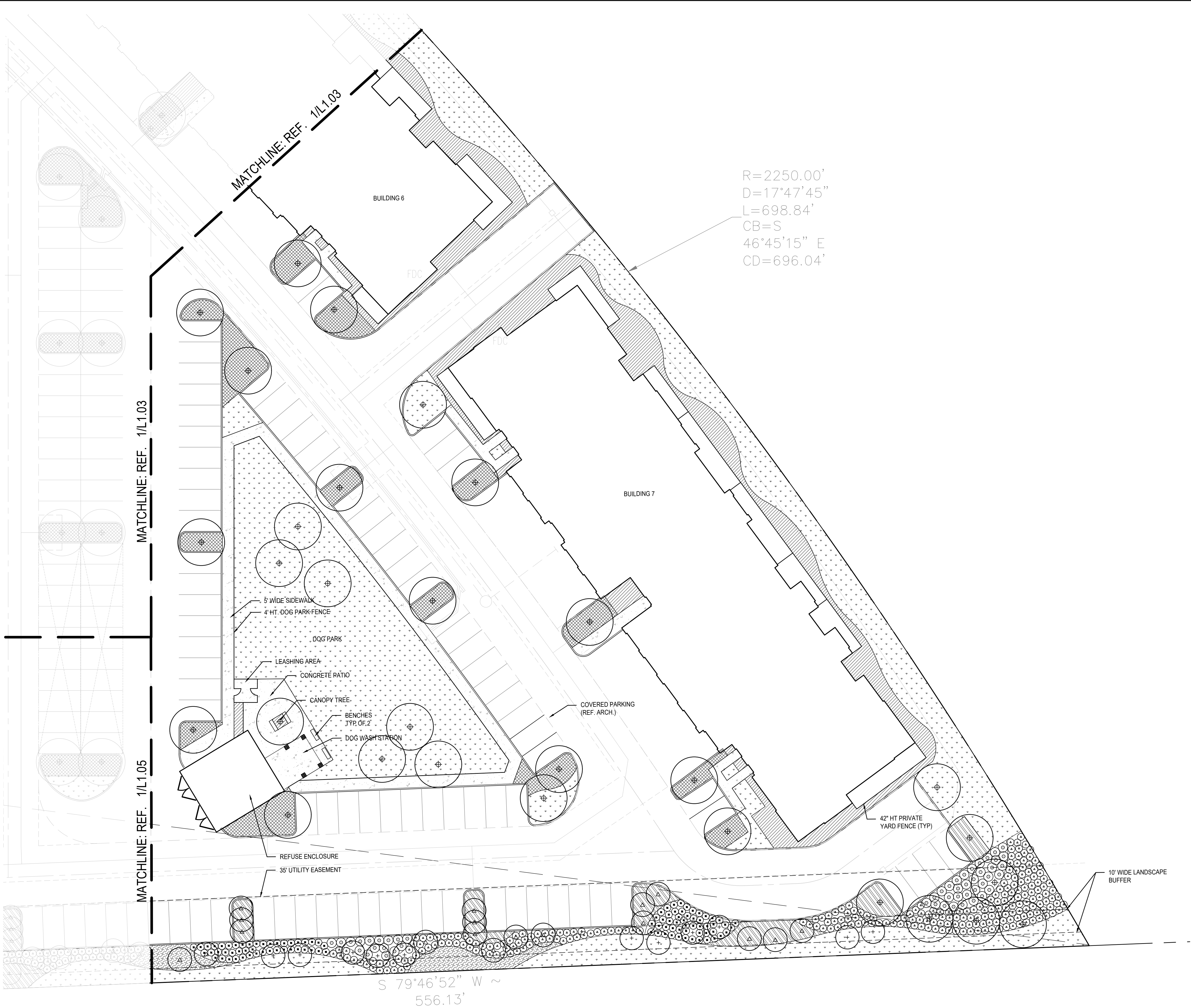
bud
CREATIVE

Michael Leukitch 3528

July 20, 2022

Sheet Number:
L1.05

FOR ENTITLEMENTS ONLY - NOT FOR CONSTRUCTION



LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF

Bud Creative, LLC

3800 Main Street, Suite B

Dallas, Texas 75226

P: 570.954.1964

OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HEDK Architects
4595 Excel Parkway
Addison, TX 75001

CIVIL ENGINEER
Spiars Engineering, Inc.
765 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date:	Description:

Project Number: 21035
Date: JULY 20, 2022
Issue: ZONING PLAN

Sheet Title:
LANDSCAPE PLAN

ZONING PLAN

FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

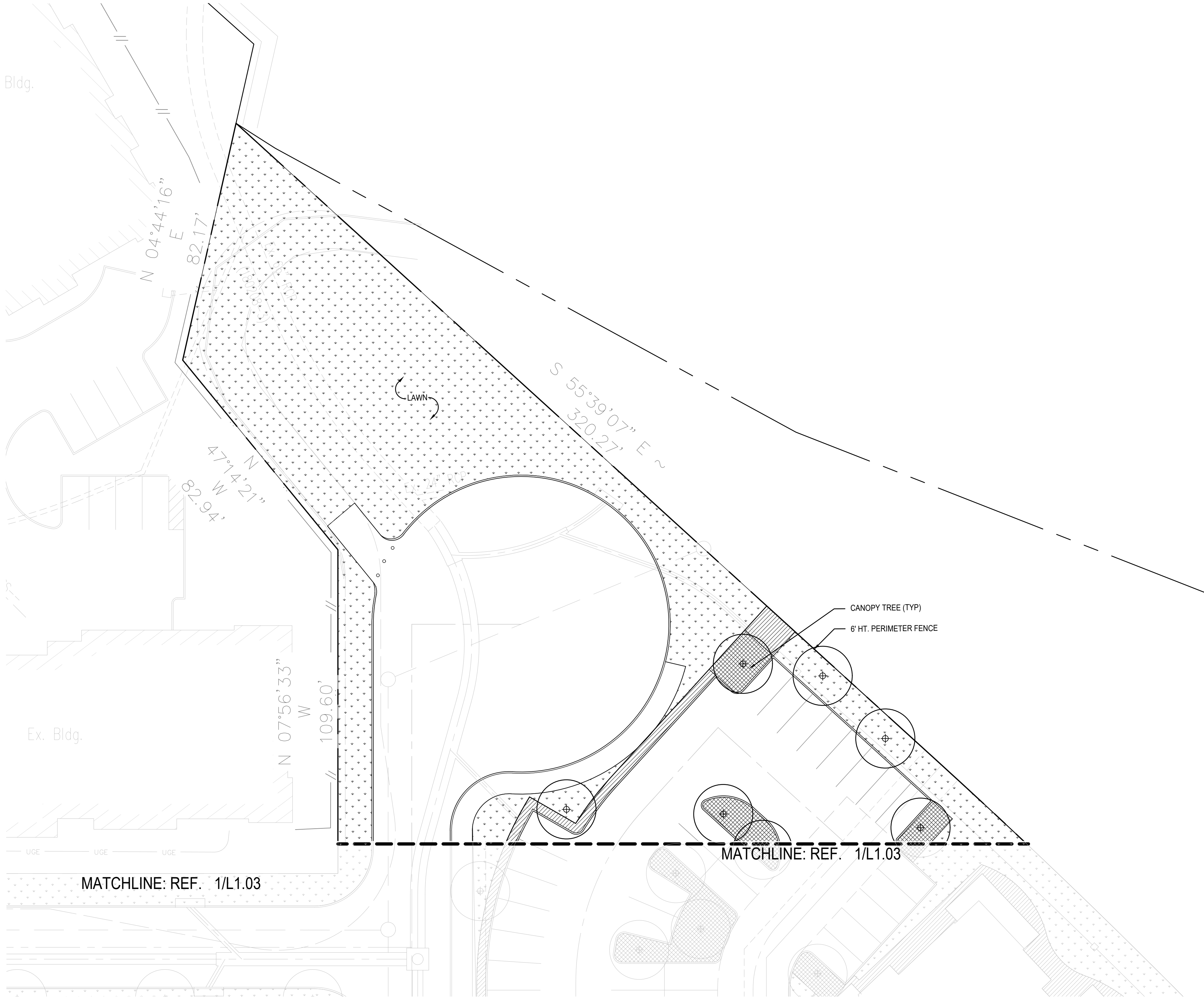
Michael Lewkovich 3528

July 20, 2022

Sheet Number:

L1.06

Drawing name: O:04-Projects\21035 - Firewheel\01 Zoning\04 CAD\02 Sheets\01-Zoning\21035-L1.dwg L1.07 Jul 20, 2022 2:14pm by: denisse.ramirez



LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF

Bud Creative, LLC
3800 Main Street, Suite B
Dallas, Texas 75226
P: 570.954.1964

OWNER
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219

ARCHITECT
HEDK Architects
4595 Excel Parkway
Addison, TX 75001

CIVIL ENGINEER
Spiars Engineering, Inc.
765 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev:	Date:	Description:

Project Number: 21035
Date: JULY 20, 2022
Issue: ZONING PLAN

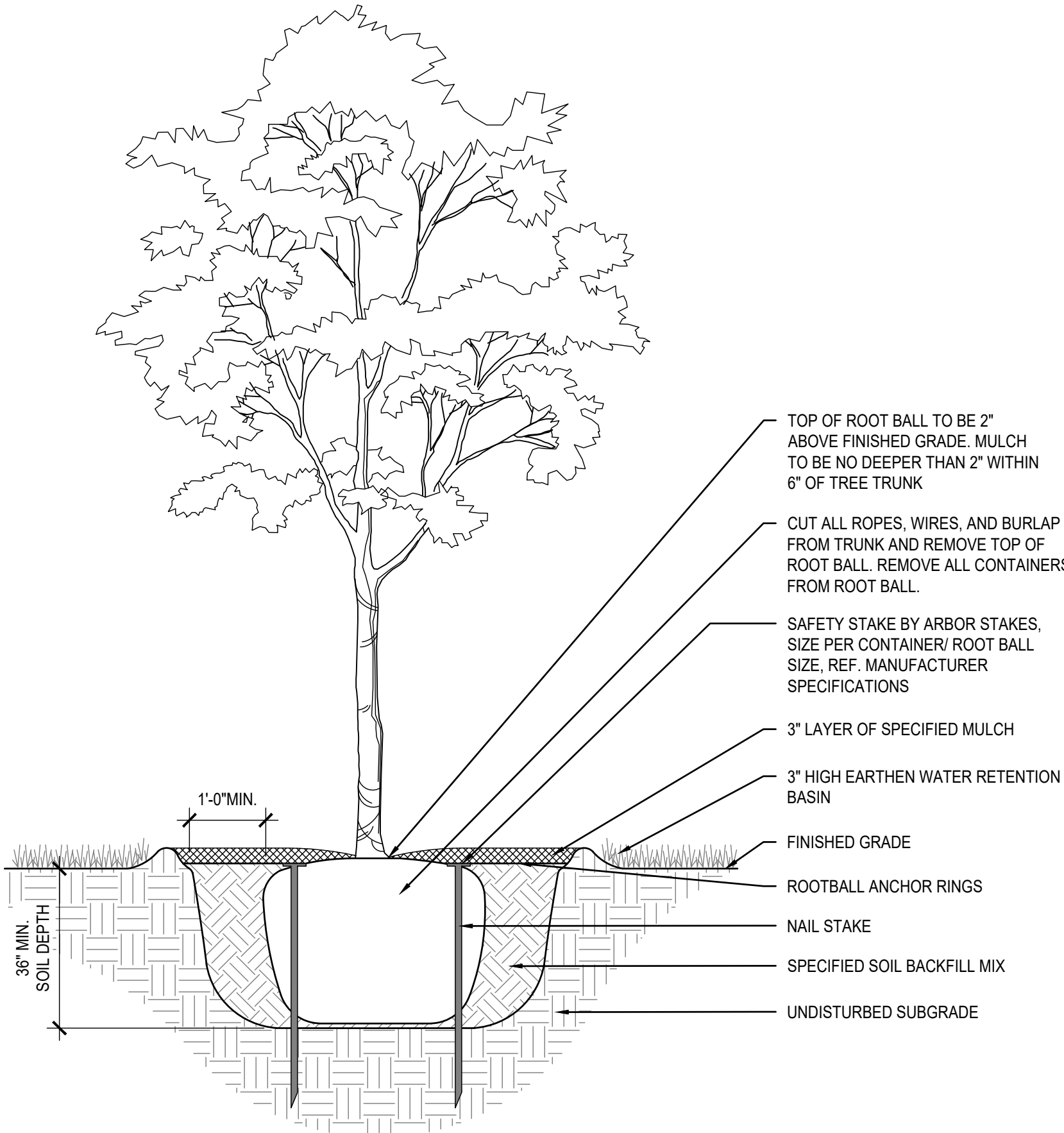
Sheet Title:
LANDSCAPE PLAN

ZONING PLAN FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR PERMIT PURPOSES. Michael Levkovich 3528 July 20, 2022	Sheet Number: L1.07
--	---------------------------------------

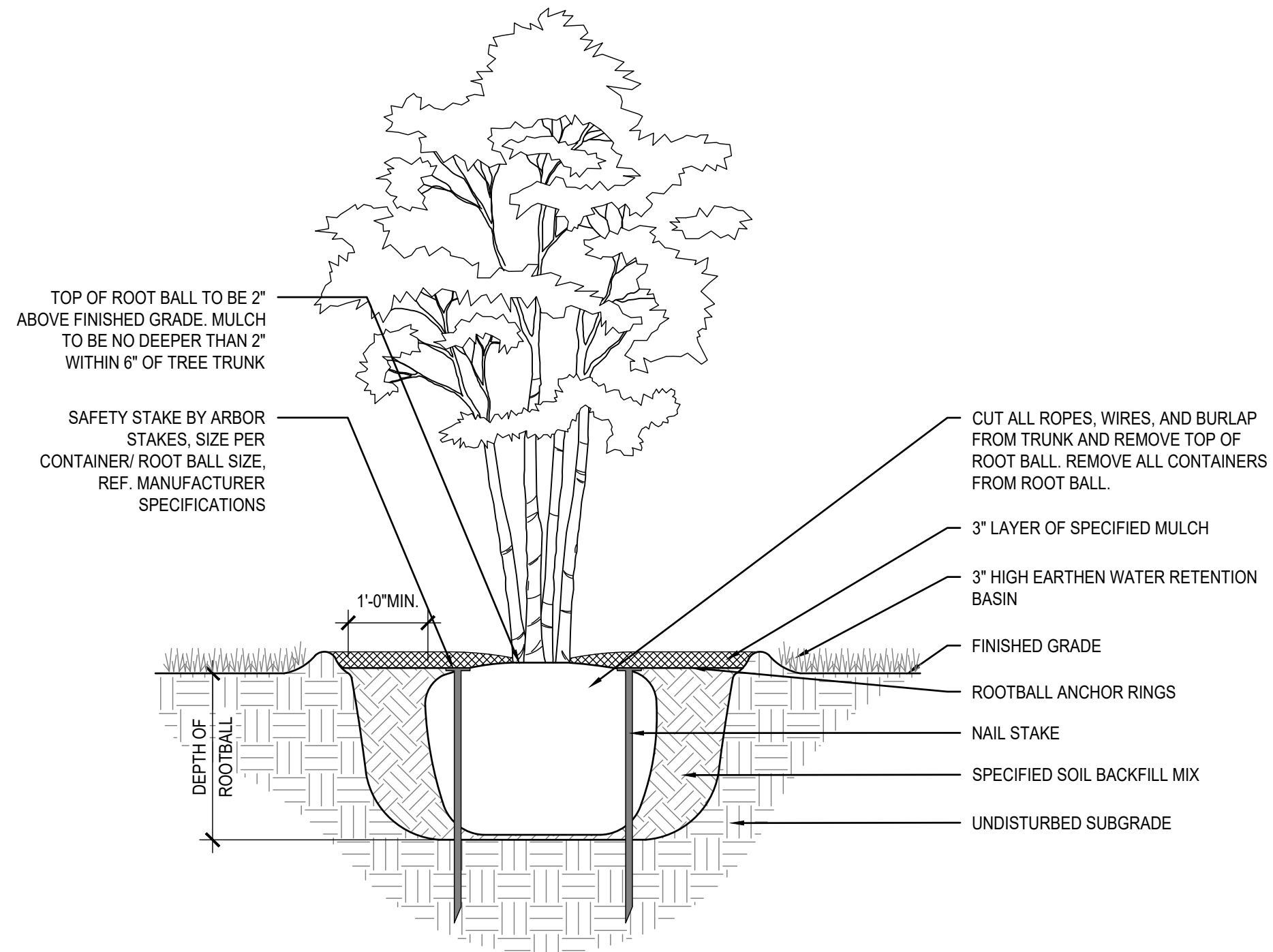
FOR ENTITLEMENTS ONLY - NOT FOR CONSTRUCTION

PLANT SCHEDULE							
LARGE CANOPY TREES							
KEY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPRD.	CONTAINER	COMMENTS
AC	Acer Grandidentatum	Bigtooth Maple	3" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
QR	Quercus muehlenbergii	Chinkapin Oak	3" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
TD	Taxodium distichum	Bald Cypress	3" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
UCR	Ulmus crassifolia	Cedar Elm	3" Min.	12'-14'		B&B	Full Specimen, Matched, Strong Central Leader
ORNAMENTAL TREES							
KEY	BOTANICAL NAME	COMMON NAME		HT.	SPRD.	CONTAINER	COMMENTS
CL	Chilopsis linearis	Desert Willow	2" Min.	10'-12'		B&B	Full Specimen, Multi-Trunk
ID	Ilex decidua	Possumhaw	2" Min.	10'-12'		B&B	Full Specimen, Multi-Trunk
VA	Vitex agnus-castus	Chaste Tree	2" Min.	10'-12'		B&B	Full Specimen, Multi-Trunk
SHRUBS							
KEY	BOTANICAL NAME	COMMON NAME		HT.	SPRD.	CONTAINER	COMMENTS
AG	Abelia x 'Rose Creek'	Rose Creek Abelia		24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
AW	Anisacanthus wrightii	Flame Acanthus		24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
CA	Callicarpa americana	American Beautyberry		24"	24"	3 Gal.	Full Plants, Plant 48" O.C.
HP	Hesperaloe parviflora	Red Yucca		24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
IC	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly		36"	30"	3 Gal.	Full Plants, Plant 36" O.C.
LF	Leucophyllum frutescens	Texas Sage		36"	30"	5 Gal.	Full Plants, Plant 48" O.C.
MP	Myrica pusilla	Dwarf Wax Myrtle		24"	24"	3 Gal.	Full Plants, Plant 36" O.C.
SM	Sabal minor	Dwarf Palmetto		36"	30"	5 Gal.	Full Plants, Plant 48" O.C.
YR	Yucca recurvifolia	Soft Lead Yucca		24"	30"	3 Gal.	Full Plants, Plant 36" O.C.
PERENNIALS, GROUNDCOVERS & ORNAMENTAL GRASSES							
KEY	BOTANICAL NAME	COMMON NAME		HT.	SPRD.	CONTAINER	COMMENTS
BG	Bouteloua Gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama		24"	24"	1 Gal.	Full Plants, Plant 24" O.C.
CD	Carex divisa	Berkeley Sedge		6"	8"	1 Gal.	Full Plants, Plant 18" O.C.
CS	Cutelleria suffutescens	Pink Skullcap		12"	12"	1 Gal.	Full Plants, Plant 18" O.C.
EF	Euonymus fortunei 'Coloratus'	Purple Wintercreeper		6"	8"	4" Pot	Full Plants, Plant 18" O.C.
LM	Liriope muscari	Liriope		12"	12"	1 Gal.	Full Plants, Plant 12" O.C.
MA	Malvaefcus arboreus var. Drummondii	Turks Cap		12"	12"	1 Gal.	Full Plants, Plant 36" O.C.
MC	Muhlenbergia capillaris	Gulf Muhly		24"	15"	3 Gal.	Full Plants, Plant 36" O.C.
ML	Muhlenbergia lindheimeri	Lindheimer Muhly		24"	18"	3 Gal.	Full Plants, Plant 36" O.C.
NF	Napeta x faassentii 'Walker's Low'	Catmint		12"	8"	1 Gal.	Full Plants, Plant 24" O.C.
NT	Nassella tenuissima	Mexican Feather Grass		12"	8"	1 Gal.	Full Plants, Plant 18" O.C.
SC		Seasonal Color					By Owner
SG	Salvia gregii	Autumn Sage		6"	8"	1 Gal.	Full Plants, Plant 18" O.C.
TURF	Cynodon dactylon	Bermuda Grass					Sod

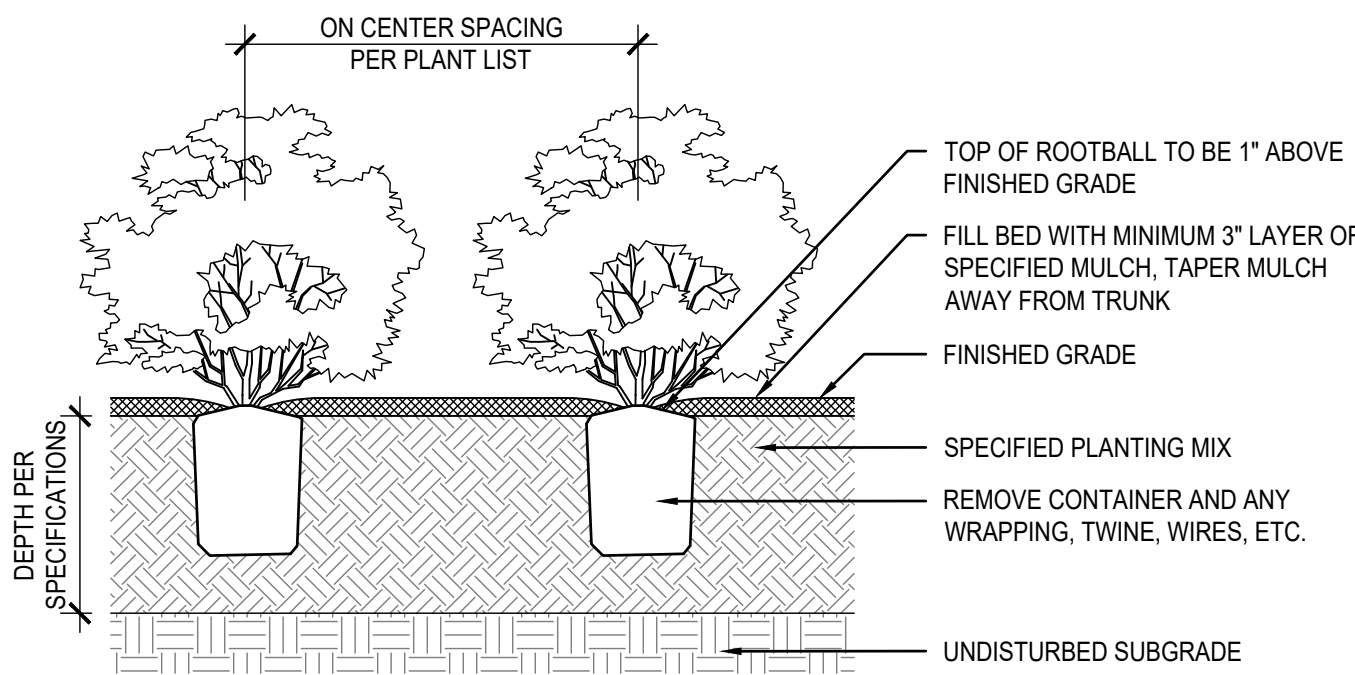
LANDSCAPE CALCULATIONS		
PER CITY OF GARLAND CODE OF ORDINANCES, PD 18-33 & GDC		
PROVISION	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA: 10% OF TOTAL SITE AREA TO BE LANDSCAPED		
A minimum of ten percent of the gross platted area of the site of any multifamily or senior living facility must be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas. (602,478 SF Total)		
TOTAL LANDSCAPE AREA	60,248 SF (1.38 ACRES) 10%	181,620 SF (4.17 ACRES) 30%
LANDSCAPE BUFFER FRONTAGE		
For every thirty lineal feet, or fraction thereof, of required landscape buffer, one large canopy tree is required, along with seven shrubs or ornamental grasses. (1,340 LF)		
LARGE CANOPY TREES	45	3
ORNAMENTAL TREES		115
Due to a sight visibility easement in place for the existing billboard, we are limited on the height allowed within this area. Ornamental trees are proposed in order to comply.		
SHRUBS/GRASSES	315	709
TURF	10,050 SF (75% MAX.)	3,078 SF (23%.)
PARKING AREA LANDSCAPE		
	REQUIRED	PROVIDED
Mn. 5% interior landscape area within parking area. One large canopy tree is required for every ten parking spaces. (228,922 SF)		
LARGE CANOPY TREES	51	102
LANDSCAPE AREA	11,446 SF (MIN.)	21,528SF (9%)



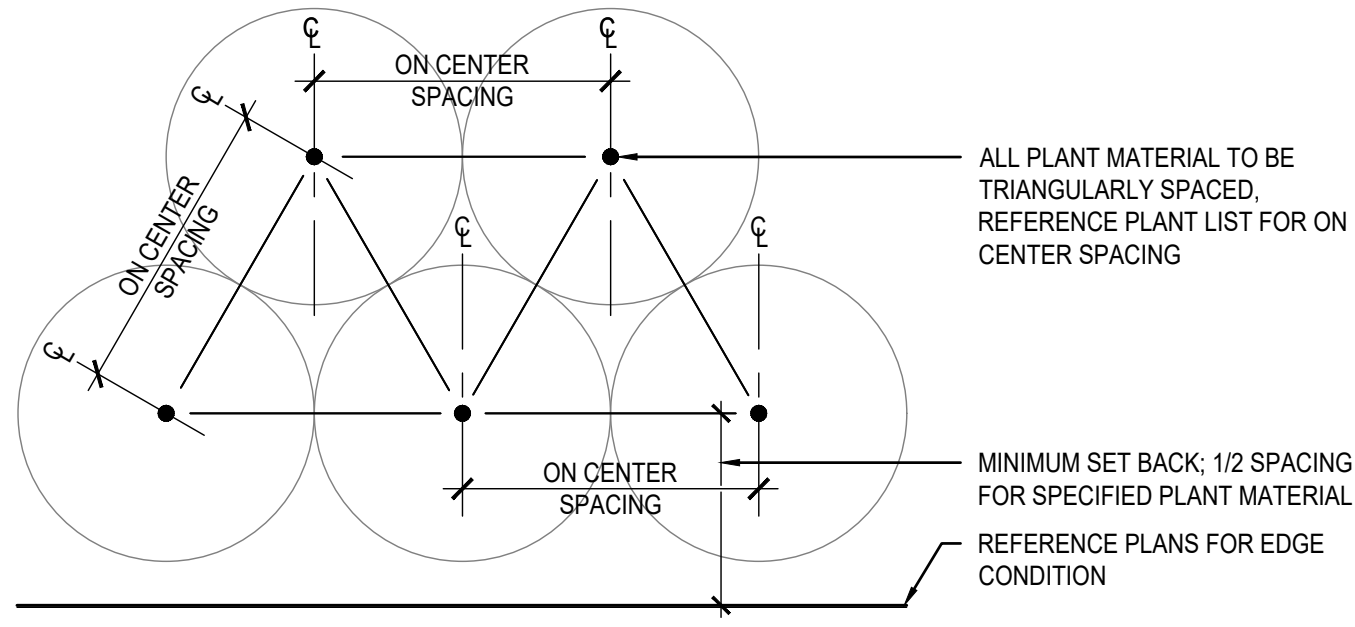
1 STANDARD TRUNK TREE PLANTING SECTION NOT TO SCALE



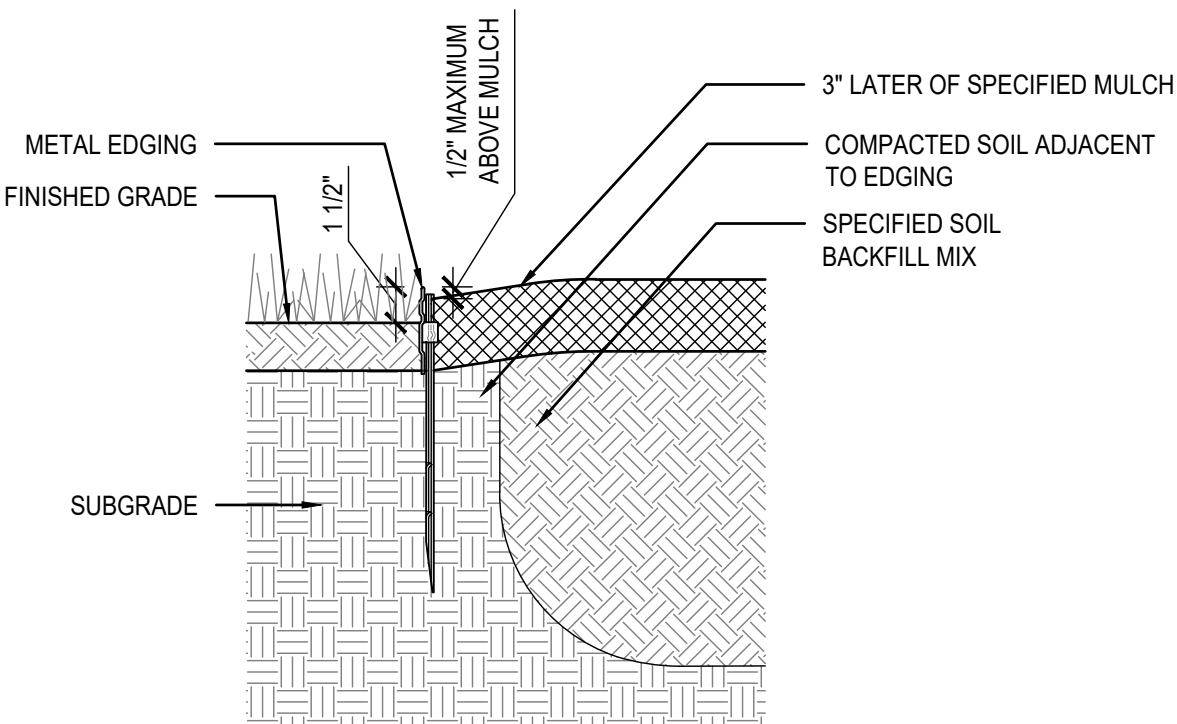
2 MULTI-TRUNKTRUNK TREE PLANTING SECTION NOT TO SCALE



3 SHRUB BED PLANTING SECTION NOT TO SCALE



4 SHRUB SPACING SECTION NOT TO SCALE



5 METAL EDGING SECTION NOT TO SCALE

Rev:	Date:	Description:

Project Number: 21035
Date: JULY 20, 2022
Issue: ZONING PLAN

Sheet Title:

LANDSCAPE PLAN



1 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING 'A' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	22%	BRICK	1,830 SF 27%
STUCCO	39%	STUCCO	3,163 SF 47%
F.C. LAP SIDING	5%	F.C. LAP SIDING	445 SF 7%
SILVAWOOD	16%	SILVAWOOD	1,292 SF 19%
GLAZING	18%		

BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83)
- MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
- AWNINGS/CANOPIES	- RECESSED ENTRY
- DIVIDED LIGHT WINDOWS	- VARIED ROOF HEIGHTS
- ORNAMENTAL WINDOW HEADERS	- ORNAMENTAL FACADE TRIMS

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 217.6 FT. X 20% = 43.5 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH 217.6 FT. X 20% = 43.5 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 217.6 FT. X 30% = 65.3 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			43.5 FT.

NAME OF OWNER - LOG FIREWHEEL NAME OF APPLICANT - SPIARS ENGINEERING PLAN PREPARER - ERIK EARNSHAW, HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TEXAS 75001 214.520.8878	PROJECT ADDRESS: 2588 N PGBT, GARLAND, TX EXISTING ZONING: PD 18-33 PROPOSED ZONING: PD 22-24 SIGNAGE TO COMPLY WITH CITY STANDARDS CASE NUMBER - 210826-1
---	--

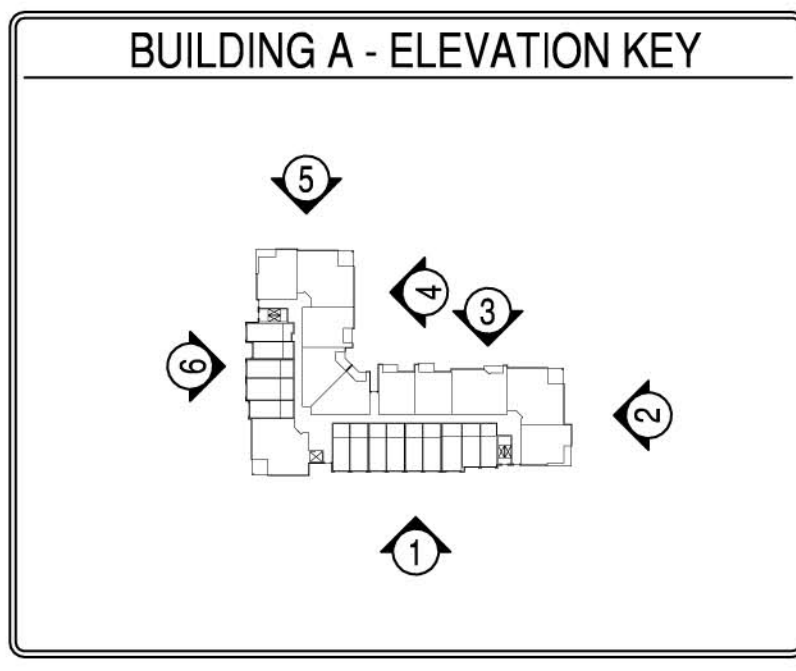
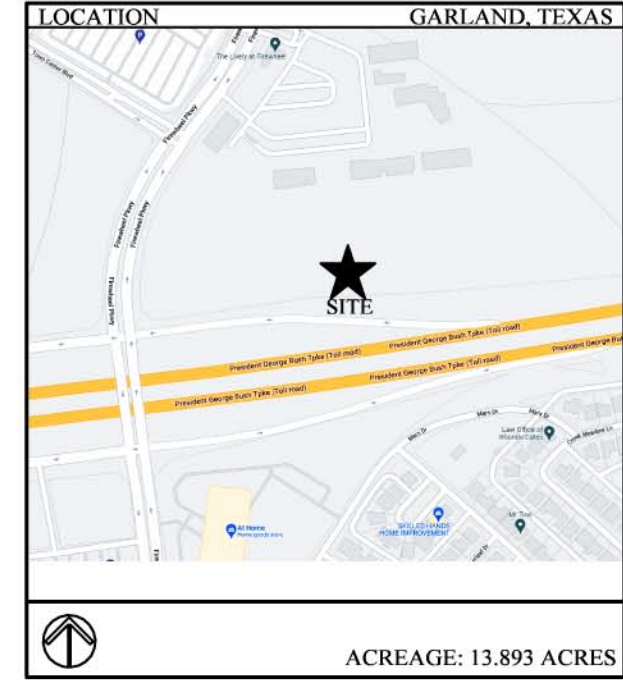
2 BUILDING 'A' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	10%	BRICK	239 SF 13%
STUCCO	34%	STUCCO	829 SF 44%
F.C. LAP SIDING	14%	F.C. LAP SIDING	355 SF 19%
SILVAWOOD	18%	SILVAWOOD	445 SF 24%
GLAZING	24%		

BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83)
- MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

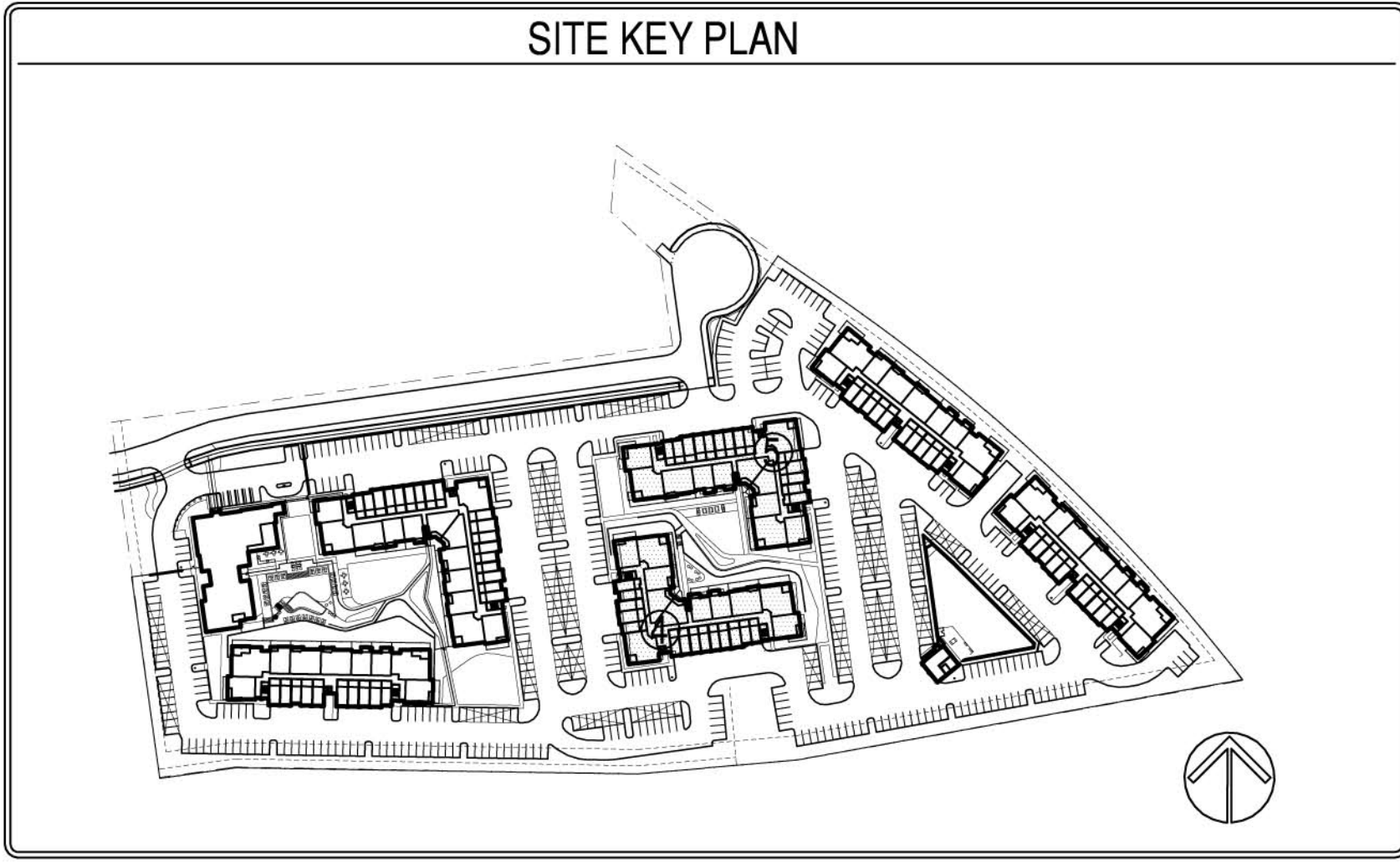
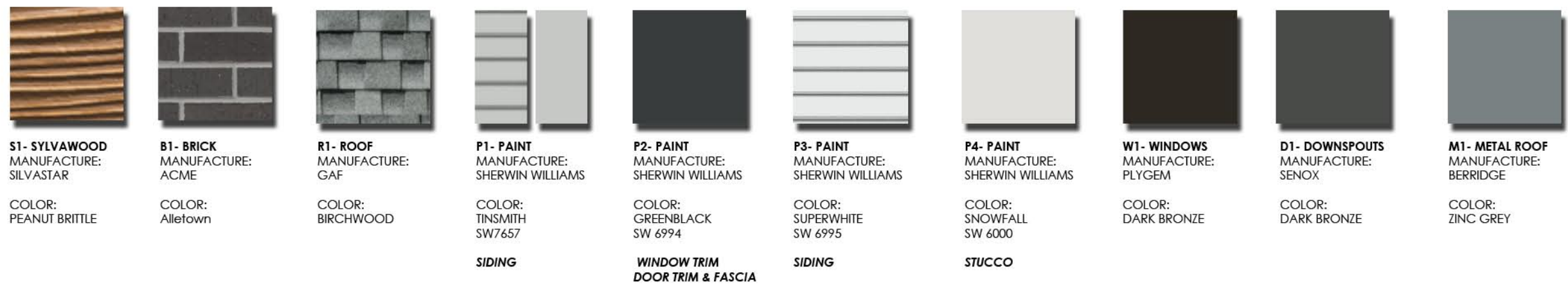
MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
- AWNINGS/CANOPIES	- RECESSED ENTRY
- DIVIDED LIGHT WINDOWS	- VARIED ROOF HEIGHTS
- ORNAMENTAL WINDOW HEADERS	- ORNAMENTAL FACADE TRIMS

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 67.1 FT. X 20% = 13.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 67.1 FT. X 20% = 13.4 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 67.1 FT. X 30% = 20.1 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			43.5 FT.



2 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"





3 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"

3 BUILDING 'A' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	15%	BRICK	813 SF 21%
STUCCO	29%	STUCCO	1,600 SF 42%
F.C. LAP SIDING	11%	F.C. LAP SIDING	591 SF 16%
SILVAWOOD	14%	SILVAWOOD	785 SF 21%
GLAZING	30%		

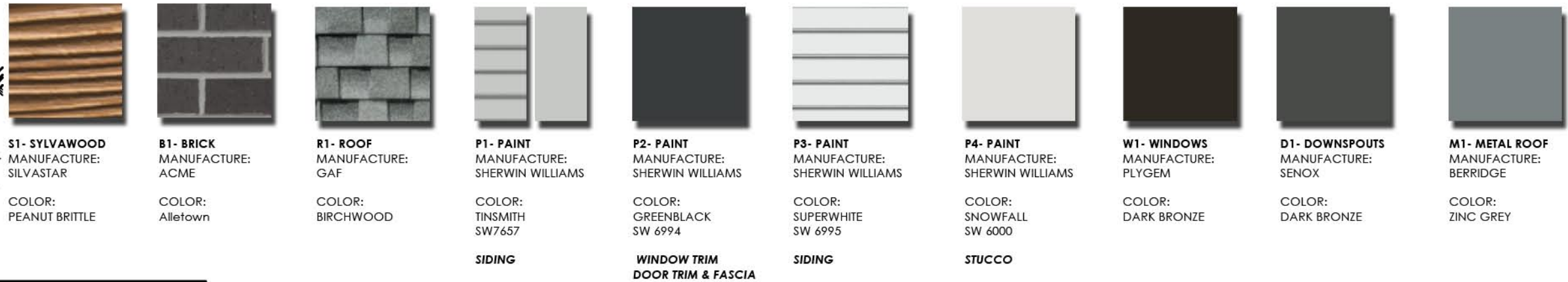
BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6; DIVISION 01, SEC. 4.83)
- MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
-AWNINGS/CANOPIES	-RECESSED ENTRY
-DIVIDED LIGHT WINDOWS	-VARIED ROOF HEIGHTS
-ORNAMENTAL WINDOW HEADERS	-ORNAMENTAL FACADE TRIMS

NAME OF OWNER - LCG FIREWHEEL NAME OF APPLICANT - SPIARS ENGINEERING PLAN PREPARED - ERIK EARNSHAW, HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TEXAS 75001 214.520.8878	PROJECT ADDRESS: 2598 N POBT, GARLAND, TX EXISTING ZONING: PD 18-33 PROPOSED ZONING: PD 22-24 SIGNAGE TO COMPLY WITH CITY STANDARDS CASE NUMBER - 210826-1
---	--

BUILDING ARTICULATION		STATUS	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 134.4 FT. X 20% = 26.8 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 134.4 FT. X 20% = 26.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 134.4 FT. X 30% = 40.3 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.



BUILDING ARTICULATION		
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS
BUILDING FACADE LENGTH 65.2 FT. X 20% = 13.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	
BUILDING FACADE LENGTH 65.2 FT. X 30% = 19.6 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	N/A	
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	

B. VERTICAL ARTICULATION FOR ELEVATION		STATUS
BUILDING FACADE LENGTH 65.2 FT. X 20% = 13.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK	
MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A	
AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.	

4 BUILDING 'A' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	29%	BRICK	855 SF 38%
STUCCO	29%	STUCCO	840 SF 38%
F.C. LAP SIDING	9%	F.C. LAP SIDING	276 SF 12%
SILVAWOOD	9%	SILVAWOOD	251 SF 11%
GLAZING	24%		

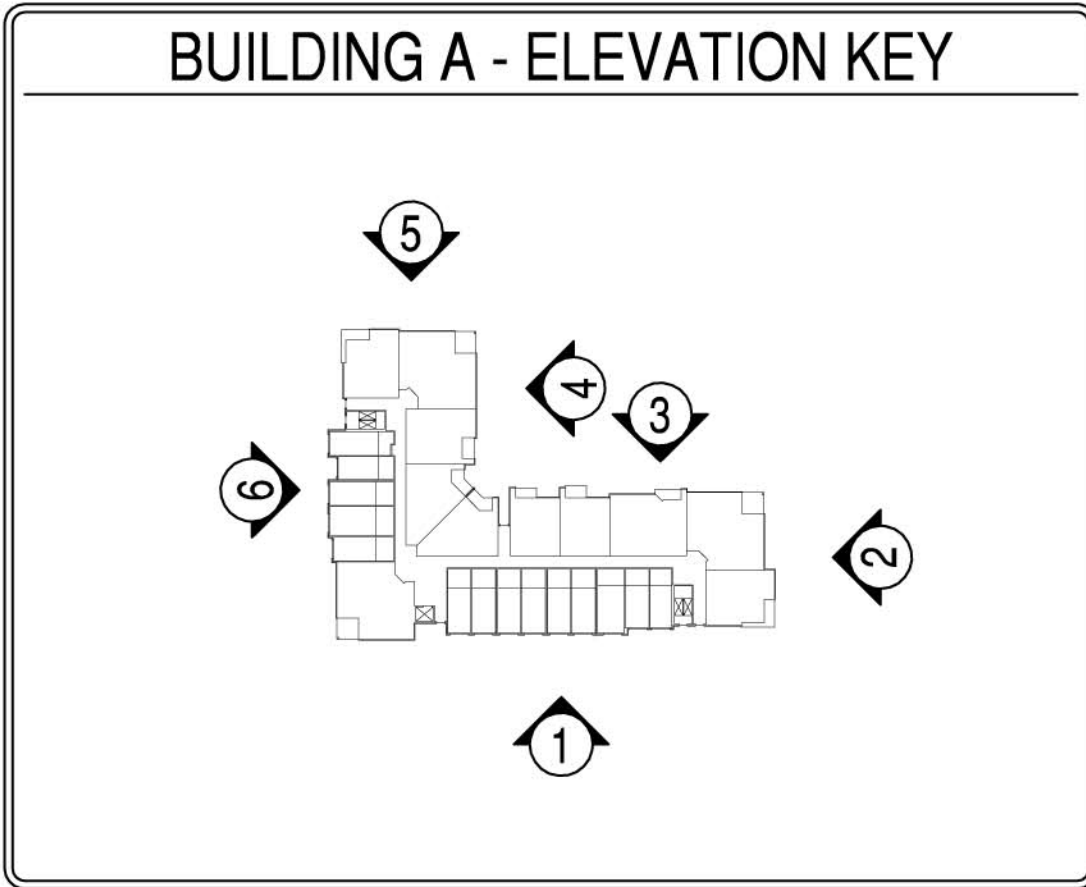
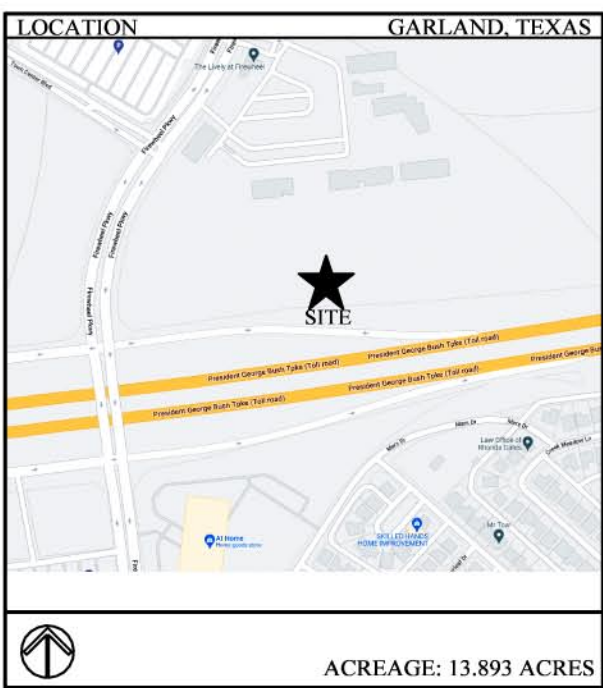
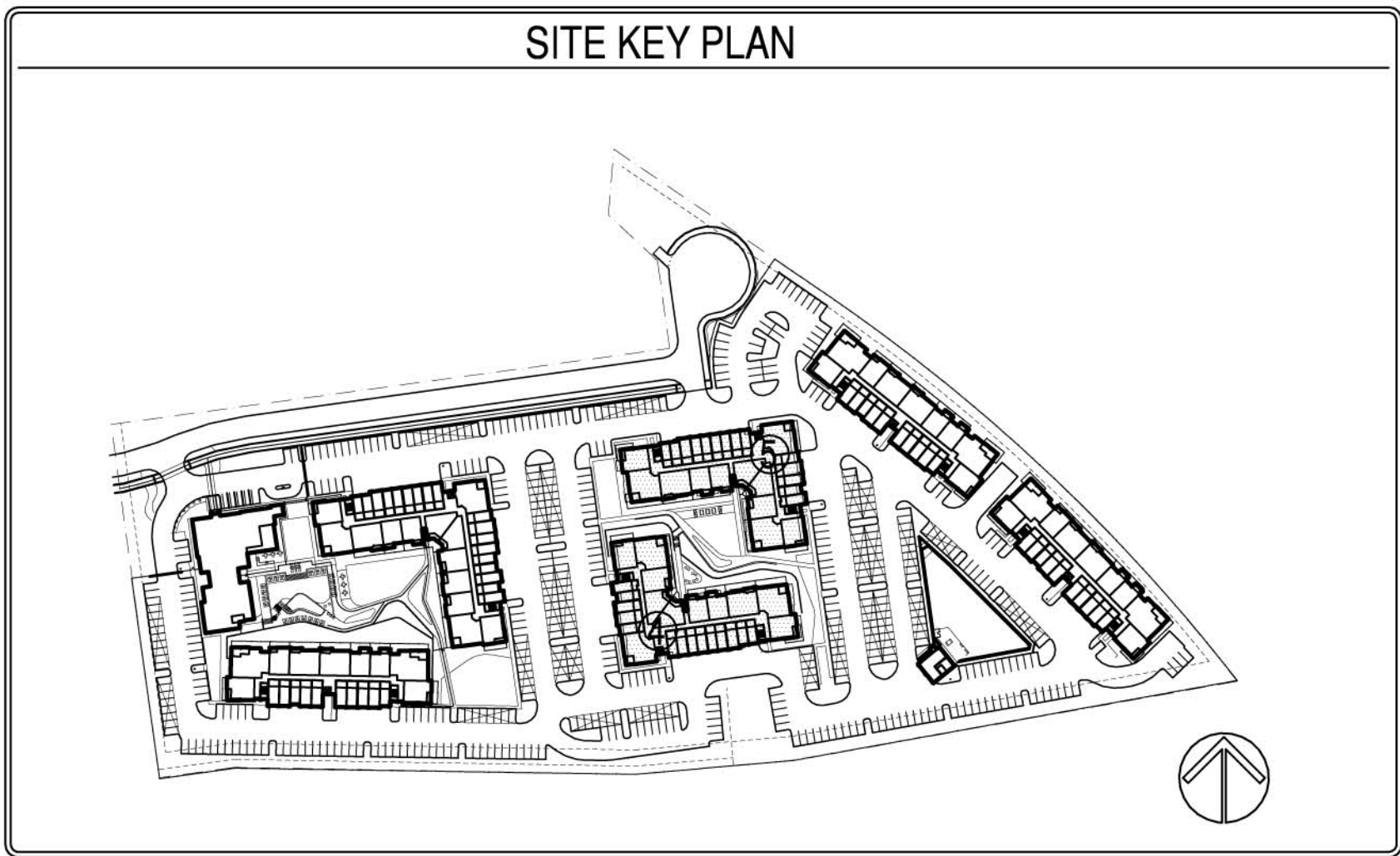
BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6; DIVISION 01, SEC. 4.83)
- MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
-AWNINGS/CANOPIES	-RECESSED ENTRY
-DIVIDED LIGHT WINDOWS	-VARIED ROOF HEIGHTS
-ORNAMENTAL WINDOW HEADERS	-ORNAMENTAL FACADE TRIMS



4 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"

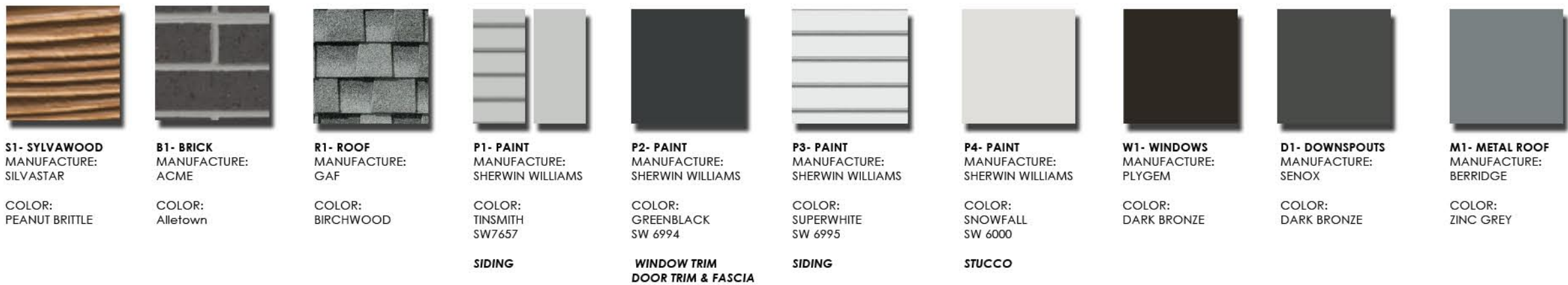




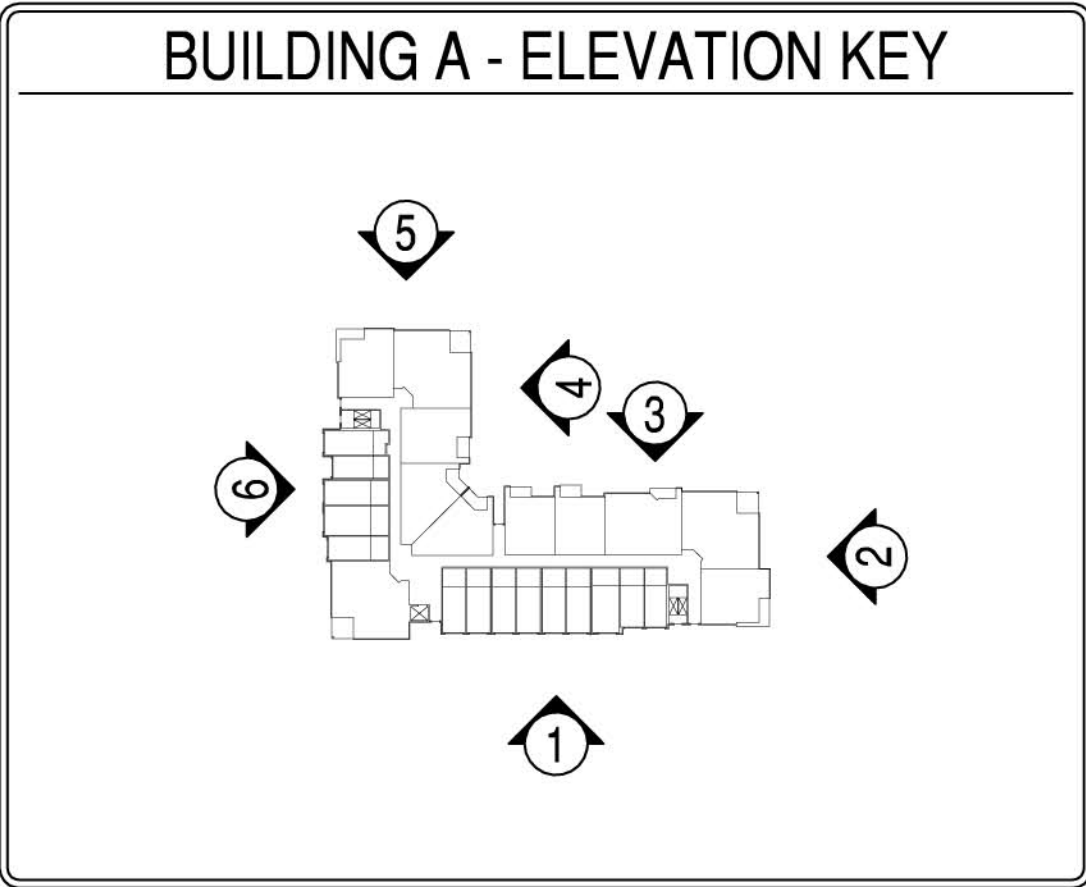
5 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"

5 BUILDING 'A' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	10%	BRICK	239 SF 13%
STUCCO	23%	STUCCO	552 SF 31%
F.C. LAP SIDING	23%	F.C. LAP SIDING	538 SF 30%
SILVAWOOD	20%	SILVAWOOD	468 SF 26%
GLAZING	24%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
- AWNINGS/CANOPIES		- RECESSED ENTRY	
- DIVIDED LIGHT WINDOWS		- VARIED ROOF HEIGHTS	
- ORNAMENTAL WINDOW HEADERS		- ORNAMENTAL FACADE TRIMS	

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 66.1 FT. X 20% = 13.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 66.1 FT. X 20% = 13.2 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 66.1 FT. X 30% = 19.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			43.5 FT.
NAME OF OWNER - LCG FIREWHEEL NAME OF APPLICANT - SPIARS ENGINEERING PLAN PREPARER - ERIK EARNSHAW, HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TEXAS 75001 214.520.8878			
PROJECT ADDRESS: 2588 N PGST, GARLAND, TX EXISTING ZONING: PD 18-33 PROPOSED ZONING: PD 22-24 SIGNAGE TO COMPLY WITH CITY STANDARDS CASE NUMBER - 210826-1			

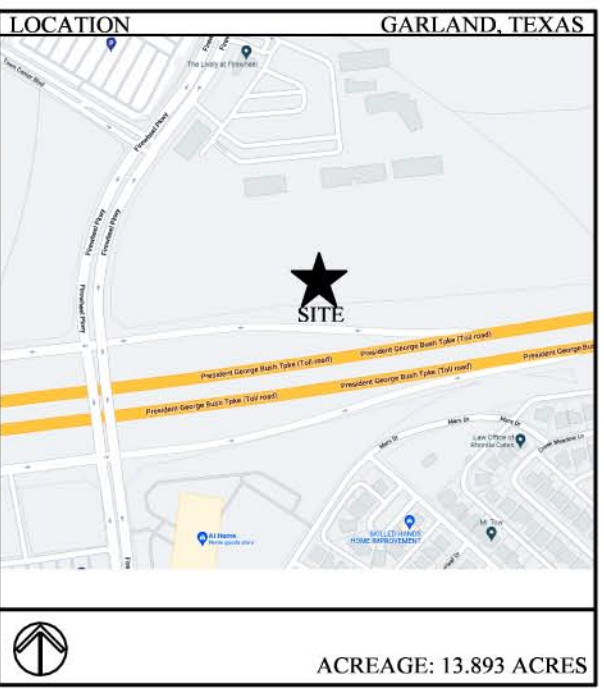


ELEVATION NOTES UPDATED PER CITY COMMENTS

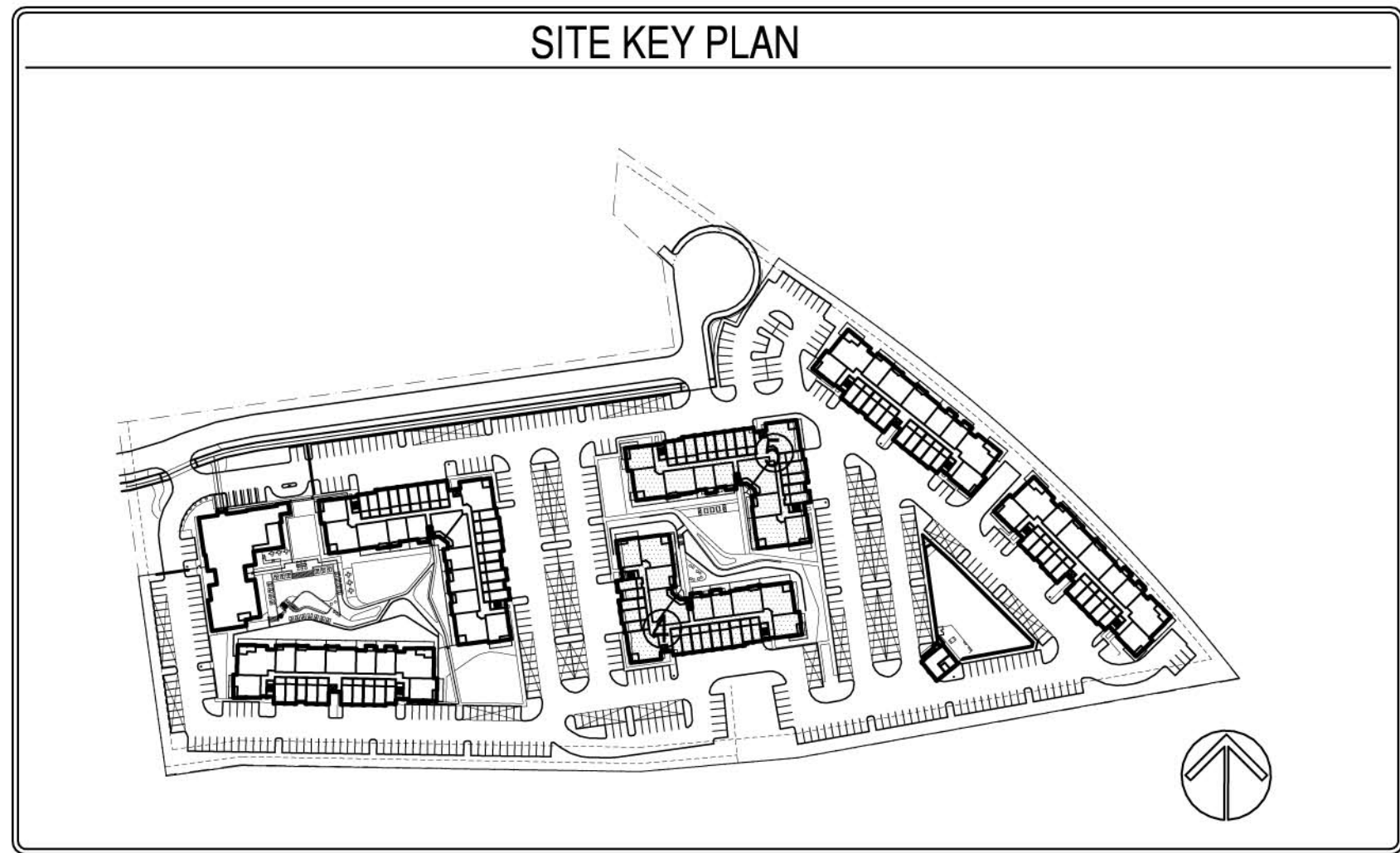


BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 152.2 FT. X 20% = 30.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH 152.2 FT. X 20% = 30.4 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 152.2 FT. X 30% = 45.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			43.5 FT.

6 BUILDING 'A' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	19%	BRICK	1,088 SF 23%
STUCCO	38%	STUCCO	2,032 SF 43%
F.C. LAP SIDING	11%	F.C. LAP SIDING	637 SF 13%
SILVAWOOD	18%	SILVAWOOD	1,022 SF 21%
GLAZING	16%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
- AWNINGS/CANOPIES		- RECESSED ENTRY	
- DIVIDED LIGHT WINDOWS		- VARIED ROOF HEIGHTS	
- ORNAMENTAL WINDOW HEADERS		- ORNAMENTAL FACADE TRIMS	



6 BUILDING TYPE 'A' ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS

FIREWHEEL SOUTH
GARLAND, TEXAS

ISSUED
04-27-2022

HEDK
ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED
DATE
04-27-2022
PROJECT
21200
SHEET NUMBER
A4-02
BUILDING A
EXTERIOR ELEVATIONS



1 BUILDING TYPE 'B' ELEVATION



2 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	35%	BRICK	3,074 SF 42%
STUCCO	30%	STUCCO	2,651 SF 36%
F.C. LAP SIDING	8%	F.C. LAP SIDING	691 SF 9%
SILVAWOOD GLAZING	11%	SILVAWOOD	959 SF 13%
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT		
- AWNINGS/CANOPIES	- RECESSED ENTRY	- VARIED ROOF HEIGHTS	- ORNAMENTAL FACADE TRIMS
- DIVIDED LIGHT WINDOWS	- ORNAMENTAL WINDOW HEADERS		

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 251.1 FT. X 20% = 50.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	OK	BUILDING FACADE LENGTH 251.1 FT. X 20% = 50.2 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 251.1 FT. X 30% = 75.3 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	43.5 FT.	AVERAGE NON-ARTICULATED BUILDING HEIGHT

S1- SILVAWOOD
MANUFACTURE: SILVASTAR
COLOR: PEANUT BRITTLE

B1- BRICK
MANUFACTURE: ACME
COLOR: Albetown

R1- ROOF
MANUFACTURE: GAF

P1- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: TINSERITH SW7657

P2- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: GREENBLACK SW 6994

P3- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: SUPERWHITE SW 6995

P4- PAINT
MANUFACTURE: SHERWIN WILLIAMS
COLOR: SNOWFALL SW 6000

W1- WINDOWS
MANUFACTURE: PLYGEM
COLOR: DARK BRONZE

D1- DOWNPOUTS
MANUFACTURE: SENOX
COLOR: DARK BRONZE

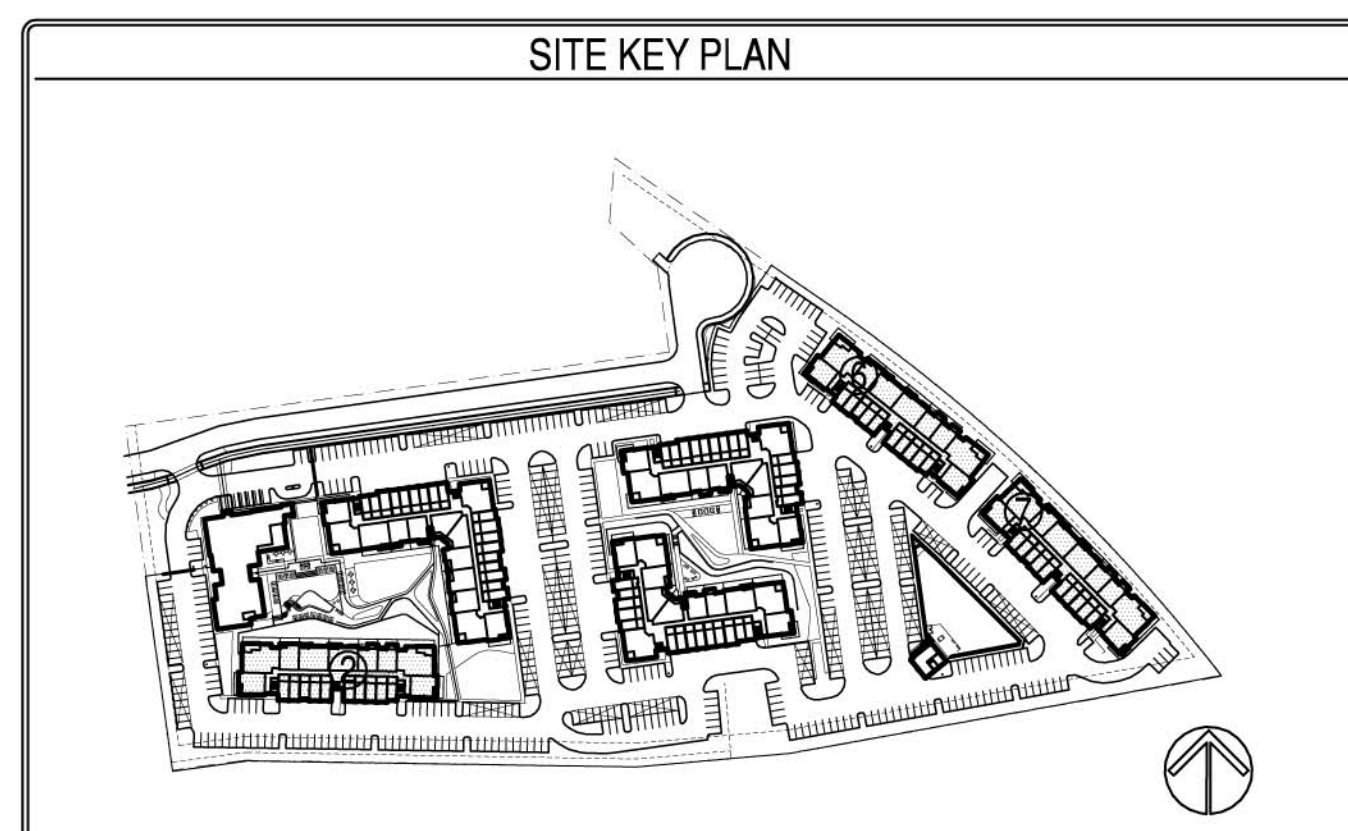
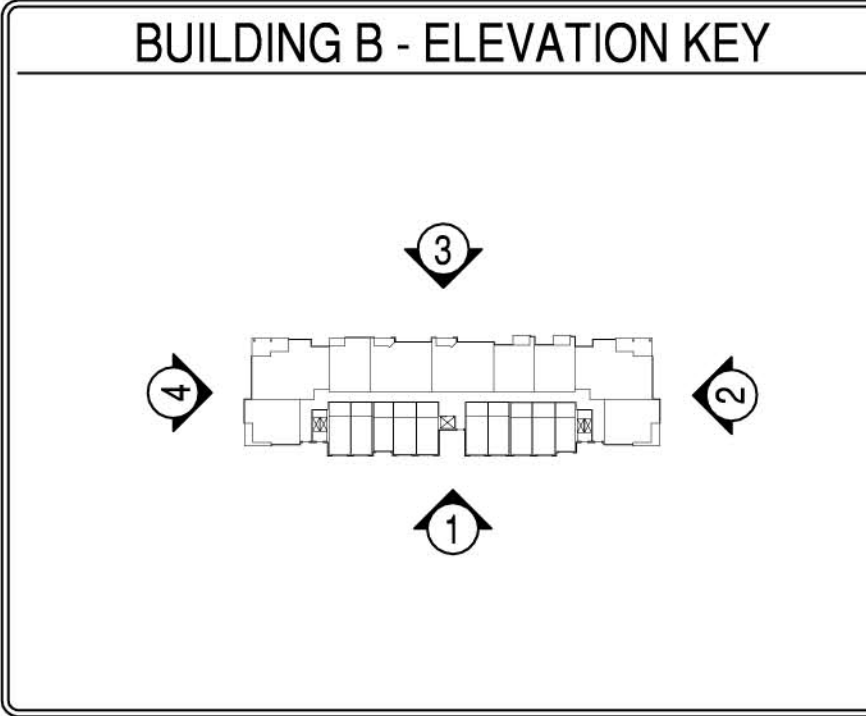
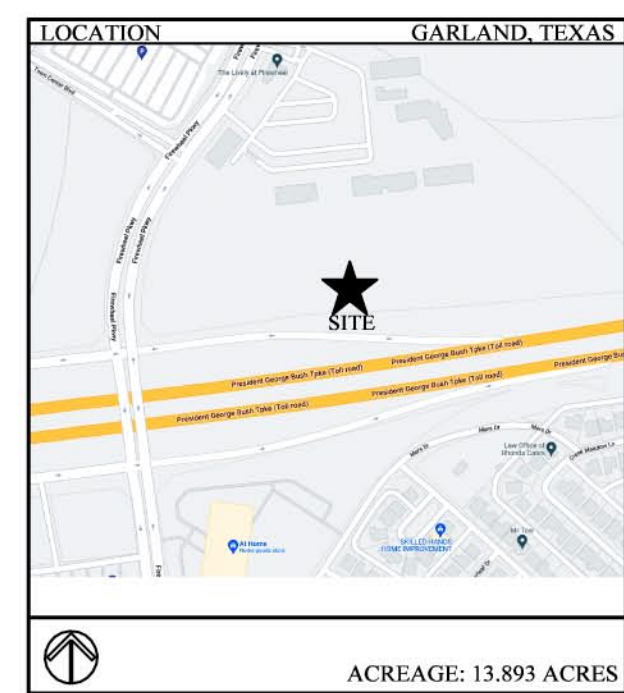
M1- METAL ROOF
MANUFACTURE: BERRIDGE
COLOR: ZINC GREY

2 BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	10%	BRICK	236 SF 13%
STUCCO	30%	STUCCO	742 SF 39%
F.C. LAP SIDING	19%	F.C. LAP SIDING	468 SF 24%
SILVAWOOD	19%	SILVAWOOD	467 SF 24%
GLAZING	22%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT		
- AWNINGS/CANOPIES	- RECESSED ENTRY	- VARIED ROOF HEIGHTS	- ORNAMENTAL FACADE TRIMS
- DIVIDED LIGHT WINDOWS	- ORNAMENTAL WINDOW HEADERS		

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 65.4 FT. X 20% = 13.1 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	OK	BUILDING FACADE LENGTH 65.4 FT. X 20% = 13.1 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 65.4 FT. X 30% = 19.6 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	N/A	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	43.5 FT.	AVERAGE NON-ARTICULATED BUILDING HEIGHT

NAME OF OWNER - LOG FIREWHEEL
NAME OF APPLICANT - SPIARS ENGINEERING
PLAN PREPARER - ERIK EARNSHAW, HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 2598 N PG&T, GARLAND, TX
EXISTING ZONING: PD 18-33
PROPOSED ZONING: PD 22-24
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER - 210826-1





3 BUILDING TYPE 'B' ELEVATION

3 BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	16%	BRICK	1,403 SF 23%
STUCCO	26%	STUCCO	2,316 SF 37%
F.C. LAP SIDING	14%	F.C. LAP SIDING	1,273 SF 20%
SILVAWOOD GLAZING	30%	SILVAWOOD	1,288 SF 20%
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES		-RECESSED ENTRY	
-DIVIDED LIGHT WINDOWS		-VARIED ROOF HEIGHTS	
-ORNAMENTAL WINDOW HEADERS		-ORNAMENTAL FACADE TRIMS	

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 243.0 FT. X 20% = 48.6 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH 243.0 FT. X 20% = 48.6 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 243.0 FT. X 30% = 72.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			43.5 FT.

NAME OF OWNER - LCG FIREWHEEL
NAME OF APPLICANT - SPIARS ENGINEERING
PLAN PREPARER - ERIK EARNSHAW, HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878

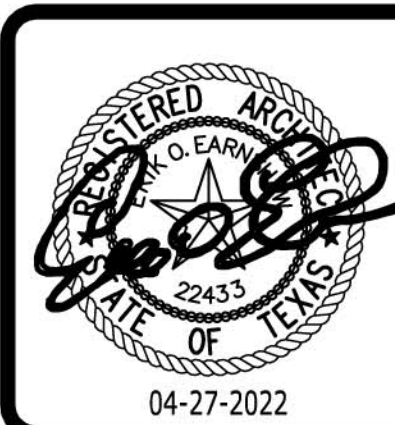
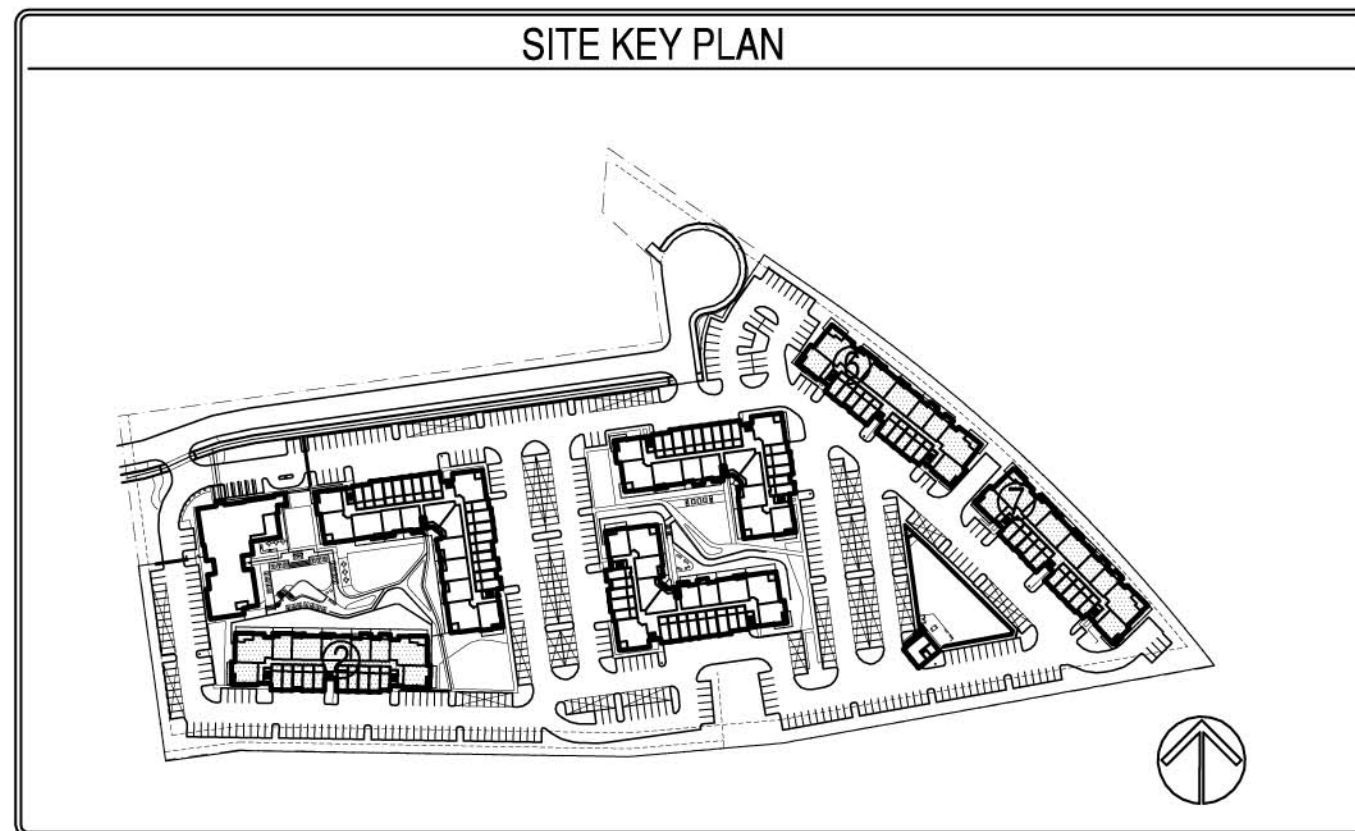
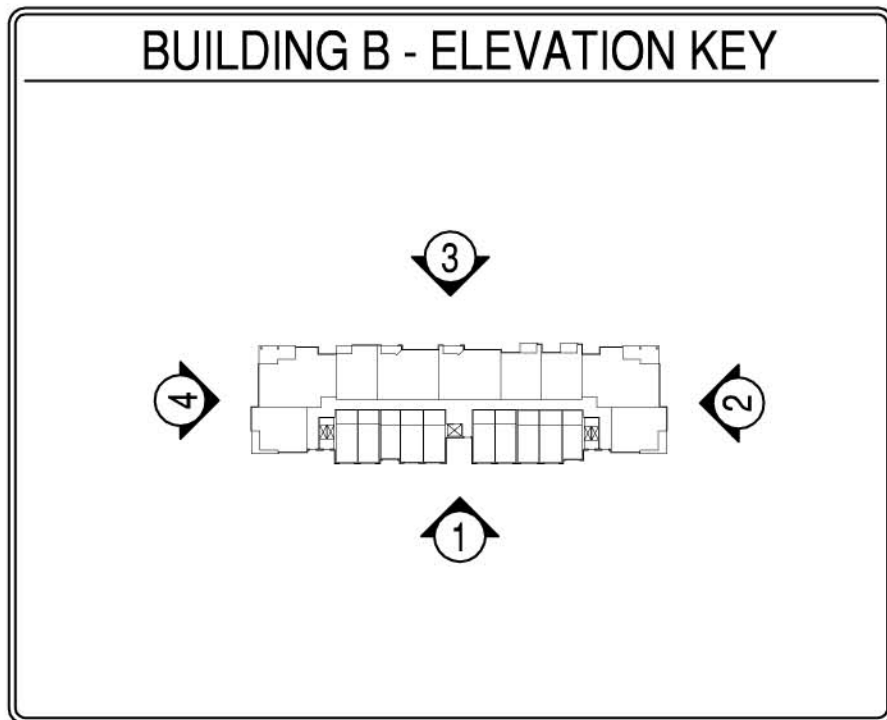
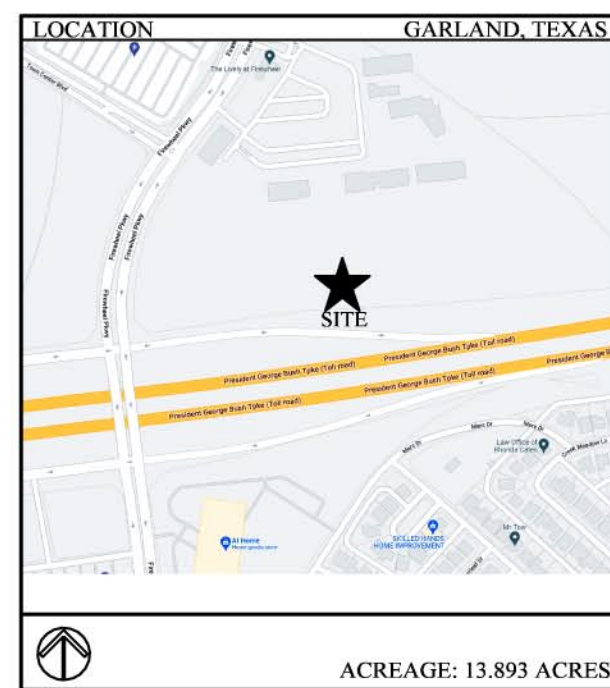
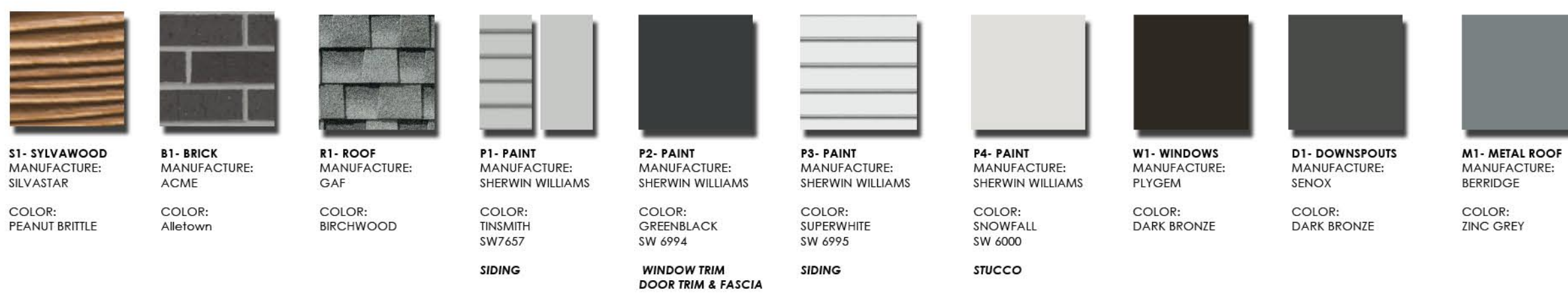
PROJECT ADDRESS: 2598 N PG&T, GARLAND, TX
EXISTING ZONING: PD 18-33
PROPOSED ZONING: PD 22-24
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER - 210826-1



4 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"

4 BUILDING 'B' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	10%	BRICK	240 SF 12%
STUCCO	32%	STUCCO	777 SF 42%
F.C. LAP SIDING	16%	F.C. LAP SIDING	383 SF 21%
SILVAWOOD GLAZING	19%	SILVAWOOD	487 SF 25%
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES		-RECESSED ENTRY	
-DIVIDED LIGHT WINDOWS		-VARIED ROOF HEIGHTS	
-ORNAMENTAL WINDOW HEADERS		-ORNAMENTAL FACADE TRIMS	

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 268.0 FT. X 20% = 53.6 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 268.0 FT. X 20% = 53.6 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 268.0 FT. X 30% = 79.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			88.9 FT.



REVISIONS

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022

HEDK
ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

DATE
04-27-2022
PROJECT
21200
SHEET NUMBER
A4-11
BUILDING B
EXTERIOR ELEVATIONS



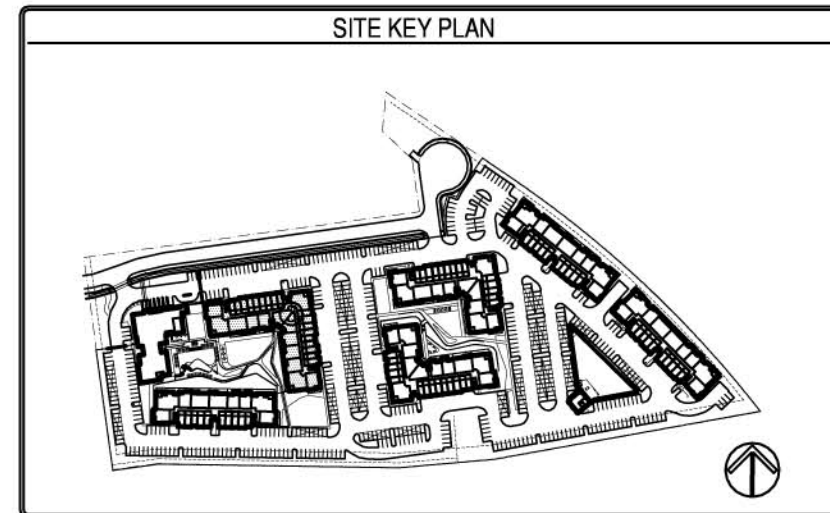
1 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 201.3 FT. X 20% = 40.3 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 201.3 FT. X 20% = 40.3 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 201.3 FT. X 30% = 60.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.

1 BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	15%	BRICK	1,172 SF 17%
STUCCO	41%	STUCCO	3,226 SF 48%
F.C. LAP SIDING	14%	F.C. LAP SIDING	1,141 SF 17%
SILVAWOOD	15%	SILVAWOOD	1,228 SF 18%
GLAZING	15%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
- AWNINGS/CANOPIES		- RECESSED ENTRY	
- DIVIDED LIGHT WINDOWS		- VARIED ROOF HEIGHTS	
- ORNAMENTAL WINDOW HEADERS		- ORNAMENTAL FACADE TRIMS	

2 BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	25%	BRICK	1,992 SF 31%
STUCCO	33%	STUCCO	2,582 SF 40%
F.C. LAP SIDING	10%	F.C. LAP SIDING	798 SF 12%
SILVAWOOD	14%	SILVAWOOD	1,087 SF 17%
GLAZING	18%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
- AWNINGS/CANOPIES		- RECESSED ENTRY	
- DIVIDED LIGHT WINDOWS		- VARIED ROOF HEIGHTS	
- ORNAMENTAL WINDOW HEADERS		- ORNAMENTAL FACADE TRIMS	

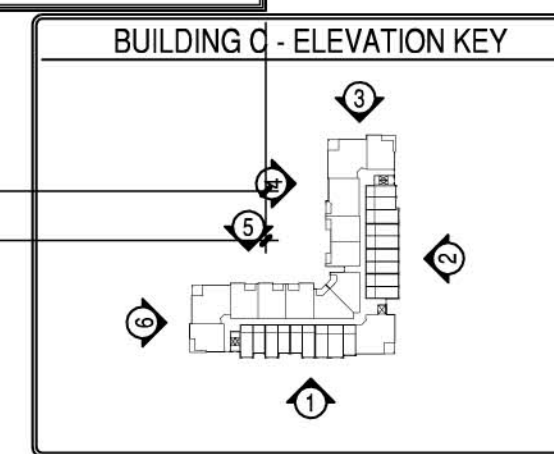
BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 214.8 FT. X 20% = 42.9 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 214.8 FT. X 20% = 42.9 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 214.8 FT. X 30% = 64.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.



2 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"

NAME OF OWNER - LCG FIREWHEEL
NAME OF APPLICANT - SPIRS ENGINEERING
PLAN PREPARED - ERIK EARNSHAW, HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 2528 N PG&T, GARLAND, TX
EXISTING ZONING: PD 18-33
PROPOSED ZONING: PD 22-24
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER - 210826-1



04-27-2022

REVISIONS

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022

4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878

DATE
04-27-2022

PROJECT
21200

SHEET NUMBER
A4-20
BUILDING C
EXTERIOR ELEVATIONS

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

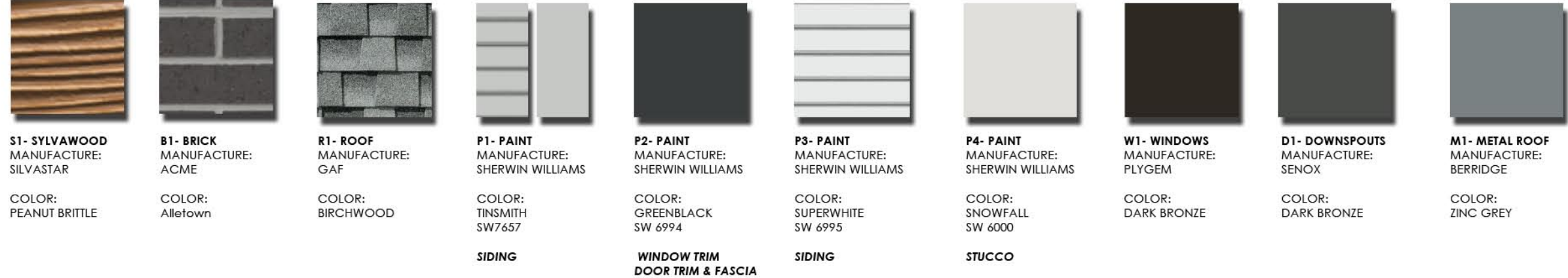
EXHIBIT E



3 BUILDING TYPE 'C' ELEVATION

BUILDING ARTICULATION					
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION		STATUS
BUILDING FACADE LENGTH 66.1 FT. X 20% = 13.2 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	BUILDING FACADE LENGTH 66.1 FT. X 20% = 13.2 FT. MINIMUM VERTICAL ELEVATION CHANGE		OK
BUILDING FACADE LENGTH 66.1 FT. X 30% = 19.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)		N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT		43.5 FT.

3 BUILDING C MATERIAL CALCULATION			
MATERIAL C		MATERIAL	
BRICK	9%	BRICK	213 SF 11%
STUCCO	30%	STUCCO	753 SF 34%
F.C. LAP SIDING	21%	F.C. LAP SIDING	517 SF 27%
EXC. DOOR GLAZING	24%	SILVADOOD	422 SF 22%
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
AWNINGS/CANOPIES		RECESSED ENTRY	
ENTRANCE LIGHT WINDOWS		VARIABLE ROOF HEIGHTS	
ORNAMENTAL WINDOW HEADERS		ORNAMENTAL FACADE TRIMS	



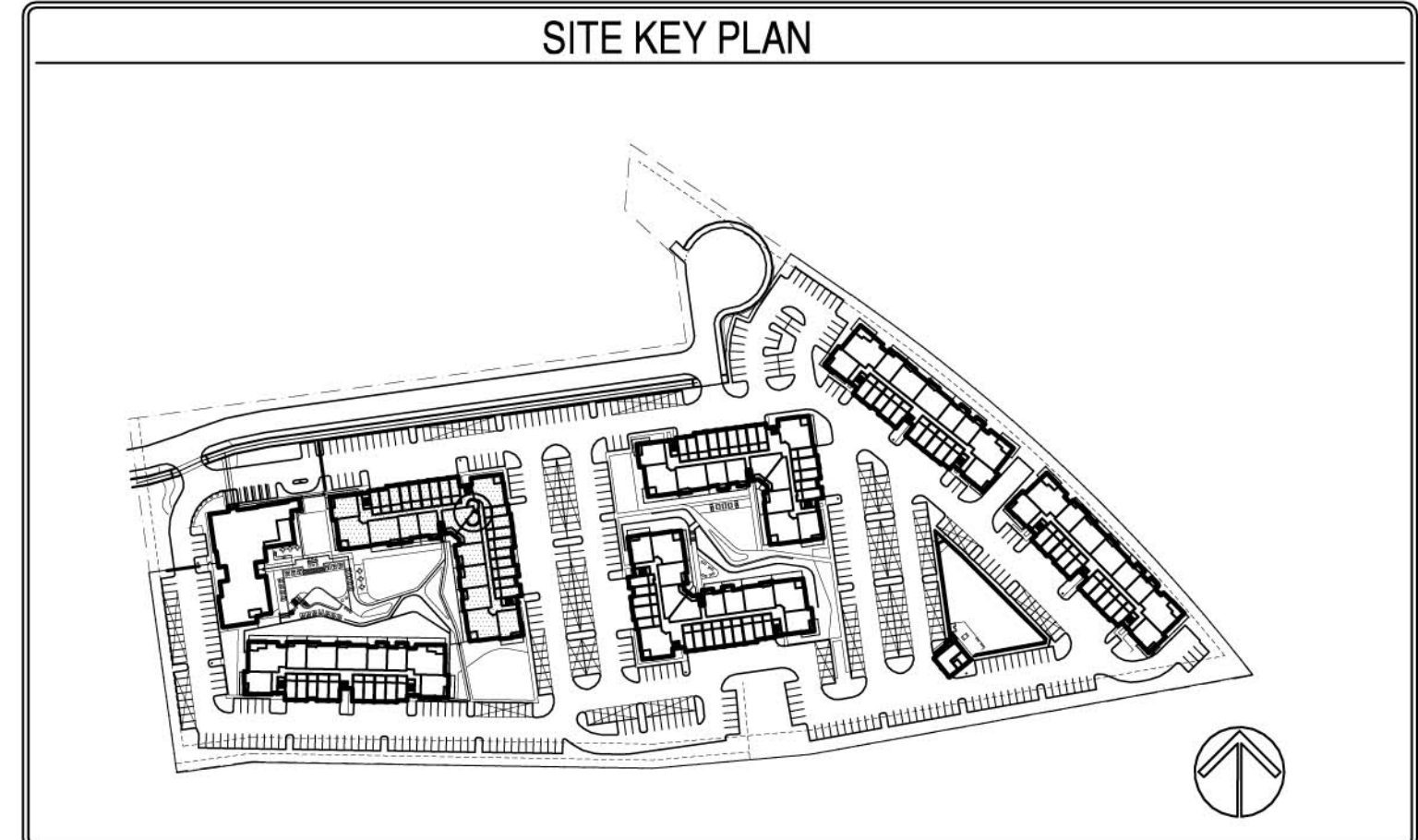
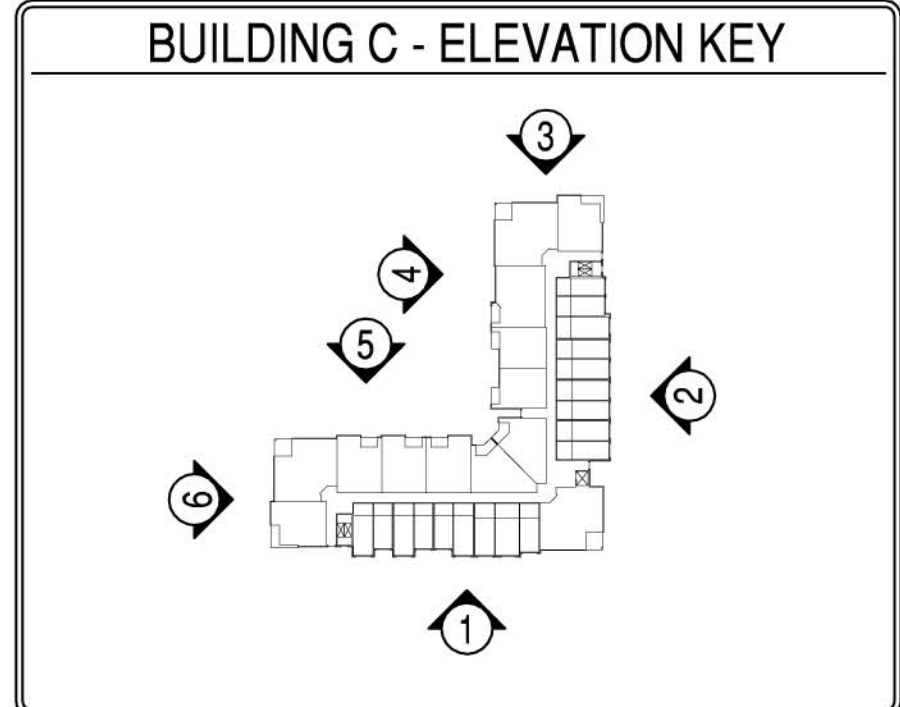
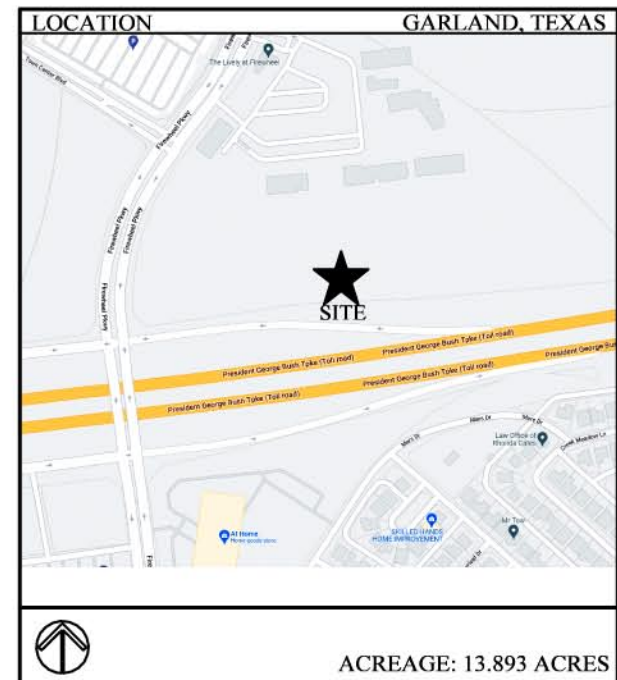
BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 142.4 FT. X 20% = 28.5 FT. MINIMUM PERPENDICULAR	N/A	BUILDING FACADE LENGTH 142.4 FT. X 20% = 28.5 FT. MINIMUM VERTICAL ELEVATION	OK
BUILDING FACADE LENGTH 142.4 FT. X 30% = 42.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.

4 BUILDING C MATERIAL CALCULATION			
MATERIAL C		MATERIAL	
BRICK	13%	BRICK	703 SF 16%
STUCCO	39%	STUCCO	2,159 SF 50%
C.F. LAP SIDING	5%	C.F. LAP SIDING	246 SF 6%
VILC WOOD	21%	VILC WOOD	1,161 SF 27%
GLAZING	22%		
BUILDING FACADES COMPLY WITH:			
GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83)			
- MINIMUM 80% MASONRY CONSTRUCTION			
INCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES		-RECESSED ENTRY	
-DIVIDED LIGHT WINDOWS		-VARED ROOF HEIGHTS	
-ORIENTAL WINDOW HEADERS		-ORNAMENTAL FACADE TRIMS	



4 BUILDING TYPE 'C' ELEVATION

NAME OF OWNER - LCG FIREWHEEL	PROJECT ADDRESS: 2598 N PG&T, GARLAND, TX 75042
NAME OF APPLICANT - SPIARS ENGINEERING	EXISTING ZONING: PD 18-33
PLAN PREPARER - ERIK EARNSHAW, HEDK ARCHITECTS	PROPOSED ZONING: PD 22-24
4595 EXCEL PARKWAY	SIGNAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	CASE NUMBER - 210826-1
214.520.8878	



04-27-2022

REVISIONS

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022



4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE _____

04-27-2022

PROJECT

21 200

SHEET NUMBER

A4-21

BUILDING C EXTERIOR ELEVATIONS

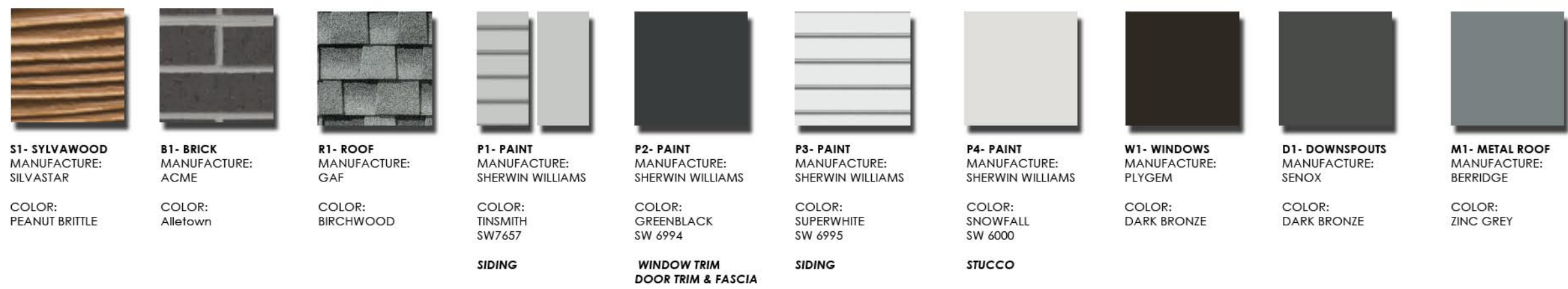
COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED



BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 131.2 FT. X 20% = 26.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH 131.2 FT. X 20% = 26.2 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 131.2 FT. X 30% = 39.4 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			43.5 FT.

5 BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	15%	BRICK	746 SF 17%
STUCCO	42%	STUCCO	2,043 SF 50%
F.C. LAP SIDING	15%	F.C. LAP SIDING	732 SF 18%
SILVAWOOD	12%	SILVAWOOD	606 SF 15%
GLAZING	15%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -ORNAMENTAL WINDOW HEADERS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	

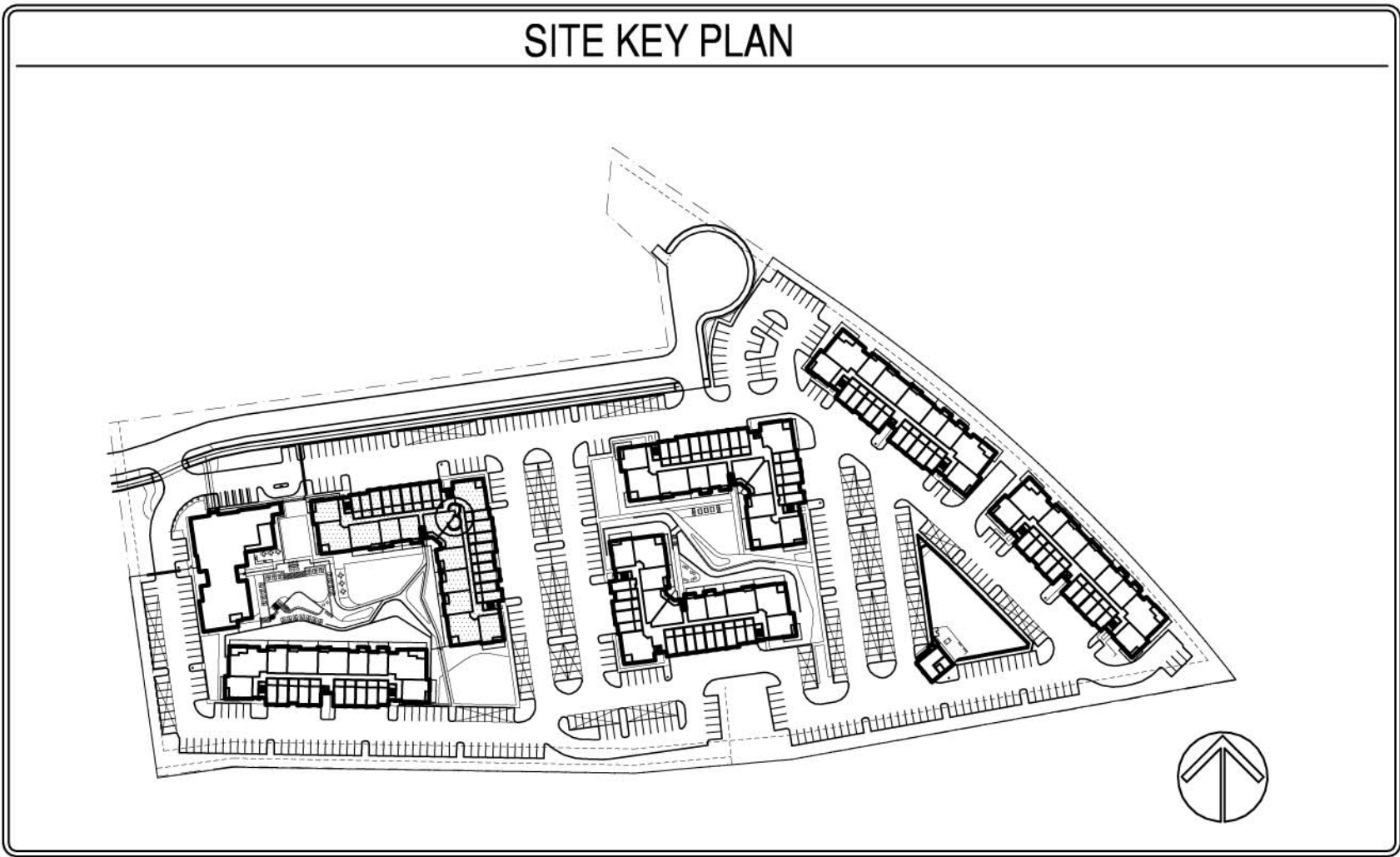
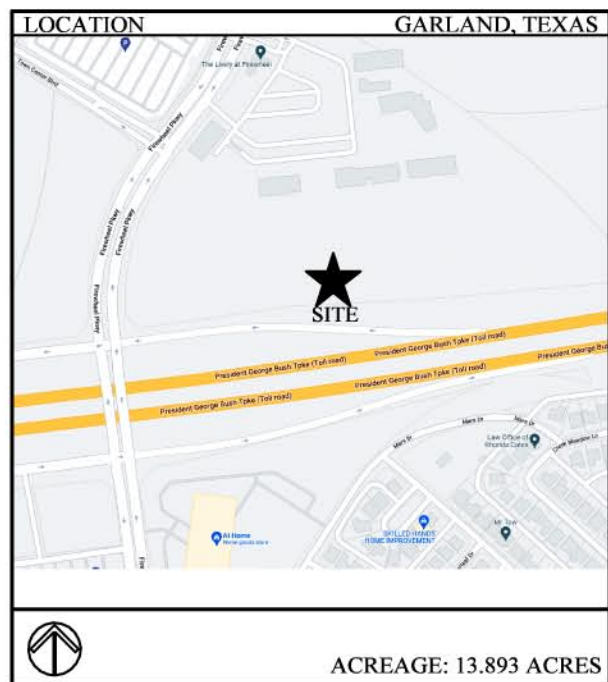
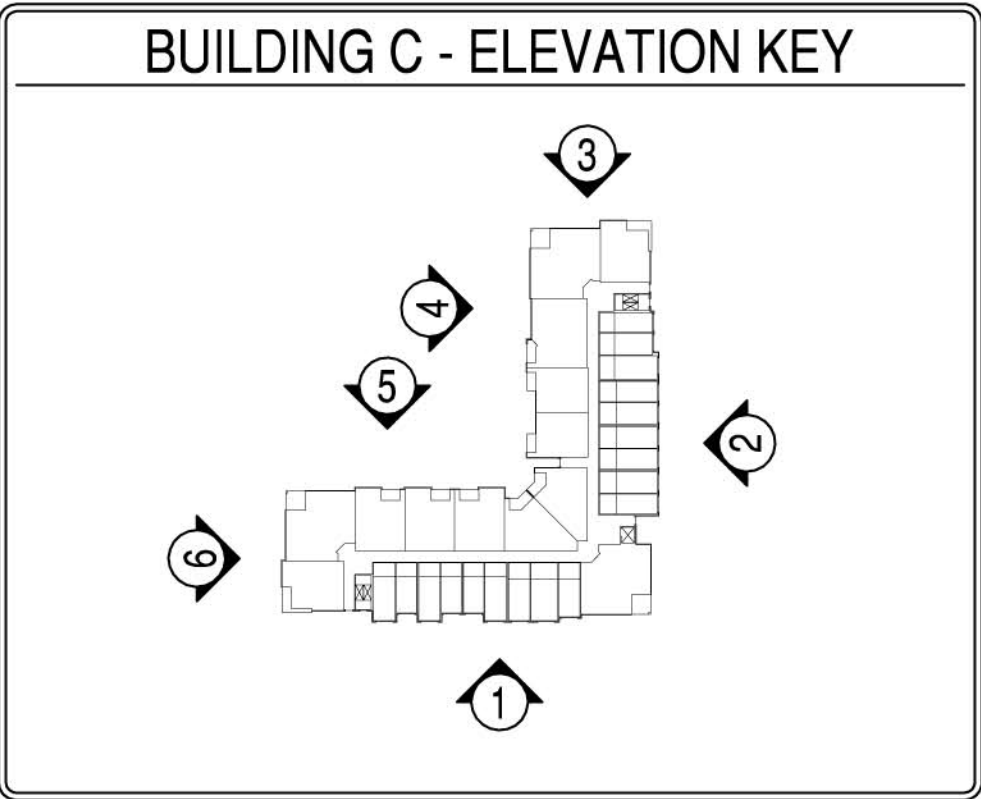
5 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"



6 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH 66.1 FT. X 20% = 13.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 66.1 FT. X 20% = 13.2 FT. MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH 66.1 FT. X 30% = 19.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT
			43.5 FT.

6 BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	9%	BRICK	213 SF 12%
STUCCO	26%	STUCCO	643 SF 35%
F.C. LAP SIDING	21%	F.C. LAP SIDING	516 SF 28%
SILVAWOOD	19%	SILVAWOOD	470 SF 25%
GLAZING	24%		
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) - MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES -DIVIDED LIGHT WINDOWS -ORNAMENTAL WINDOW HEADERS		-RECESSED ENTRY -VARIED ROOF HEIGHTS -ORNAMENTAL FACADE TRIMS	



NAME OF OWNER - LOG FIREWHEEL
NAME OF APPLICANT - SPIARS ENGINEERING
PLAN PREPARED - ERIK EARNSHAW, HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 2598 N PG&T, GARLAND, TX
EXISTING ZONING: PD 18-33
PROPOSED ZONING: PD 22-24
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER - 210825-1



REVISIONS

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022



4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
04-27-2022

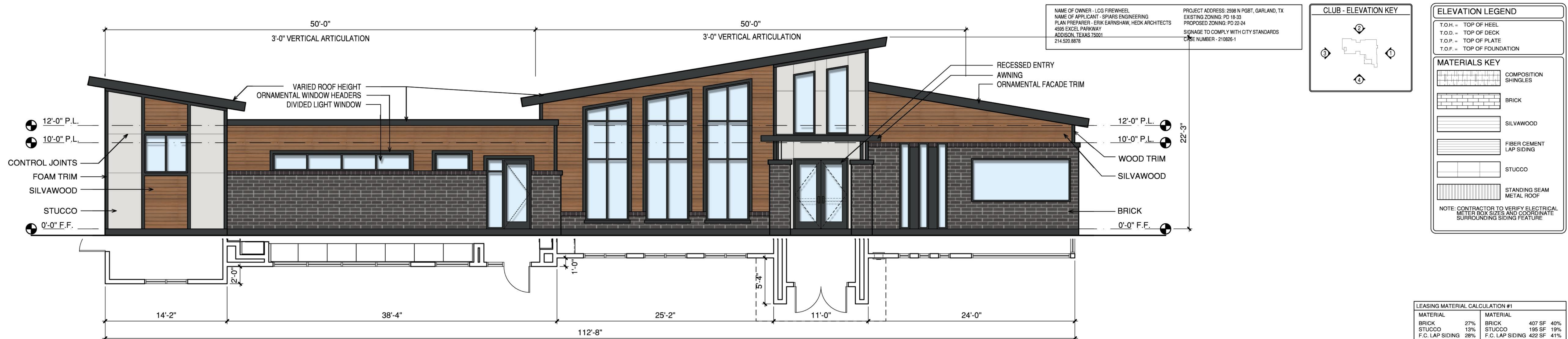
PROJECT
21200

SHEET NUMBER

A4-22
BUILDING C
EXTERIOR ELEVATIONS

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

EXHIBIT E

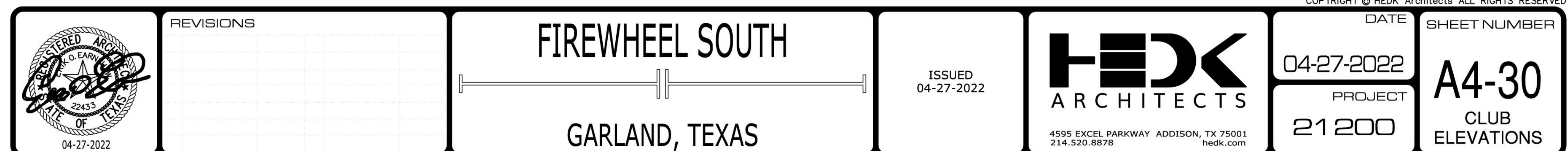


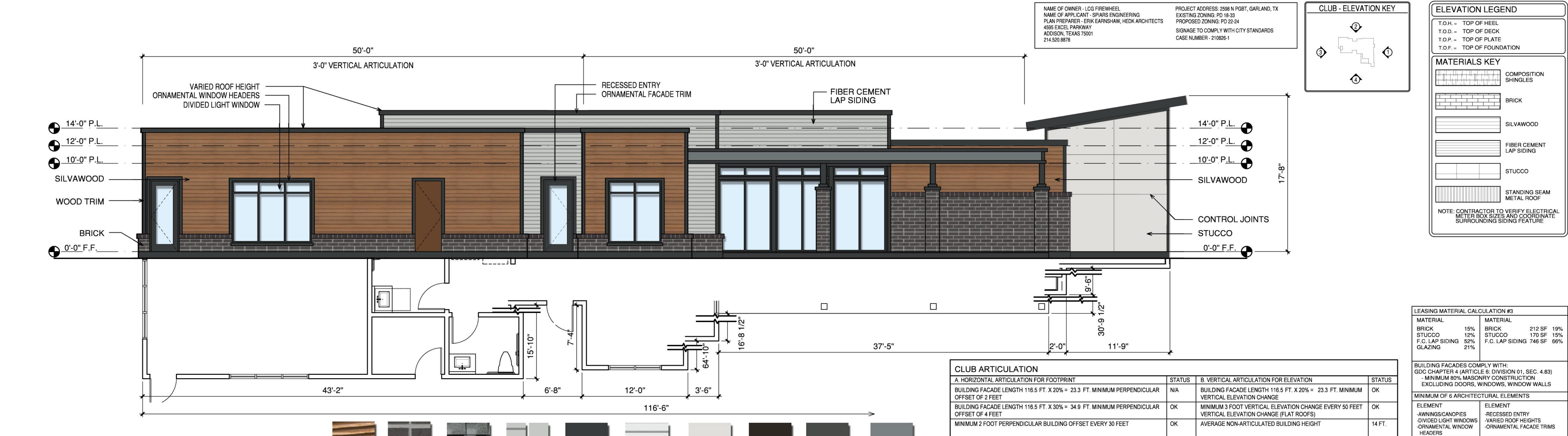
1 CLUB ELEVATION

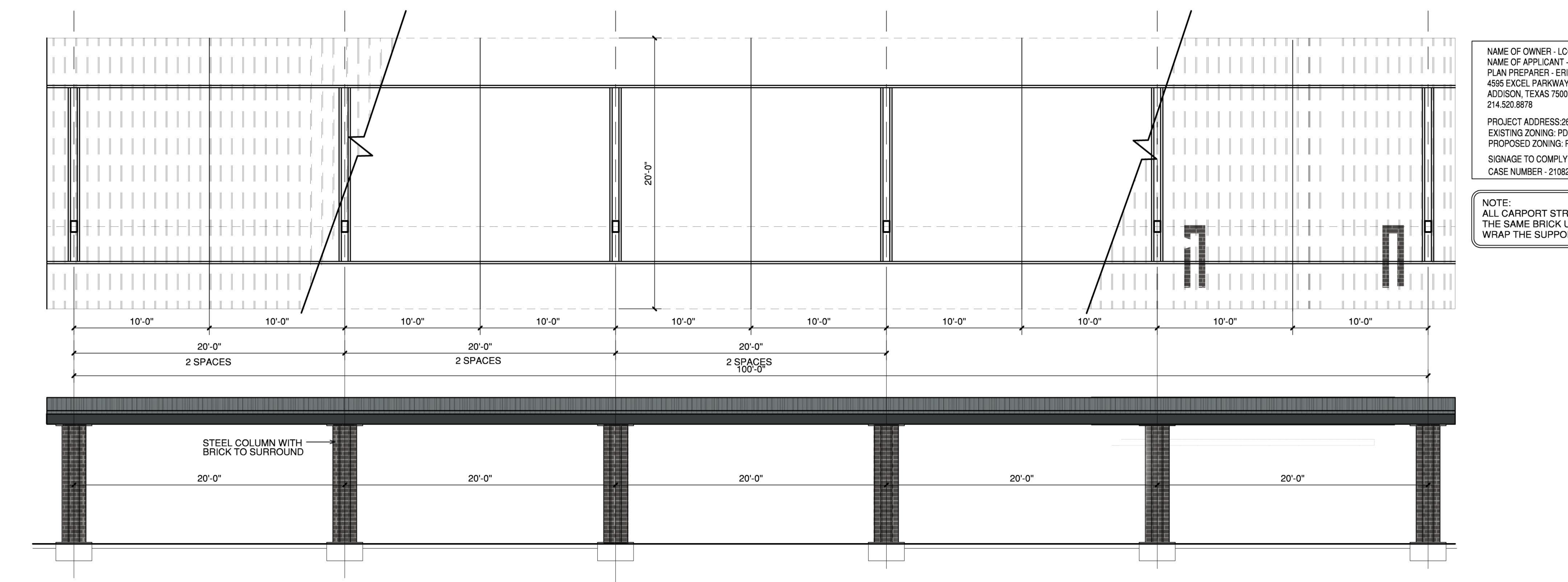
SCALE 3/16" = 1'-0"



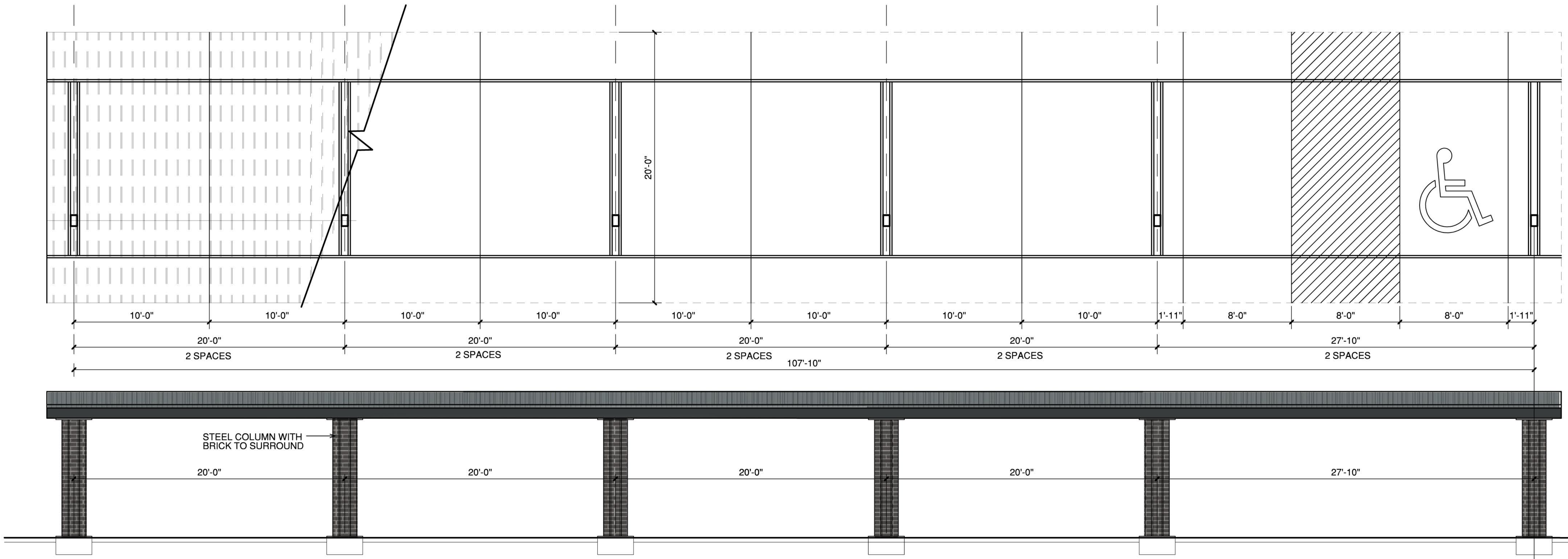
2 CLUB ELEVATION







2 CARPORT ELEVATION - 10 SPACES
SCALE 1/4"=1'-0"



1 CARPORT ELEVATION - 10 SPACES (ACC)
SCALE 1/4"=1'-0"

NAME OF OWNER - LCG FIREWHEEL
NAME OF APPLICANT - SPIARS ENGINEERING
PLAN PREPARER - ERIK EARNSHAW, HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 2698 N PGBT, GARLAND, TX
EXISTING ZONING: PD 18-33
PROPOSED ZONING: PD 22-24
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER - 210826-1

NOTE:
ALL CARPORT STRUCTURES ARE TO HAVE
THE SAME BRICK USED ON BUILDING 'A'
WRAP THE SUPPORT COLUMNS



04-27-2022

REVISIONS

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022



4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
04-27-2022

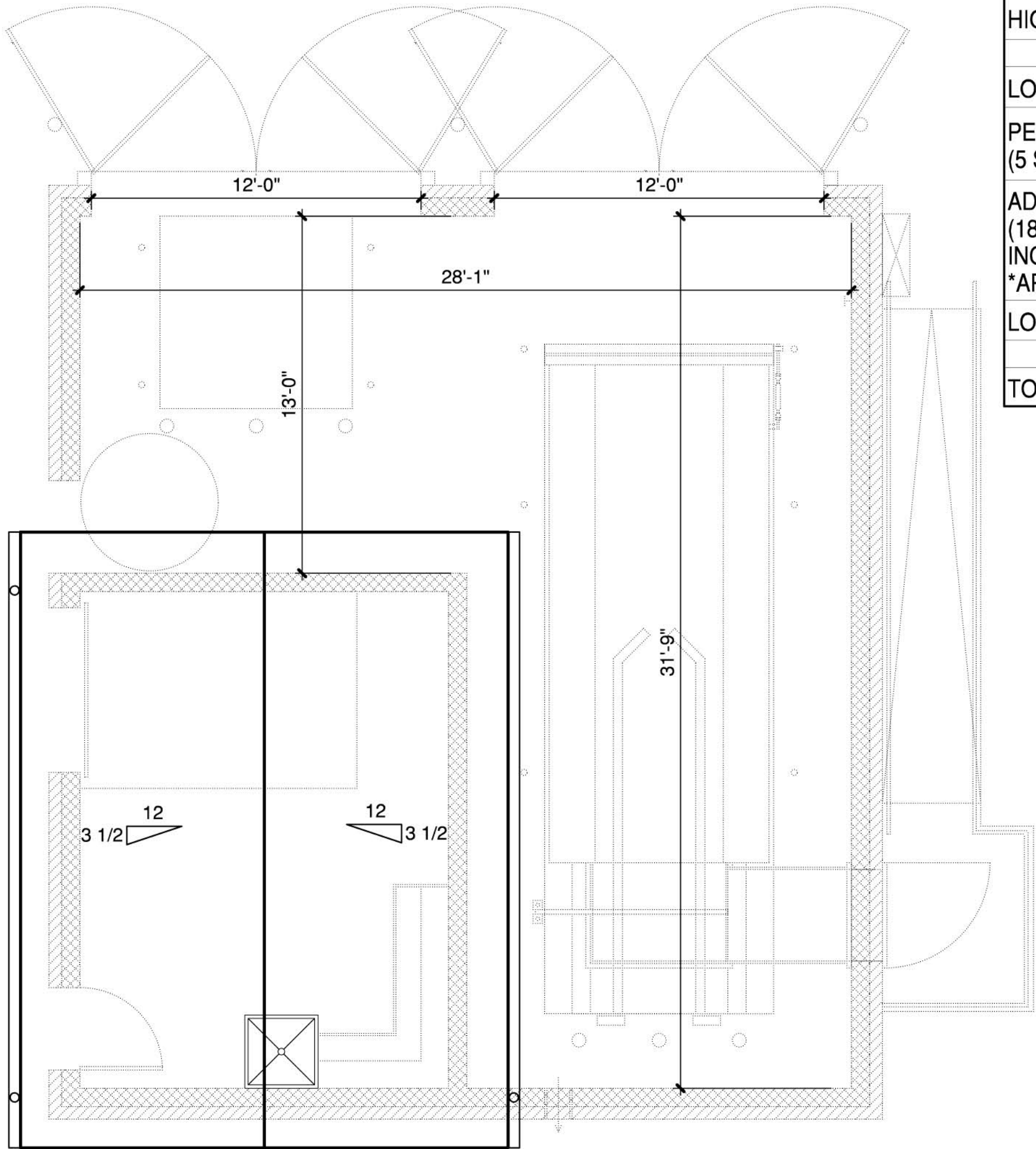
PROJECT
21200

SHEET NUMBER
A2-30
CARPORT

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

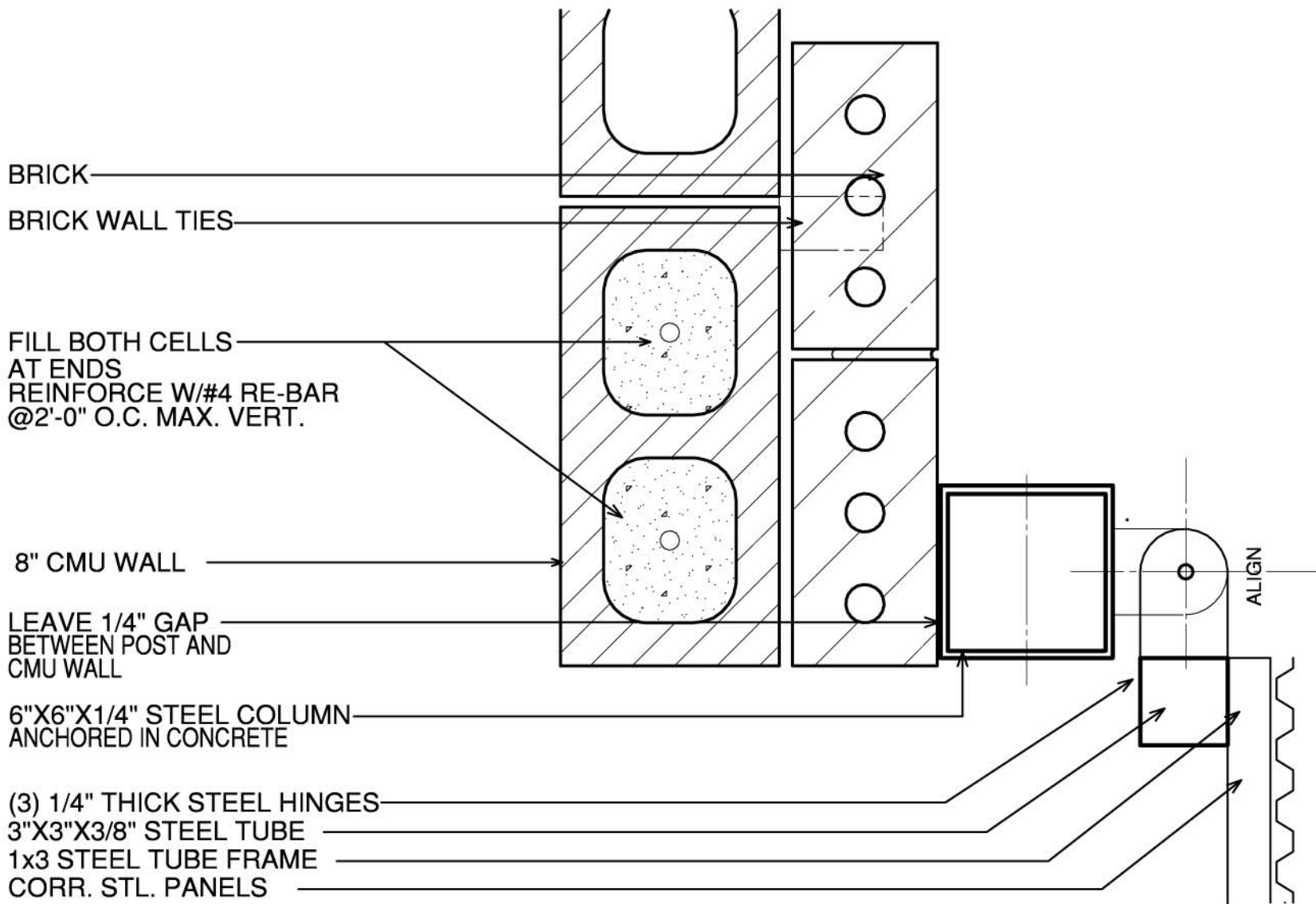
NAME OF OWNER - LCG FIREWHEEL
NAME OF APPLICANT - SPIARS ENGINEERING
PLAN PREPARER - ERIK EARNSHAW, HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 2598 N PGBT, GARLAND, TX
EXISTING ZONING: PD 18-33
PROPOSED ZONING: PD 22-24
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER - 210826-1



5 TRASH ENCLOSURE-30 YARD UNIT AND RECYCLING

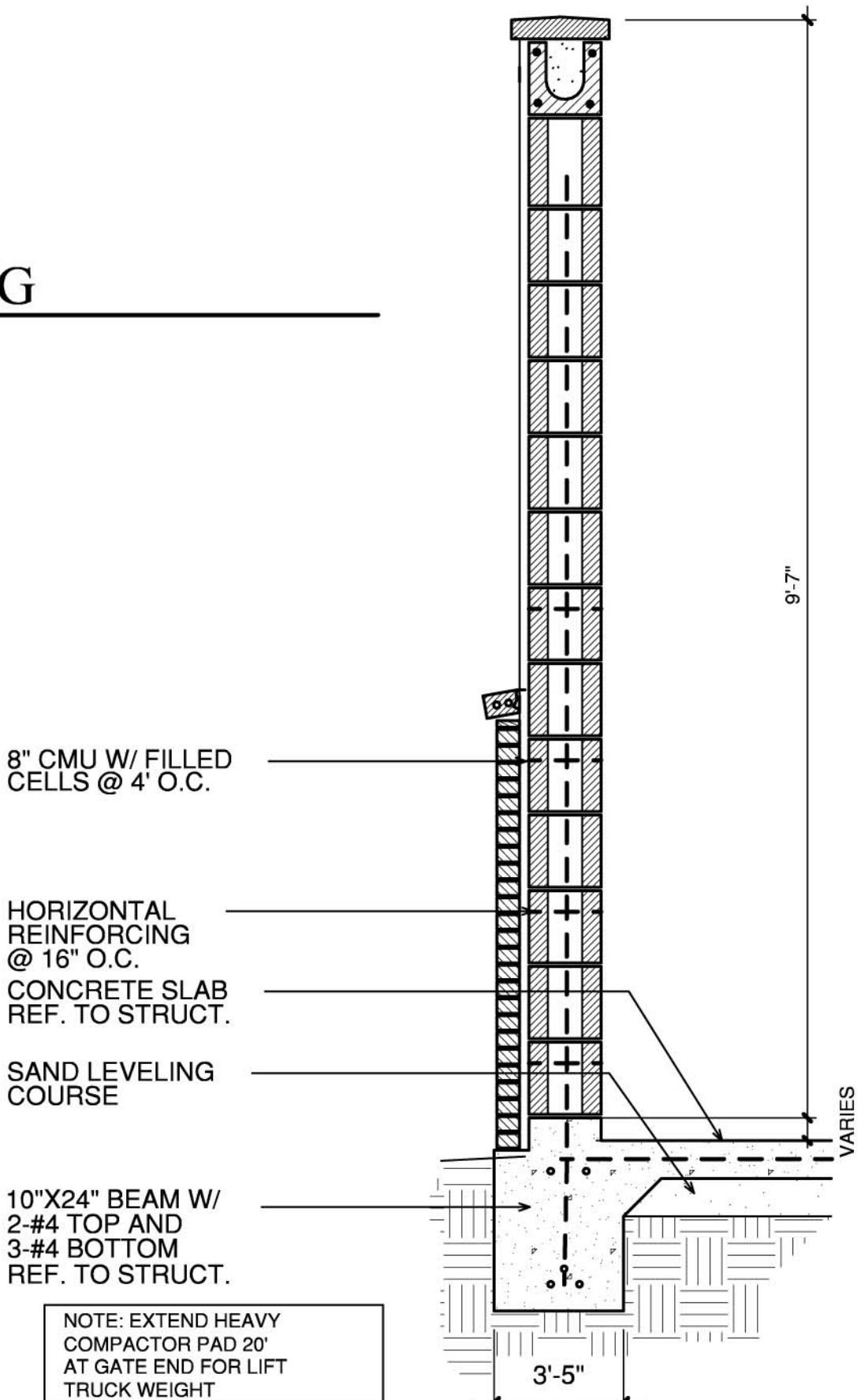
SCALE: 1/4" = 1'-0"



6 GATE HINGE DETAIL

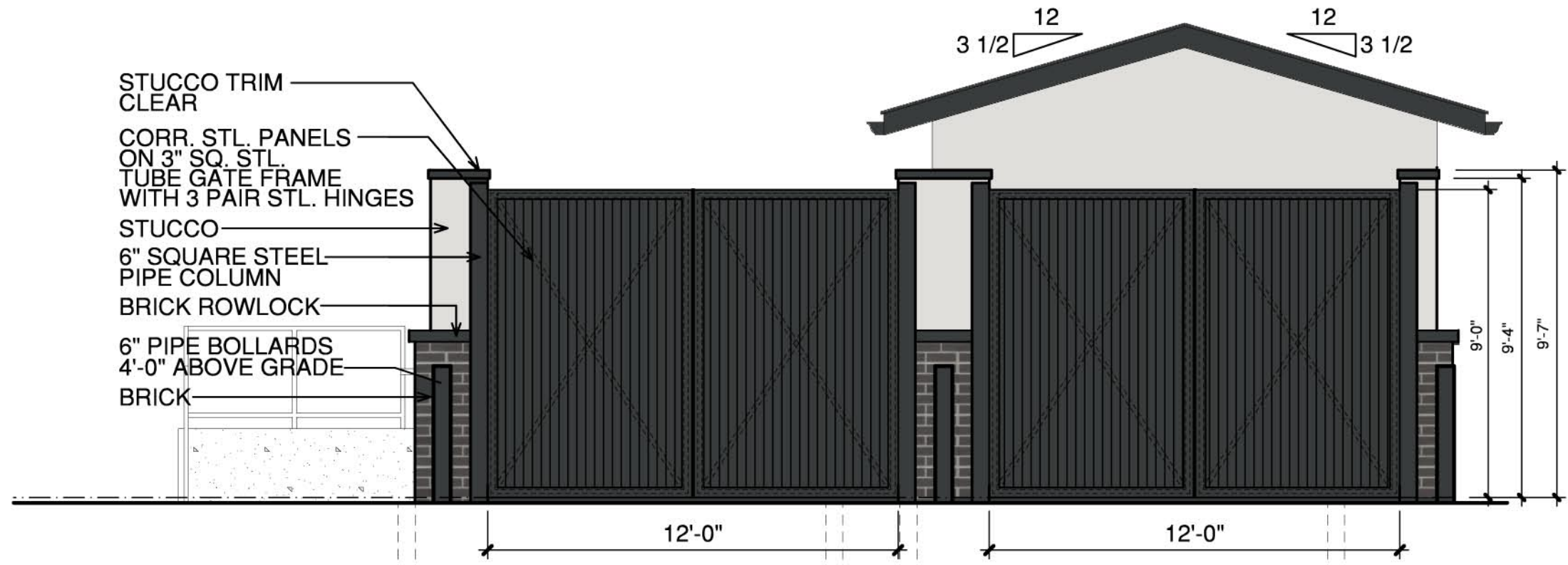
SCALE: 2 1/4" = 1'-0"

VENT CALCULATIONS	
(x) = AREA OF SOPED ROOF	588 SQ. FT.
SOFFIT VENTILATED PERIMETER	98 LINEAR FEET
(y) = NET FREE VENTILATED AREA REQUIRED (x)(144)/300 = y	268 SQ. IN.
HIGH VENT REQUIRED (40% MIN. - 50% MAX.)	107.2 SQ. IN. MIN. - 134 SQ. IN. MAX.
HIGH VENTS (51 SQ. IN. EACH)	0 VENTS MAX.
HIGH VENT (TOTAL PROVIDED)	0 VENTS (0 SQ. IN. = 0 %)
LOW VENT (MINIMUM REQUIRED)	268 SQ. IN.
PERFORATED SOFFIT PANEL (5 SQ. IN. PER LN. FT.)	490 SQ. IN.
ADDITIONAL PVC CONTINUOUS SOFFIT VENT (18.8 SQ. IN. PER LN. FT. @ 8 LN. FT. INCREMENTS) *APPLIED AT PERFORATED SOFFIT PANEL*	N/A
LOW VENT (TOTAL PROVIDED)	490 SQ. IN.
TOTAL VENTILATION PROVIDED	490 SQ. IN.



7 SCREEN WALL SECTION

SCALE: 3/4" = 1'-0"



8 TRASH ENCLOSURE-FRONT NORTH ELEVATION

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



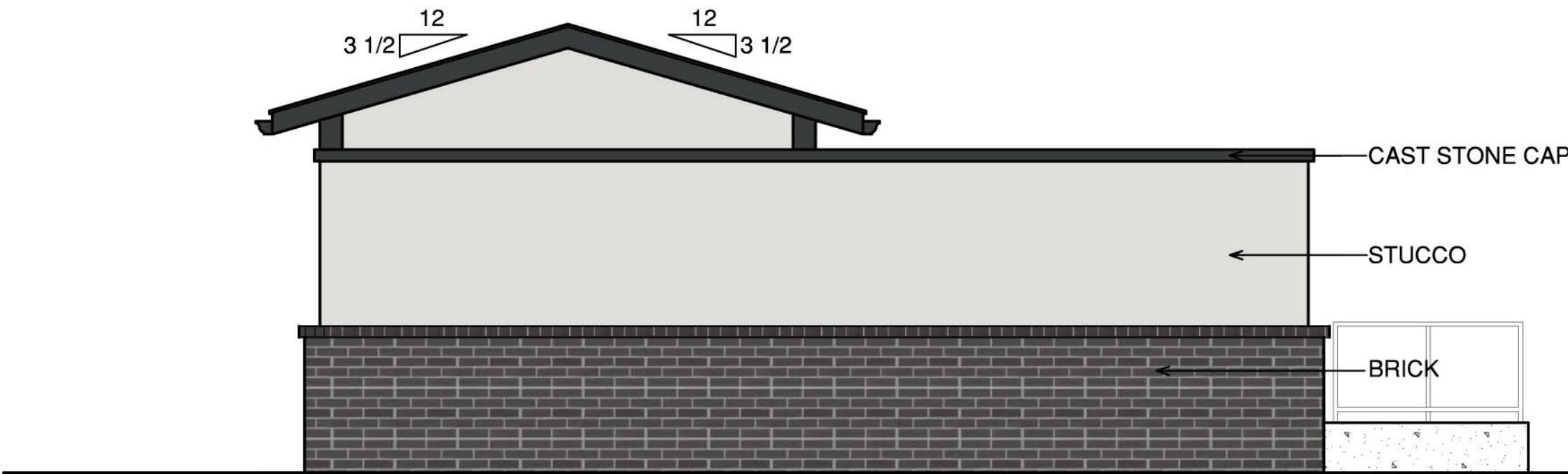
9 TRASH ENCLOSURE- EAST ELEVATION

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



10 TRASH ENCLOSURE- WEST ELEVATION

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



11 TRASH ENCLOSURE- REAR SOUTH ELEVATION

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

04-27-2022

REVISIONS

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022

HEDK ARCHITECTS

DATE
04-27-2022

PROJECT
21200

SHEET NUMBER
A3-41

TRASH ENCLOSURE PLAN

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878
hedk.com



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 08/02/2022

Item Title: Holford Road Segment A - Easement Acquisition

Submitted By: Laura Dunn, Capital Project Management Director

Summary of Request/Problem

Council has been briefed on previous occasions on the plans for reconstructing Holford Road Segment A (PGBT to City Limits). It is currently a two-lane asphalt street and being reconstructed as a divided concrete street with curbs, dedicated bike lanes and trails. The reconstruction requires additional land/property rights and Staff has been working with consultants to acquire the necessary property interests. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of easement on multiple parcels needed to move forward with the project.

Recommendation/Action Requested and Justification

Council is requested to consider by minute action the approval of one (1) purchase agreement negotiated with the property owner in the amount of \$210,000.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 08/02/2022

Item Title: Amendments to Chapter 31, Article VII Flood Damage Prevention, Section 31.104 of the Code of Ordinances

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

The City participates in the Federal Emergency Management Agency's (FEMA) Community Rating System (CRS). The CRS program is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP).

One of Garland's practices is adopting and implementing a Flood Damage Prevention Ordinance. The Ordinance must contain certain FEMA requirements to remain compliant with the CRS program. Periodically, FEMA modifies their requirements and Cities subsequently are required to reflect these changes in their Ordinances. FEMA is requiring the following modifications to Chapter 31 Engineering, Article VII Flood Damage Prevention in the Code of Ordinances for the City to remain compliant with the CRS program:

The attached ordinance incorporates the following changes to Section 31.104 of the Code of Ordinances:

- Section 31.104 (A) the verbiage "with the minimum required freeboard set forth in sections 31.104(B) and 31.104(D)" was added to the paragraph.
- Section 31.104 (B) (1) the sentence "The bottom of all associated machinery and equipment shall be elevated a minimum of one (1) foot above the base flood elevation." was added in the paragraph .
- Section 31.104 (B) (4) (b) the verbiage "including machinery and equipment" was added to the paragraph.
- Section 31.104 (D) (1) the following verbiage was deleted and added in the paragraph: (including basement, machinery, and equipment) elevated above the highest adjacent grade ~~at least as high as~~ a minimum of one (1) foot higher than the depth number specified in feet on the FIRM (at least ~~two (2)~~ three (3) feet.

This item was considered by Council at the July 18, 2022 Work Session.

Recommendation/Action Requested and Justification

Approve the proposed amendments to Chapter 31, Article VII Flood Damage Prevention, Section 31.104 of the Code of Ordinances.

Attachments

Flood Damage Prevention Ch. 31.104

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 31, "ENGINEERING" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, TO ENSURE THE CITY REMAINS IN COMPLIANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S COMMUNITY RATING SYSTEM; AMENDING MULTIPLE PROVISIONS; 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 31.104, "Provisions for Flood Hazard Reduction", of Article VII, "Flood Damage Prevention", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"Section 31.104 Provisions for Flood Hazard Reduction.

(A) General standards. In all areas of special flood hazards, the following provisions are required for all new construction and substantial improvements:

- (1) All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- (3) All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- (4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities that are designed or

located with the minimum required freeboard set forth in Sections 31.104(B) and 31.104(D) so as to prevent water from entering or accumulating within the components during conditions of flooding;

(5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;

(6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters; and

(7) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(B) Specific standards. In all areas of special flood hazards where base flood elevation data has been provided as set forth in section 31.102(B), section 31.103(B)(8), or subsection (C)(3), the following provisions are required:

(1) Residential construction. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated two (2) feet above the base flood elevation. The bottom of all associated machinery and equipment shall be elevated a minimum of one (1) foot above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the floodplain administrator that the standard of this subsection as proposed in section 31.103(C)(1)(a), is satisfied.

(2) Nonresidential construction. New construction and substantial improvements of any commercial, industrial, or other nonresidential structure shall either have the lowest floor (including basement) elevated two (2) feet above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional

engineer or architect shall develop and review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the floodplain administrator.

(3) Enclosures. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(a) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(b) The bottom of all openings shall be no higher than one foot above grade.

(c) Openings may be equipped with screens, louvers, valves, or the coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(4) Manufactured homes.

(a) All manufactured homes to be placed within zone A shall be installed using methods and practices which minimize flood damage. For the purpose of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

(b) All manufactured homes, including machinery and equipment, shall be elevated in compliance with subsection (1) above.

(c) All manufactured homes to be placed or substantially improved within zones A1-30, AH and AE on the FIRM shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is two (2) feet above the base flood elevation; and be securely anchored to an adequately anchored foundation system in accordance with the provision of subsection (a) above.

(5) Recreational vehicles. Recreational vehicles placed on sites within zones A1-30, AH, and AE on the flood insurance rate maps either: (a) be on the site for fewer than 1809 consecutive days; or (b) be fully licensed and ready for highway use; or (c) meet the permit requirements of section 31.103(C)(1) and the elevation and anchoring requirements for manufactured homes in subsection (4) above. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

(6) Lowest finished floor elevations. Any requirement contained in this article regarding the certification of the lowest finished floor elevation of a building or structure shall mean the as-built elevation of the building or structure. A certification based upon construction plans shall only be valid during the course of construction and an as-built certification shall be submitted upon the completion of construction. The certification shall be in the form prescribed by the Federal Emergency Management Agency under the National Flood Insurance Program.

(C) Standards for subdivision proposals.

(1) All subdivision proposals, including manufactured home parks and subdivisions shall be consistent with section 31.100(B), (C), and (D) of this article.

(2) All proposals for the development of subdivisions, including manufactured home parks and subdivisions, shall meet development permit requirements of section

31.102(D), section 31.103(C), and the provisions of this section.

(3) Base flood elevation data shall be generated for subdivision proposals and other proposed development including manufactured home parks and subdivisions, which contain greater than 30 lots or 3 acres, whichever is less, if not otherwise provided pursuant to section 31.102(B) or section 31.103(B)(8) of this article.

(4) All subdivision proposals, including manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards.

(5) All subdivision proposals, including manufactured home parks and subdivisions, shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

(D) Standards for areas of shallow flooding (AO/AH zones). Located within the areas of special flood hazard, established in section 31.102(B), are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

(1) All new construction and substantial improvements of residential structures shall have the lowest floor (including basement, machinery, and equipment) elevated above the highest adjacent grade a minimum of one (1) foot higher than the depth number specified in feet on the FIRM (at least three (3) feet if no depth number is specified).

(2) All new construction and substantial improvements of nonresidential structures:

(a) Shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the

FIRM (at least two (2) feet if no depth number is specified); or

(b) Together with attendant utility and sanitary facilities shall be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

(3) A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this section, as proposed in section 31.103(C)(1)(a), are satisfied.

(4) Within zones AH or AO adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

(E) Floodways. Portions of the areas of special flood hazard, established in section 31.102(B), are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

(1) The placement of any manufactured home within the floodways is prohibited. Other encroachments are prohibited, including fill, new construction, substantial improvements and other development unless certification by a professional registered engineer is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

(2) If subsection (1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.

(F) Penalties for noncompliance. No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this article and other applicable regulations. Violation of the

provisions of this article by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this article or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00 for each violation and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation."

Section 2

That Chapter 31 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

That the 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 5

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

PASSED AND APPROVED this the _____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 08/02/2022

Item Title: Parking Ordinance - Oversized Vehicles

Submitted By: Brian England, City Attorney

Summary of Request/Problem

This item was recommended by the Public Safety Committee and was discussed by Council at the July 18th Work Session.

Recommendation/Action Requested and Justification

Council is requested to approve the amendments to Section 24.44 and Section 32.57 of the Code of Ordinances related to parking violations of oversized vehicles.

Attachments

Oversized Vehicle Parking Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 24.44, "CIVIL PENALTY," LOCATED WITHIN CHAPTER 24, ARTICLE III, OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; AND SECTION 32.57, "OVERSIZED AND OTHER VEHICLES-RESTRICTIONS IN RESIDENTIAL ZONES," LOCATED WITHIN CHAPTER 32, ARTICLE II, DIVISION I, OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 24.44 "Civil Penalty," of Article III, "ADMINISTRATION ENFORCEMENT AND ADJUDICATION OF PARKING OFFENSES," of Chapter 24, "MUNICIPAL COURT AND ADMINISTRATIVE ADJUDICATION," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Sec. 24.44 Civil penalty

(A) A parking violation that is made a civil offense under this article shall have a penalty as follows:

(1) For a violation involving an oversized vehicle as defined in Sec. 32.57 of the Code of Ordinances:

(a) For the first offense within a 12-calendar month period \$75.00;

(b) For a second offense within a 12-calendar month period \$100.00;

(c) For a third or greater offense within a 12-calendar month period \$150.00.

(2) For a violation involving all other vehicles:

(a) For the first offense within a 12-calendar month period \$25.00;

(b) For a second offense within a 12-calendar month period \$50.00;

(c) For a third or greater offense within a 12-calendar month period \$75.00.

..."

Section 2

That Section 32.57 "Oversized and other vehicles-Restrictions in residential zones," of Division I, "Property Maintenance," of Article II, "PROPERTY MAINTENANCE AND NUISANCE ABATEMENT," of Chapter 32, "PROPERTY SANITATION AND HOUSING SERVICES," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Sec. 32.57 Oversized and other vehicles-Restrictions

...

(B) Parking oversized vehicles in nonindustrial zones:

(1) A person commits an offense if the person parks or stands an oversized vehicle at any place within an area zoned agricultural, neighborhood office and community office, community retail, light commercial, or planned development.

(2) The owner of an oversized vehicle commits a civil offense if the owner allows, suffers, or permits the parking or standing of the oversized vehicle at any place within an area zoned agricultural, neighborhood office and community office, community retail, light commercial, or planned development.

(3) It shall be an affirmative defense to prosecution under this section that the oversized vehicle was:

(a) In the process of loading or unloading material at the address where the oversized vehicle is located;

(b) The oversized vehicle's driver is present and in control of the vehicle, waiting to be loaded or unloaded;

(c) At a fueling site being fueled;

(d) At a business that has a valid certificate of occupancy to utilize or repair oversized vehicles when authorized in writing by the business; or

(e) On the premises of a dining or lodging establishment while the operator of the oversized vehicle is dining or a registered guest of the lodging establishment.

..."

Section 3

That Chapters 24 and 32 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this the ____ day of August 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

PUBLISHED:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 08/02/2022

Item Title: Neighborhood Vitality Matching Grant Spring 2022 Applications

Submitted By: Scott Bollinger, Neighborhood Resource Manager

Summary of Request/Problem

The City Council reviewed the Spring 2022 Neighborhood Vitality Matching Grant applications at the July 18, 2022 Work Session, and recommended approval.

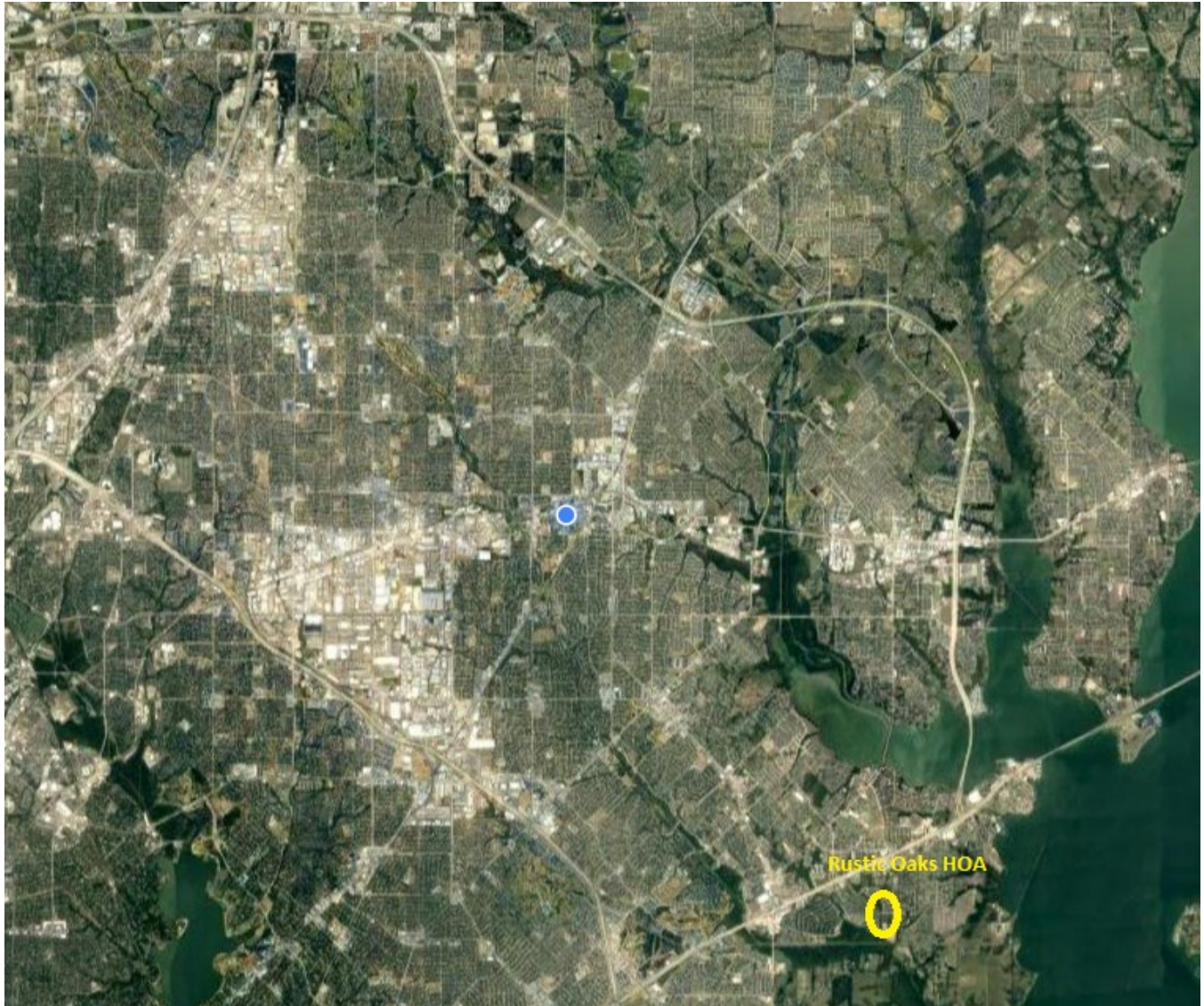
Recommendation/Action Requested and Justification

Approve the application as presented.

Attachments

Spring 2021 Applications

Proposed Project Locations for Matching Grant Program
Spring 2022



Rustic Oaks Estates



NEIGHBORHOOD VITALITY MATCHING GRANT SPRING 2022

Neighborhood-Based Group: Rustic Oaks Estates HOA

Project Name: Pond and Park Beautification

Project Location: 6198 Silverleaf Lane

Total Project Cost:	\$118,964.68
Requesting Amount:	\$89,223.51
Neighborhood Match:	\$29,741.17
Match %:	25%

Project Summary

- Pond improvements, including improving current flow, improve retention system, adjust contours to improve drainage, install erosion control, and create sediment forebay.
- Install associated improvements—lighting and seating

Location

Identified Neighborhood Boundaries

North – English Oak / Mulberry

South – Rustic Glen

West – Guthrie Road

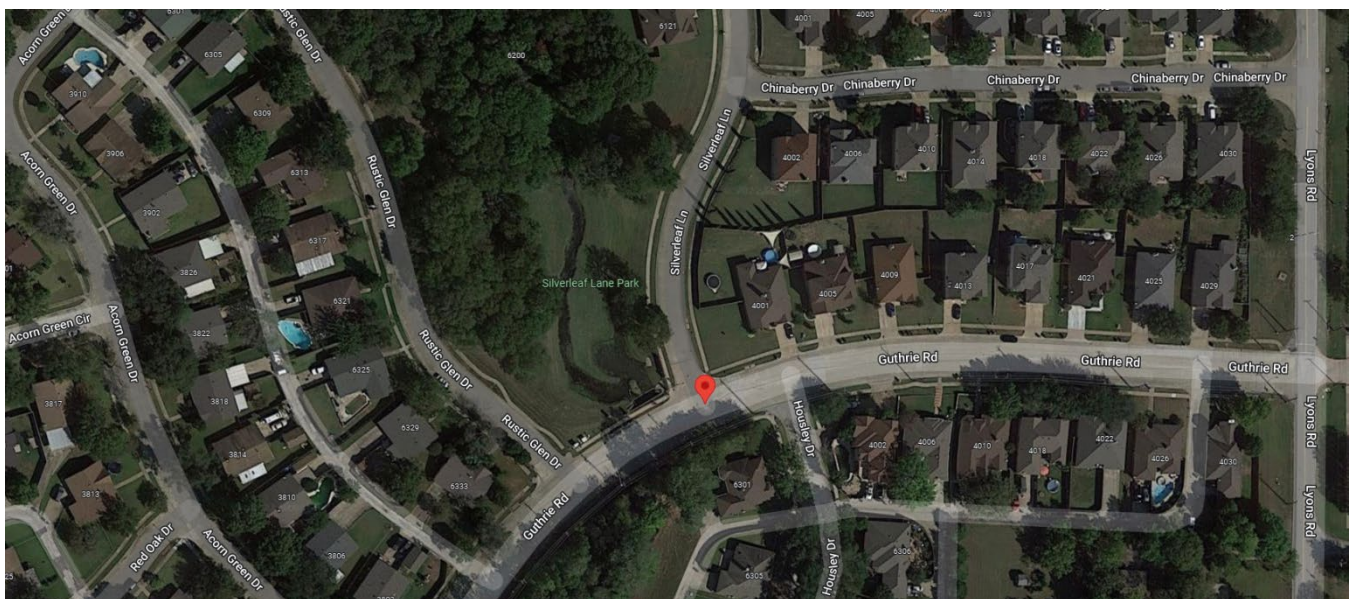
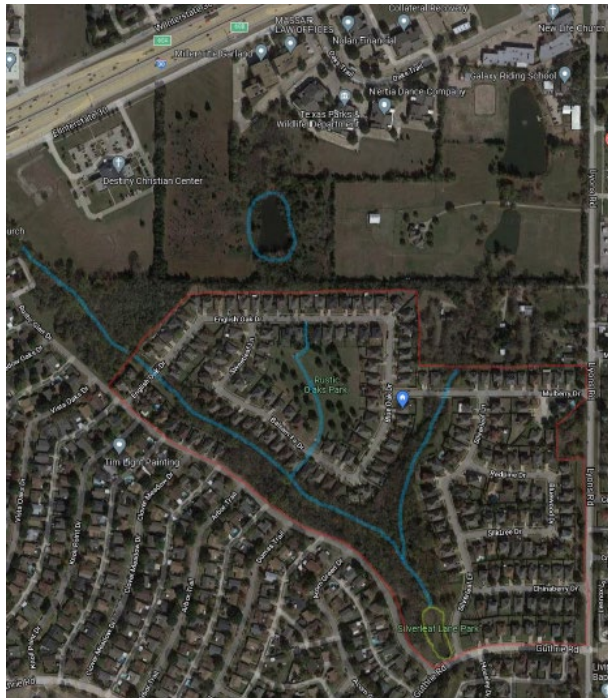
East – Lyons Road

Stated Goals

“To create a community environment by beautifying our pond and park.”

Stated Maintenance

Water quality analysis and water treatment monthly; maintenance plan attached, funded by HOA.



Note: "Silverleaf Lane Park" is not a City of Garland park

Line Item Request Summary

Sediment Testing	\$ 6,000
Survey	7,250
Project Planning and Documentation	7,300
Project Submittal and Coordination with USACE	7,500
Project Submittal and Coordination with City of Garland	7,000
Project Equipment and Labor	40,950
Turf Reinforcement Mat	4,300
Excavation of Sediment Forebay	10,400
Installation of 200 linear feet of erosion prevention	20,100
Pond Medics Subtotal	110,800.00
Installation of two (2) heavy-duty park benches including concrete base	2,385.76
Installation of six (6) 90W LED solar street lights with metal poles	5,748.92
TOTAL	118,934.68

Application Phase Comments

Neighborhood Vitality

- A license agreement will be required, allowing for the improvements to be accessed by the general public within reasonable operating hours.
- Surrounding neighborhoods visit this pond, via Neighborhood Vitality's observations.
- Rustic Oaks HOA has already spent \$400 with Pond Medics in order to obtain a feasibility study on the Pond Improvements, and paid \$150 to Lake Management Services in order to analyze and treat the water in the pond with chemicals to improve the appearance of algae and quality of the water. This was done at the HOA's expense.
- Rustic Oaks has entered into a maintenance agreement with Lake Management Services for the ongoing treatment for the pond, also at the HOA's expense.

Building Inspection

- No additional comments.

Engineering

- Engineering has no regulatory objection to the current proposal.
- Letter of Intent comments still apply where applicable, with additional notes below:
 - Clarification is needed prior to construction: where will the solar LED lighting and bench seating be located
 - The proposed dredging and grading work within the floodplain will require a permit through the Engineering Department.

Letter of Intent Phase Comments

Office of Neighborhood Vitality

- As a reminder, organic plant material, or "softscape," is not eligible. Hardscaping is eligible. Other elements described in the Letter of Intent are eligible.
- Maintenance plan will need to be clearly defined in the application.

Building Inspection

- Any new electrical work would require a permit.

Engineering

- Refer to extracted sheet from record drawing #DEV200014 for the existing pond as-builts. Sheet number 13 reflects the pond grading and 100-year floodplain delineation. There is an inline weir that acts as a

spillway for the pond, just upstream of the Guthrie Road culverts. The design intent was to maintain a normal pool elevation of 443.0, which would be approximately 2 feet deep upstream of the spillway.

- Contact EngineeringRecords@garlandtx.gov to obtain the full record drawings.
- Any improvements within the 100-year floodplain shall adhere to all criteria in the City's Flood Damage Prevention Ordinance (Ch. 31, Article VII of the Code of Ordinances).
- Any improvements within the Drainage Easement around the pond must be reviewed and approved by the Engineering Department. Any private improvements within this easement would require a Real Property Improvement Authorization to be executed with the Engineering Dept.
- See attached GIS map:
 - There is an existing 21" wastewater main (green line) that runs along the creek within a 20' wide Sanitary Sewer Easement. Any private improvements within this easement would require a Real Property Improvement Authorization to be executed with the Engineering Dept.
 - There are existing storm sewer pipes (purple lines) that discharge stormwater into the pond.
- Any modification to the pond spillway or grading within the pond would require a permit through the Engineering Department.
- Modifications to the pond functionality, such as adding fountains, would require a revised Operation and Maintenance (O&M) Manual to be submitted for review and approval to the Engineering and Stormwater Departments. See Technical Standards Manual Appendix 4B for assistance.
- Recommend evaluating removal / dredging of silt in the pond bottom that has accumulated over the years to restore to original designed pond volume.
- Texas811 should be called to locate all public and private / franchise utility lines prior to construction.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 08/02/2022

Item Title: TMPA Budget Increase

Submitted By: Darrell Cline, GP&L General Manager & CEO

Summary of Request/Problem

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 legal expenses associated with decommissioning oversight activities, TMPA's fiscal year 2023 budget for its Generation Business will increase by more than 20% from its fiscal year 2022 budget. For the Council's consideration is a resolution approving the Fiscal Year 2023 TMPA Generation Budget.

Recommendation/Action Requested and Justification

Approval of the TMPA Fiscal Year 2023 Generation Budget resolution.

Attachments

RESO--Approve Budget TMPA 2023

RESOLUTION NO.

A RESOLUTION APPROVING THE FISCAL YEAR 2023 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 matters related to decommissioning.

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 2023 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 _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 08/02/2022

Item Title: Presentation of the 2022-23 Proposed Budget

Submitted By: Allyson Bell Steadman, 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 2022-23. 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 2022-23 Proposed Budget.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

10.

Meeting Date: 08/02/2022

Item Title: Submission of Appraisal Roll and Rates for FT 2021-2022

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 the tax rates by local governments. Those laws (as well as the City Charter) require a series of notices to the public and at least one public hearing for the adoption of the budget and tax rate. The tax rate setting and budget approval processes (the two being both legally and practically intertwined) are triggered by the receipt of appraisal rolls from County Central Appraisal Districts.

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. The appraisal rolls, together with a certification of a collection rate and a calculation of the "no new tax rate" and "voter approval rate" are being submitted to the City Council (notice of tax rates attached). The City Council must now establish dates for public hearings. Notices of the public hearing must be published and posted in the manner and form required by law and within certain windows of time. It is critical that the dates of the events match the timeframes provided by law and are properly noticed (including publication).

Recommendation/Action Requested and Justification

The City Council is being provided the attached tax rates, notice and appraisal certifications as required by law. Council is requested to provide a proposed tax rate and hearing dates in accordance with state law. Motions containing the public hearing dates and tax rates are attached.

Attachments

Certified Value Letters

2022 Truth in Taxation Worksheet

2022 Tax Notice

2022 Proposed Rate Motion



**DALLAS CENTRAL APPRAISAL DISTRICT
CERTIFICATION OF APPRAISAL ROLL**

Year: 2022

Jurisdiction: City of GARLAND

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraphs (A) and (B), the following values are hereby certified:

Market Value of all Real & Business Personal Property Before Qualified Exemptions*	\$26,392,996,900
Taxable Value of all Real & Business Personal Property	\$20,772,351,998

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraph (C), the following values are hereby certified as disputed values and are not included in the above totals:

	Market Value	Taxable Value
Values under protest as determined by the Appraisal District**	\$994,464,630	\$841,662,083
Values under protest as claimed by property owner or estimated by Appraisal District in event property owner's claim is upheld	\$696,421,806	\$589,163,458
Freeport Estimated Loss		\$0
Estimated Net Taxable		\$589,163,458

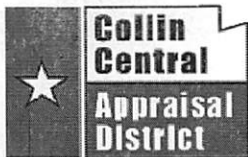
I, W. Kenneth Nolan, Executive Director/Chief Appraiser of the Dallas Central Appraisal District, do hereby certify the aforementioned values and totals to the taxing jurisdiction indicated above, in accordance with the requirements of the laws of the State of Texas on this 25th day of July, 2022 .

Dallas Central Appraisal District

W. Kenneth Nolan
Executive Director/Chief Appraiser

*Total Value of New Construction in Certified Market Value above	\$259,441,887
--	---------------

**Value of Disputed New Construction in Protested Market Value Above	\$6,245,690
--	-------------



Collin Central Appraisal District

2022 APPRAISAL ROLL CERTIFICATION

PROPERTY TAX CODE, SECTION 26.01(a) CERTIFICATION OF APPRAISAL ROLL

I, Bo Daffin, Chief Appraiser for the Collin Central Appraisal District, solemnly swear that the attached is that portion of the approved Appraisal Records of the Collin Central Appraisal District which lists taxable property in Collin County and constitutes the Certified Appraisal Roll with values listed on the attached totals pages, with the heading "Certified Totals".

Note: The Collin Appraisal Review Board approved the appraisal records on July 8, 2022.

PROPERTY TAX CODE, SECTION 26.01(c) CERTIFICATION OF PROPERTIES UNDER PROTEST AND NOT INCLUDED IN CERTIFIED ROLL ABOVE

I, Bo Daffin, Chief Appraiser for the Collin Central Appraisal District, solemnly swear that the attached is that portion of the Appraisal Records of the Collin Central Appraisal District which lists taxable property in Collin County but NOT included on the Certified Appraisal Roll, since these properties are currently under Protest. The protested property values are listed on the attached totals pages, with the subheading "Under ARB Review Totals".

If there are no attached pages labeled with the subheading "Under ARB Review Totals" then all protests were completed by ARB approval date listed above and included in the Certified Roll listed above.

NOTE: Please be advised that the property values appearing on the 'Under ARB Review Totals' page in your certified totals packet reflect the current Market and Taxable Values for the properties Under ARB Review without any Section 26.01(c) adjustments. In order to arrive at the taxable value to use for the effective tax rate calculations for your entity, you will need to use the taxable value from the 'ARB Approved Totals' page, along with the 'Total Value Used' that appears in the Lower Value Used section on the Effective Rate Assumption page. The Total Value Used on the Effective Rate Assumption page is the assessed value Under ARB Review that has been calculated in accordance with Property Tax Code, Section 26.01(c). The 'Grand Totals' page is the combined 'ARB Approved Totals' plus the 'Under ARB Review Totals' – which have not been adjusted. (The formula for calculating the total taxable remaining under protest is as follows: Taxable Value from "ARB Approved Totals" plus Total Value Used from the "Effective Rate Assumptions" Lower Value Used section minus Total Exemptions amount from the "Under ARB Review Totals".)


Signature of Chief Appraiser

07/18/2022
Date

Rev. 2022.07

2022 CERTIFIED TOTALS

Property Count: 116

CGA - GARLAND CITY
ARB Approved Totals

7/14/2022

2:18:00PM

Land			Value		
Homesite:			9,875,977		
Non Homesite:			715,888		
Ag Market:			0		
Timber Market:			0		
			Total Land	(+)	10,591,865
Improvement			Value		
Homesite:			31,138,156		
Non Homesite:			782,741		
			Total Improvements	(+)	31,920,897
Non Real		Count	Value		
Personal Property:		7	114,304		
Mineral Property:		0	0		
Autos:		0	0		
			Total Non Real	(+)	114,304
			Market Value	=	42,627,066
Ag	Non Exempt		Exempt		
Total Productivity Market:		0	0		
Ag Use:		0	0	Productivity Loss	(-) 0
Timber Use:		0	0	Appraised Value	= 42,627,066
Productivity Loss:		0	0		
			Homestead Cap	(-)	4,792,623
			Assessed Value	=	37,834,443
			Total Exemptions Amount (Breakdown on Next Page)	(-)	6,512,535
			Net Taxable	=	31,321,908

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 237,095.88 = 31,321,908 * (0.756965 / 100)

Calculated Estimate of Market Value: 42,627,066
 Calculated Estimate of Taxable Value: 31,321,908

2022 CERTIFIED TOTALS

Property Count: 116

CGA - GARLAND CITY
ARB Approved Totals

7/14/2022

2:18:05PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	56,000	0	56,000
DV1	1	0	5,000	5,000
EX-XV	8	0	1,434,929	1,434,929
EX366	2	0	63	63
HS	78	3,728,543	0	3,728,543
OV65	24	1,288,000	0	1,288,000
Totals		5,072,543	1,439,992	6,512,535

2022 CERTIFIED TOTALS

Property Count: 6

CGA - GARLAND CITY
Under ARB Review Totals

7/14/2022

2:18:00PM

Land		Value			
Homesite:		550,000			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	550,000
Improvement		Value			
Homesite:		1,733,016			
Non Homesite:		0	Total Improvements	(+)	1,733,016
Non Real		Count	Value		
Personal Property:	1		2,354		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	2,354
					2,285,370
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	2,285,370
Productivity Loss:	0	0			
			Homestead Cap	(-)	237,934
			Assessed Value	=	2,047,436
			Total Exemptions Amount (Breakdown on Next Page)	(-)	296,186
			Net Taxable	=	1,751,250

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 13,256.35 = 1,751,250 * (0.756965 / 100)

Calculated Estimate of Market Value: 1,554,167
 Calculated Estimate of Taxable Value: 1,318,219

2022 CERTIFIED TOTALS

Property Count: 6

CGA - GARLAND CITY
Under ARB Review Totals

7/14/2022

2:18:05PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	56,000	0	56,000
EX366	1	0	2,354	2,354
HS	4	181,832	0	181,832
OV65	1	56,000	0	56,000
Totals		293,832	2,354	296,186

2022 CERTIFIED TOTALS

CGA - GARLAND CITY

Property Count: 122

Grand Totals

7/14/2022

2:18:00PM

Land		Value			
Homesite:		10,425,977			
Non Homesite:		715,888			
Ag Market:		0			
Timber Market:		0			
			Total Land	(+)	11,141,865
Improvement		Value			
Homesite:		32,871,172			
Non Homesite:		782,741			
			Total Improvements	(+)	33,653,913
Non Real		Count	Value		
Personal Property:	8		116,658		
Mineral Property:	0		0		
Autos:	0		0		
			Total Non Real	(+)	116,658
			Market Value	=	44,912,436
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	44,912,436
Productivity Loss:	0	0			
			Homestead Cap	(-)	5,030,557
			Assessed Value	=	39,881,879
			Total Exemptions Amount (Breakdown on Next Page)	(-)	6,808,721
			Net Taxable	=	33,073,158

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 250,352.23 = 33,073,158 * (0.756965 / 100)

Calculated Estimate of Market Value: 44,181,233
 Calculated Estimate of Taxable Value: 32,640,127

2022 CERTIFIED TOTALS

Property Count: 122

CGA - GARLAND CITY
Grand Totals

7/14/2022

2:18:05PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	112,000	0	112,000
DV1	1	0	5,000	5,000
EX-XV	8	0	1,434,929	1,434,929
EX366	3	0	2,417	2,417
HS	82	3,910,375	0	3,910,375
OV65	25	1,344,000	0	1,344,000
Totals		5,366,375	1,442,346	6,808,721

2022 CERTIFIED TOTALS

Property Count: 116

CGA - GARLAND CITY
ARB Approved Totals

7/14/2022 2:18:05PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	93	1.3549	\$0	\$40,893,147	\$31,022,981
C1	Vacant Lots and Tracts	8	6.7089	\$0	\$184,686	\$184,686
J3	Electric Companies and Co-Ops	1		\$0	\$22,352	\$22,352
L1	Commercial Personal Property	4		\$0	\$91,889	\$91,889
X	Totally Exempt Property	10	461.9272	\$0	\$1,434,992	\$0
	Totals		469.9910	\$0	\$42,627,066	\$31,321,908

Collin CAD

2022 CERTIFIED TOTALS

As of Certification

Property Count: 6

CGA - GARLAND CITY
Under ARB Review Totals

7/14/2022 2:18:05PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	5		\$0	\$2,283,016	\$1,751,250
X	Totally Exempt Property	1		\$0	\$2,354	\$0
Totals			0.0000	\$0	\$2,285,370	\$1,751,250

2022 CERTIFIED TOTALS

Property Count: 122

CGA - GARLAND CITY
Grand Totals

7/14/2022 2:18:05PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	98	1.3549	\$0	\$43,176,163	\$32,774,231
C1	Vacant Lots and Tracts	8	6.7089	\$0	\$184,686	\$184,686
J3	Electric Companies and Co-Ops	1		\$0	\$22,352	\$22,352
L1	Commercial Personal Property	4		\$0	\$91,889	\$91,889
X	Totally Exempt Property	11	461.9272	\$0	\$1,437,346	\$0
	Totals		469.9910	\$0	\$44,912,436	\$33,073,158

2022 CERTIFIED TOTALS

Property Count: 122

CGA - GARLAND CITY

Effective Rate Assumption

7/14/2022

2:18:05PM

New Value

TOTAL NEW VALUE MARKET:

\$0

TOTAL NEW VALUE TAXABLE:

\$0

New Exemptions

Exemption	Description	Count		
EX366	House Bill 366 - Under \$500	1	2021 Market Value	\$6,163
ABSOLUTE EXEMPTIONS VALUE LOSS				\$6,163

Exemption	Description	Count	Exemption Amount
HS	General Homestead	2	\$10,000
OV65	Age 65 or Older	1	\$56,000
PARTIAL EXEMPTIONS VALUE LOSS			\$66,000
NEW EXEMPTIONS VALUE LOSS			\$72,163

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS

\$72,163

New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
82	\$474,939	\$109,036	\$365,903

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
82	\$474,939	\$109,036	\$365,903

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
6	\$2,285,370.00	\$1,318,219

STATE OF TEXAS §
COUNTY OF ROCKWALL §

CERTIFICATION OF 2022 APPRAISAL ROLL FOR CITY OF GARLAND

I, Kevin R. Passons, Chief Appraiser for the Rockwall Central Appraisal District, do solemnly swear the attached is the portion of the approved Appraisal Records of the Rockwall Central Appraisal District which lists property taxable by City of Garland and constitutes the appraisal roll for City of Garland with the amounts listed on the attached totals pages, with the heading "Certified Totals".

I, Kevin R. Passons, do hereby certify that the sum of appraised values of all properties on which protests have been filed but not determined by the Appraisal Review Board, is five percent or less of the total appraised value of all other taxable properties, and that the following values are true and correct to the best of my knowledge:

NET TAXABLE VALUE	\$	100
TAXABLE VALUE UNDER PROTEST	\$	-0-
CERTIFIED TAXABLE VALUE	\$	100
LESS FZ TAXABLE	\$	-0-
FREEZE ADJUSTED TAXABLE	\$	-0-

The value to be used in the tax rate calculation is the **CERTIFIED TAXABLE VALUE** shown above. The **TAXABLE VALUE UNDER PROTEST** is the sum total of value under protest for those properties shown on the attached list.

Approval of the appraisal records by the Rockwall County Appraisal District Board of Review occurred on the 15th day of July, 2022.



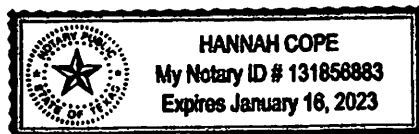
Kevin R. Passons
Chief Appraiser

Sworn and Subscribed before me this day 15th of July, 2022.



Notary Public

01/16/2023
Commissions Expires



2022 CERTIFIED TOTALS

Property Count: 1

CGA - CITY OF GARLAND
ARB Approved Totals

7/15/2022

11:46:35AM

Land		Value			
Homestead:		0			
Non Homestead:		0			
Ag Market:		73,180			
Timber Market:		0	Total Land	(+)	73,180
Improvement		Value			
Homestead:		0			
Non Homestead:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	0
					73,180
Ag	Non Exempt	Exempt			
Total Productivity Market:	73,180	0			
Ag Use:	100	0	Productivity Loss	(-)	73,080
Timber Use:	0	0	Appraised Value	=	100
Productivity Loss:	73,080	0			
			Homestead Cap	(-)	0
			Assessed Value	=	100
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	100

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.76 = 100 * (0.75885 / 100)

Certified Estimate of Market Value: 73,180
 Certified Estimate of Taxable Value: 100

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

ROCKWALL COUNTY

2022 CERTIFIED TOTALS

As of Certification

Property Count: 1

CGA - CITY OF GARLAND
ARB Approved Totals

7/15/2022

11:47:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

2022 CERTIFIED TOTALS

Property Count: 1

CGA - CITY OF GARLAND
Grand Totals

7/15/2022

11:46:35AM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		73,180			
Timber Market:		0	Total Land	(+)	73,180
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					73,180
Ag	Non Exempt	Exempt			
Total Productivity Market:	73,180	0			
Ag Use:	100	0	Productivity Loss	(-)	73,080
Timber Use:	0	0	Appraised Value	=	100
Productivity Loss:	73,080	0			
			Homestead Cap	(-)	0
			Assessed Value	=	100
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	100

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.76 = 100 * (0.756965 / 100)

Certified Estimate of Market Value: 73,180
 Certified Estimate of Taxable Value: 100

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

ROCKWALL COUNTY

2022 CERTIFIED TOTALS

As of Certification

Property Count: 1

CGA - CITY OF GARLAND
Grand Totals

7/15/2022

11:47:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

ROCKWALL COUNTY

2022 CERTIFIED TOTALS

As of Certification

Property Count: 1

CGA - CITY OF GARLAND
ARB Approved Totals

7/15/2022 11:47:00AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	1	3.6590	\$0	\$73,180	\$100
		Totals	3.6590	\$0	\$73,180	\$100

ROCKWALL COUNTY

2022 CERTIFIED TOTALS

As of Certification

Property Count: 1

CGA - CITY OF GARLAND
Grand Totals

7/15/2022 11:47:00AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	1	3.6590	\$0	\$73,180	\$100
Totals			3.6590	\$0	\$73,180	\$100

ROCKWALL COUNTY

2022 CERTIFIED TOTALS

As of Certification

Property Count: 1

CGA - CITY OF GARLAND
Effective Rate Assumption

7/15/2022 11:47:00AM

New Value

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

New Exemptions

Exemption	Description	Count
-----------	-------------	-------

ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
-----------	-------------	-------	------------------

PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS	\$0
---------------------------	-----

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$0
-----------------------------	-----

New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
------------------------	----------------	----------------------	-----------------

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
-------------------------------	--------------------	------------------

Tax Deferral Report

7/18/2022 11:31:20AM

Prop ID	Geo ID	File As Name	Legal Description	Exmp Code	Begin Date	End Date	Change Date
---------	--------	--------------	-------------------	-----------	------------	----------	-------------

Entities:	CGA						True Automation, Inc.
Start Year:		End Year:		Status:	Active		
Sort Option:	Name						

For Entity : CITY OF GARLAND
Year: 2022
State Code: <ALL>
Owner ID Taxpayer Name
1103818 TRAIL CREEK PARTNERS LTD

Market Value	Taxable Value
\$73,180	\$100

2022 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Garland	972-205-2829
Taxing Unit Name	Phone (area code and number)
217 N Fifth St. Garland, TX 75040	www.garlandtx.gov
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval 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. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

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 Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet 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: No-New-Revenue Tax Rate

The NNR 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 NNR tax rate should decrease.

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

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2021 total taxable value. Enter the amount of 2021 taxable value on the 2021 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 17,353,306,972
2.	2021 tax ceilings. Counties, cities and junior college districts. Enter 2021 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 2021 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary 2021 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 17,353,306,972
4.	2021 total adopted tax rate.	\$ 0.756965 /\$100
5.	2021 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.	
	A. Original 2021 ARB values:.....	\$ 666,213,660
	B. 2021 values resulting from final court decisions:.....	- \$ 612,275,310
	C. 2021 value loss. Subtract B from A. ³	\$ 53,938,350
6.	2021 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2021 ARB certified value:.....	\$ 1,039,845,150
	B. 2021 disputed value:.....	- \$ 456,116,474
	C. 2021 undisputed value. Subtract B from A. ⁴	\$ 583,728,676
7.	2021 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 637,667,026

¹ Tex. Tax Code § 26.012(14)

² Tex. Tax Code § 26.012(14)

³ Tex. Tax Code § 26.012(13)

⁴ Tex. Tax Code § 26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2021 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 17,990,973,998
9.	2021 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2021. Enter the 2021 value of property in deannexed territory. ⁵	\$ 0
10.	2021 taxable value lost because property first qualified for an exemption in 2022. 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 due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2022 does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2021 market value: \$ 2,690,968 B. Partial exemptions. 2022 exemption amount or 2022 percentage exemption times 2021 value: + \$ 58,911,686 C. Value loss. Add A and B. ⁶	\$ 61,602,654
11.	2021 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 2022. Use only properties that qualified in 2022 for the first time; do not use properties that qualified in 2021. A. 2021 market value: \$ 1,131,910 B. 2022 productivity or special appraised value: - \$ 305 C. Value loss. Subtract B from A. ⁷	\$ 1,131,605
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 62,734,259
13.	2021 captured value of property in a TIF. Enter the total value of 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2021 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 302,299,215
14.	2021 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 17,625,940,524
15.	Adjusted 2021 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 133,422,200
16.	Taxes refunded for years preceding tax year 2021. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2021. 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 2021. This line applies only to tax years preceding tax year 2021. ⁹	\$ 1,592,466
17.	Adjusted 2021 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 135,014,666
18.	Total 2022 taxable value on the 2022 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 20,803,674,006 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ 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 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2022 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹² - \$ 389,653,967 E. Total 2022 value. Add A and B, then subtract C and D.	\$ 20,414,020,039

⁵ Tex. Tax Code § 26.012(15)⁶ Tex. Tax Code § 26.012(15)⁷ Tex. Tax Code § 26.012(15)⁸ Tex. Tax Code § 26.03(c)⁹ Tex. Tax Code § 26.012(13)¹⁰ Tex. Tax Code § 26.012(13)¹¹ Tex. Tax Code § 26.012, 26.04(c-2)¹² Tex. Tax Code § 26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
A.	2022 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 under protest. ¹⁴ \$ <u>590,914,708</u>	
B.	2022 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 of property not on the certified roll. ¹⁵ + \$ <u>0</u>	
C.	Total value under protest or not certified. Add A and B.	\$ <u>590,914,708</u>
20.	2022 tax ceilings. Counties, cities and junior colleges enter 2022 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 2021 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ <u>0</u>
21.	2022 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ <u>21,004,934,747</u>
22.	Total 2022 taxable value of properties in territory annexed after Jan. 1, 2021. Include both real and personal property. Enter the 2022 value of property in territory annexed. ¹⁸	\$ <u>0</u>
23.	Total 2022 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2021. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to exist-ing 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, 2021 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2022. ¹⁹	\$ <u>265,687,577</u>
24.	Total adjustments to the 2022 taxable value. Add Lines 22 and 23.	\$ <u>265,687,577</u>
25.	Adjusted 2022 taxable value. Subtract Line 24 from Line 21.	\$ <u>20,739,247,170</u>
26.	2022 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ <u>0.651010</u> /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2022 county NNR tax rate. ²¹	\$ <u> </u> /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** 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 the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt 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 voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2021 M&O tax rate. Enter the 2021 M&O tax rate.	\$ <u>0.381365</u> /\$100
29.	2021 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>17,990,973,998</u>

¹³ Tex. Tax Code § 26.01(c) and (d)

¹⁴ Tex. Tax Code § 26.01(c)

¹⁵ Tex. Tax Code § 26.01(d)

¹⁶ Tex. Tax Code § 26.012(6)(B)

¹⁷ Tex. Tax Code § 26.012(6)

¹⁸ Tex. Tax Code § 26.012(17)

¹⁹ Tex. Tax Code § 26.012(17)

²⁰ Tex. Tax Code § 26.04(c)

²¹ Tex. Tax Code § 26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total 2021 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 68,611,277
31.	Adjusted 2021 levy for calculating NNR M&O rate.	
A.	M&O taxes refunded for years preceding tax year 2021. 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 2021. This line applies only to tax years preceding tax year 2021. + \$ 802,297	
B.	2021 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 2022 captured appraised value in Line 18D, enter 0. - \$ 1,152,863	
C.	2021 transferred 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 D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0	
D.	2021 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ -350,566	
E.	Add Line 30 to 31D.	\$ 68,260,711
32.	Adjusted 2022 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 20,739,247,170
33.	2022 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.329137/\$100
34.	Rate adjustment for state criminal justice mandate. ²³	
A.	2022 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0	
B.	2021 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0	
C.	Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000/\$100	
D.	Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000/\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴	
A.	2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. \$ 0	
B.	2021 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose. - \$ 0	
C.	Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000/\$100	
D.	Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000/\$100

²² [Reserved for expansion]²³ Tex. Tax Code § 26.044²⁴ Tex. Tax Code § 26.041

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵	
A.	2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose	\$ 0
B.	2021 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose.	\$ 0
C.	Subtract B from A and divide by Line 32 and multiply by \$100.	\$ 0.000000 / \$100
D.	Multiply B by 0.05 and divide by Line 32 and multiply by \$100.	\$ 0.000000 / \$100
E.	Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.000000 / \$100
37.	Rate adjustment for county hospital expenditures. ²⁶	
A.	2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022.	\$ 0
B.	2021 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021.	\$ 0
C.	Subtract B from A and divide by Line 32 and multiply by \$100.	\$ 0.000000 / \$100
D.	Multiply B by 0.08 and divide by Line 32 and multiply by \$100.	\$ 0.000000 / \$100
E.	Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.000000 / \$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.	
A.	Amount appropriated for public safety in 2021. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year	\$ 0
B.	Expenditures for public safety in 2021. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year	\$ 0
C.	Subtract B from A and divide by Line 32 and multiply by \$100	\$ 0.000000 / \$100
D.	Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 / \$100
39.	Adjusted 2022 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.329137 / \$100
40.	Adjustment for 2021 sales tax specifically to reduce property values. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2021 should complete this line. These entities will deduct the sales tax gain rate for 2022 in Section 3. Other taxing units, enter zero.	
A.	Enter the amount of additional sales tax collected and spent on M&O expenses in 2021, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent	\$ 0
B.	Divide Line 40A by Line 32 and multiply by \$100	\$ 0.000000 / \$100
C.	Add Line 40B to Line 39.	\$ 0.329137 / \$100
41.	2022 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.340656 / \$100

²⁵ Tex. Tax Code § 26.0442²⁶ Tex. Tax Code § 26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): 2022 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ 0.000000 / \$100
42.	Total 2022 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. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2022, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ 81,495,679 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 1,681,592 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 1,708,343 E. Adjusted debt. Subtract B, C and D from A.	\$ 78,105,744
43.	Certified 2021 excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted 2022 debt. Subtract Line 43 from Line 42E.	\$ 78,105,744
45.	2022 anticipated collection rate. A. Enter the 2022 anticipated collection rate certified by the collector. ³⁰ 99.00 % B. Enter the 2021 actual collection rate. 98.75 % C. Enter the 2020 actual collection rate. 98.96 % D. Enter the 2019 actual collection rate. 99.12 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	99.00 %
46.	2022 debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 78,894,690
47.	2022 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 21,004,934,747
48.	2022 debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.375600 / \$100
49.	2022 voter-approval tax rate. Add Lines 41 and 48.	\$ 0.716256 / \$100
D49.	Disaster Line 49 (D49): 2022 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ / \$100

²⁷ Tex. Tax Code § 26.042(a)²⁸ Tex. Tax Code § 26.012(7)²⁹ Tex. Tax Code § 26.012(10) and 26.04(b)³⁰ Tex. Tax Code § 26.04(b)³¹ Tex. Tax Code §§ 26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2022 county voter-approval tax rate.	\$ 0.000000 /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for 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 NNR and voter-approval 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 NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2021 or May 2022, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2021, enter 0.	\$ 0
52.	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. ³³ Taxing units that adopted the sales tax in November 2021 or in May 2022. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2021. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
53.	2022 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 21,004,934,747
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ 0.000000 /\$100
55.	2022 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.651010 /\$100
56.	2022 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2021 or in May 2022. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2021.	\$ 0.651010 /\$100
57.	2022 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.716256 /\$100
58.	2022 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ 0.716256 /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment 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.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ 0
60.	2022 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 21,004,934,747
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ 0.000000 /\$100
62.	2022 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.716256 /\$100

³² Tex. Tax Code § 26.041(d)

³³ Tex. Tax Code § 26.041(i)

³⁴ Tex. Tax Code § 26.041(d)

³⁵ Tex. Tax Code § 26.04(c)

³⁶ Tex. Tax Code § 26.04(c)

³⁷ Tex. Tax Code § 26.045(d)

³⁸ Tex. Tax Code § 26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	2021 unused increment rate. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero.	\$ 0.000000 / \$100
64.	2020 unused increment rate. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero.	\$ 0.017585 / \$100
65.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$ 0.000000 / \$100
66.	2022 unused increment rate. Add Lines 63, 64 and 65.	\$ 0.017585 / \$100
67.	2022 voter-approval tax rate, adjusted for unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ 0.733841 / \$100

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2022 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.329137 / \$100
69.	2022 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 21,004,934,747
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ 0.002380 / \$100
71.	2022 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.375600 / \$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ 0.707117 / \$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

³⁹ Tex. Tax Code § 26.013(a)

⁴⁰ Tex. Tax Code § 26.013(c)

⁴¹ Tex. Tax Code §§ 26.0501(a) and (c)

⁴² Tex. Local Gov't Code § 120.007(d), effective Jan. 1, 2022

⁴³ Tex. Tax Code § 26.063(a)(1)

⁴⁴ Tex. Tax Code § 26.012(8-a)

⁴⁵ Tex. Tax Code § 26.063(a)(1)

⁴⁶ Tex. Tax Code § 26.042(b)

⁴⁷ Tex. Tax Code § 26.042(f)

This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2021 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.756965 /\$100
74.	Adjusted 2021 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2021 and the taxing unit calculated its 2021 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2021 worksheet due to a disaster, enter the 2021 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. - or - If a disaster occurred prior to 2021 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2021, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2021 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2021 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2021 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.000000 /\$100
75.	Increase in 2021 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ 0.756965 /\$100
76.	Adjusted 2021 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 17,625,940,524
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ 133,422,200
78.	Adjusted 2022 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 20,739,247,170
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ 0.000000 /\$100
80.	2022 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ 0.733841 /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate.	\$ 0.651010 /\$100
As applicable, enter the 2022 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). Indicate the line number used: <u>27</u>	
Voter-approval tax rate.	\$ 0.733841 /\$100
As applicable, enter the 2022 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). Indicate the line number used: <u>67</u>	
De minimis rate.	\$ 0.707117 /\$100
If applicable, enter the 2022 de minimis rate from Line 72.	

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code. ⁵⁰

print
here

Corey Worsham
Printed Name of Taxing Unit Representative

sign
here


Taxing Unit Representative

Date

7-25-22

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

⁵⁰ Tex. Tax Code §§ 26.04(c-2) and (d-2)

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.716692 per \$100 valuation has been proposed by the governing body of City of Garland.

PROPOSED TAX RATE	\$0.716692 per \$100
NO-NEW-REVENUE TAX RATE	\$0.651010 per \$100
VOTER-APPROVAL TAX RATE	\$0.733841 per \$100

The no-new-revenue tax rate is the tax rate for the 2022 tax year that will raise the same amount of property tax revenue for City of Garland from the same properties in both the 2021 tax year and the 2022 tax year.

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

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Garland is proposing to increase property taxes for the 2022 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 23, 2022 AT 07:00 PM AT Garland City Hall 200 N. Fifth St. Garland, TX 75040.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 6, 2022 AT 07:00 PM AT Garland City Hall 200 N. Fifth St. Garland, TX 75040.

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

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

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

FOR the proposal: Vote to be determined

AGAINST the proposal:

PRESENT and not
voting:

ABSENT:

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

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

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

	2021	2022	Change
Total tax rate (per \$100 of value)	\$0.756965	\$0.716692	decrease of -0.040273, or -5.32%
Average homestead taxable value	\$176,776	\$209,128	increase of 32,352, or 18.30%
Tax on average homestead	\$1,338.13	\$1,498.80	increase of 160.67, or 12.01%
Total tax levy on all properties	\$135,489,543	\$150,540,687	increase of 15,051,144, or 11.11%

For assistance with tax calculations, please contact the tax assessor for City of Garland at 972-205-2410 or admin@garlandtx.gov, or visit www.garlandtx.gov for more information.



Date: July 25, 2022

Subject: Council action to schedule tax hearing dates and a proposed tax rate

Proposed Tax Rate

	2020-2021	2021-2022	
	Current	Proposed	Change
<i>O&M</i>	38.1365	34.1092	-10.6 %
<i>Debt Service</i>	37.56	37.56	0%
<i>Total Tax Rate</i>	75.6965	71.6692	-5.3%

Mayor should read the following statement:

I move that the proposed 2022 tax rate of 71.6692 cents per \$100 of valuation be discussed at two public hearings. The public is encouraged to provide comment at the first public hearing to be held on August 23, 2022 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland.

An additional opportunity for public comment will be scheduled at a public hearing to adopt the 2021 tax rate. The second hearing and rate adoption will be held on September 06, 2022 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. a.

Meeting Date: 08/02/2022

Item Title: Z 22-06 Khoa Tran - Specific Use Provision (District 8)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

Approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

LOCATION

1238 Belt Line Road, Suite 361

OWNER

Virani Investments, LLC.

PLAN COMMISSION RECOMMENDATION

On July 11, 2022 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

Approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

BACKGROUND

The subject property is currently developed with a 67,509 square-foot shopping center. The applicant proposes to use a tenant space to operate a Tattooing/Body Piercing Establishment.

SITE DATA

The overall site is approximately 3.98 acres and the property can be accessed from Belt Line Road and North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant proposes to use a 1,120 square-foot tenant space to operate a Tattooing/Body Piercing Establishment. The GDC requires approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment in the Community Retail (CR) District.

The applicant has also indicated that appointments are required to obtain any service in order to control the occupancy.

2. As per the GDC, Section 2.52 (A)(6), tattooing/body piercing establishments may not be located within five hundred (500) feet of any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment. The measurement of the distance between the establishment and a residence, church or place of worship, public or private school, park or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

The properties to the south are residential and the measurement along the property lines is approximately 1,407 feet; therefore, it meets GDC requirements. However, it should be noted the direct measurement from the proposed location for the tattoo shop to the residential properties to the south is approximately 70 feet. The existing church, across Belt Line Road, is nearly 503 feet away from the proposed tattoo shop.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for ten (10) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

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

The proposed use aligns with the Neighborhood Centers designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

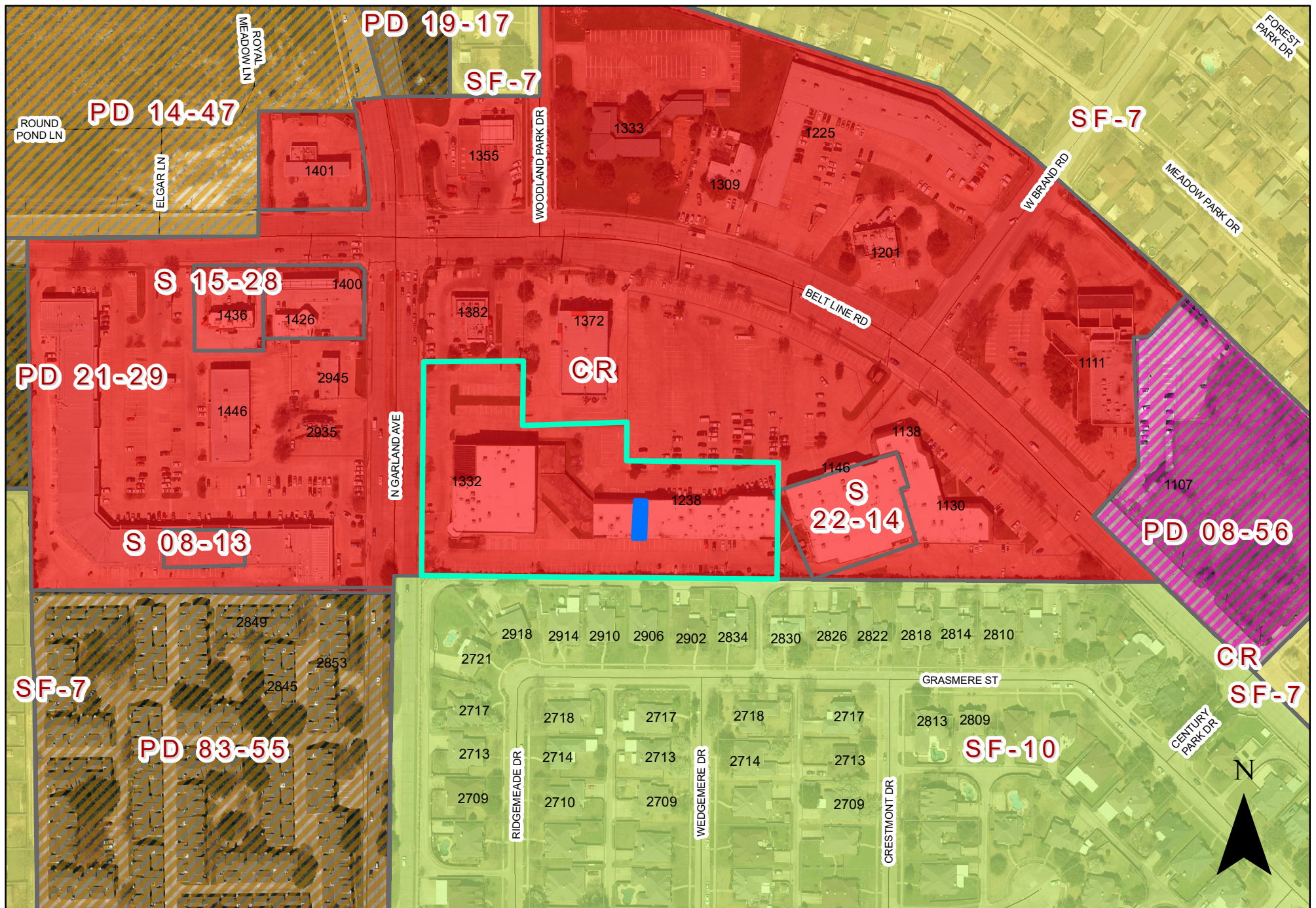
The properties to the south are zoned Single-Family-10 (SF-10) District and are developed with single-family homes. The properties to the north, across Belt Line Road, are zoned Community Retail (CR) District and are developed with retail uses. The properties to the east and west are zoned Community Retail (CR) District; these properties are developed with multi-tenant retail buildings. The subject property is within a shopping center with shared access and parking spaces.

Attachments

Z 22-06 Khoa Tran Attachments (Specific Use Provision)

Z 22-06 Khoa Tran Responses

Z 22-06 Khoa Tran Staff Presentation



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-06

1238 Belt Line Rd Suite 361

 INDICATES AREA OF REQUEST
 INDICATES SUBJECT AREA

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-06

1238 Belt Line Road, Suite 361

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Tattooing/Body Piercing Establishment.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Community Retail (CR) District, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. Site Plan: The site shall be in conformance with the site layout in Exhibit C. The Tattooing/Body Piercing Establishment shall be limited to the approximate 1,120 square-foot area ["Suite 361"] as shown in Exhibit C.
- B. Parking: There shall be a minimum of five (5) parking spaces available for the Tattooing/Body Piercing Establishment.
- C. Signage: All signage shall comply with the Garland Development Code signage requirements.
- D. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for ten (10) years.

REPORT & MINUTES

P.C. Meeting, July 11, 2022

Consideration of the application of **Khoa Tran**, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (District 8) (File Z 22-06 – Specific Use Provision)

The applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-06

1238 Belt Line Rd Suite 361

 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA
 SUBJECT SITE

To date we have not received any responses for this case.

Z 22-06

PLANNING & DEVELOPMENT



The applicant proposes a Specific Use Provision (SUP) for a Tattoo Shop.

City Council Meeting
August 2, 2022

CASE INFORMATION

PLANNING &
DEVELOPMENT



Location: 1238 Belt Line Road, Suite 361

Applicant: Khoa Tran

Owner: Virani Investments, LLC.

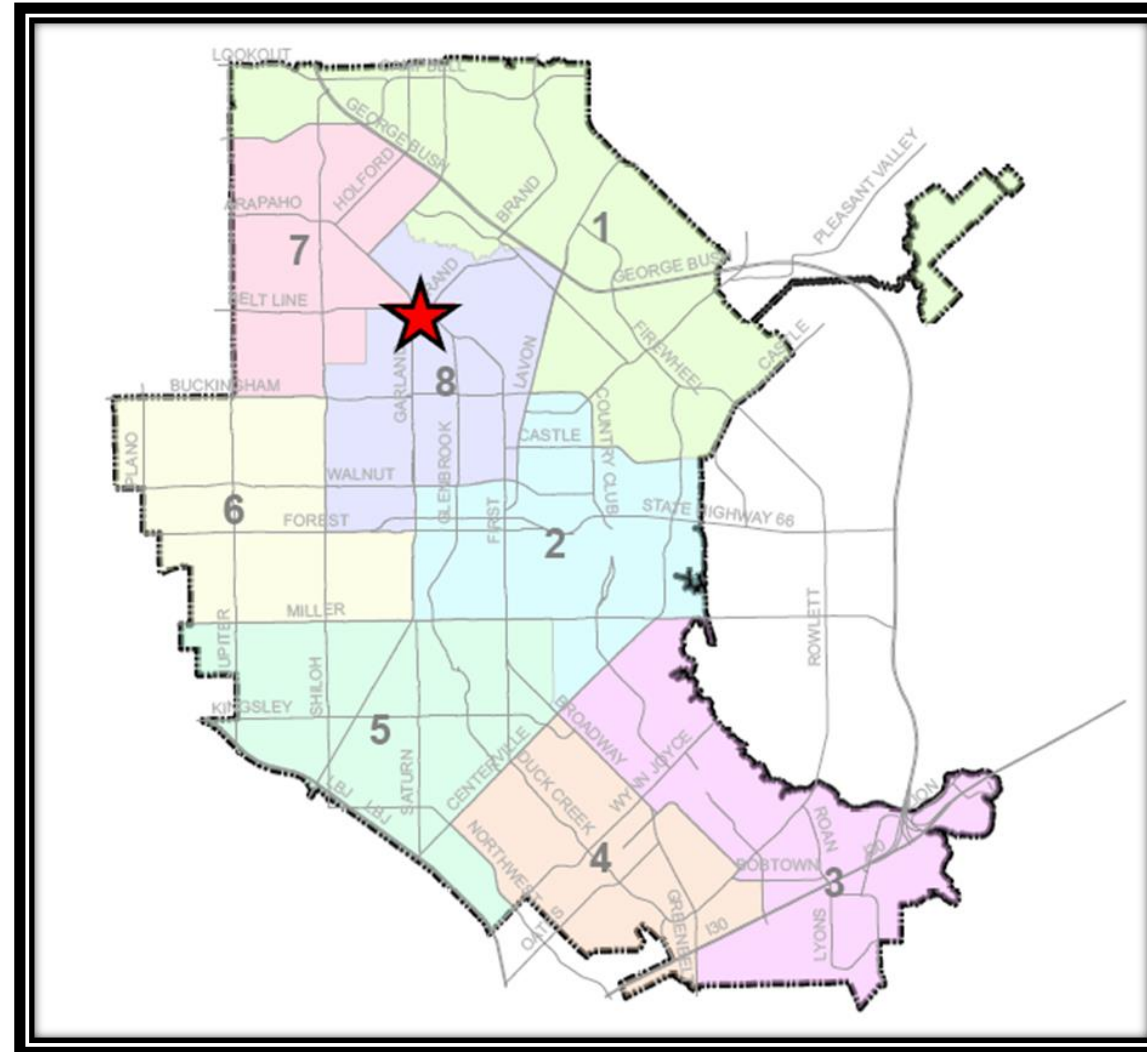
Acreage: 3.98 acres

Zoning: Community Retail (CR) District

Z 22-06

CITYWIDE LOCATION MAP

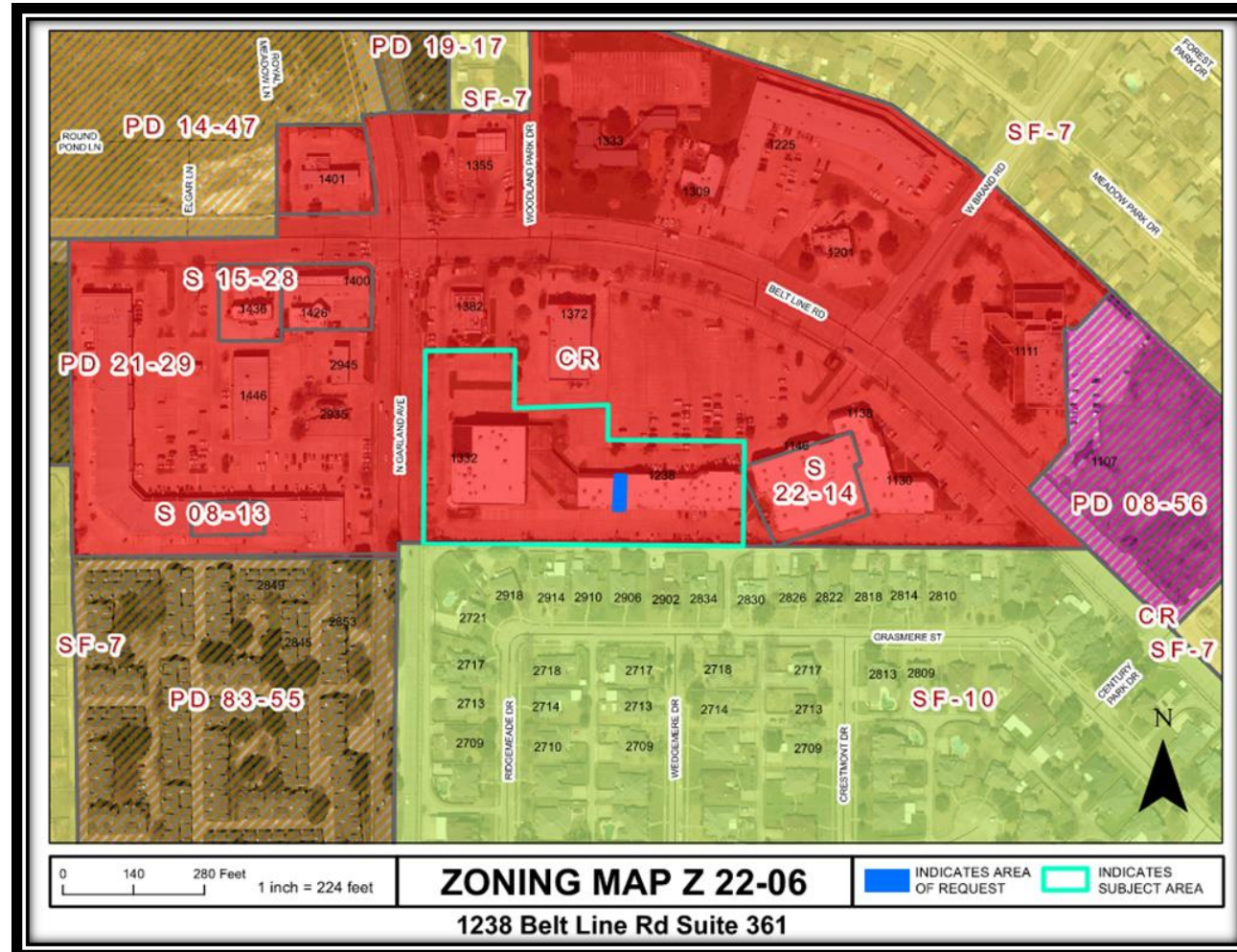
PLANNING &
DEVELOPMENT



Z 22-06

LOCATION MAP

PLANNING & DEVELOPMENT



Z 22-06

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



 Neighborhood Centers



Z 22-06

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



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

This proposed use aligns with the Neighborhood Centers designation.

PHOTOS

PLANNING & DEVELOPMENT



View of the proposed tenant space



View of the overall subject property along Belt Line Road.



South of the subject property

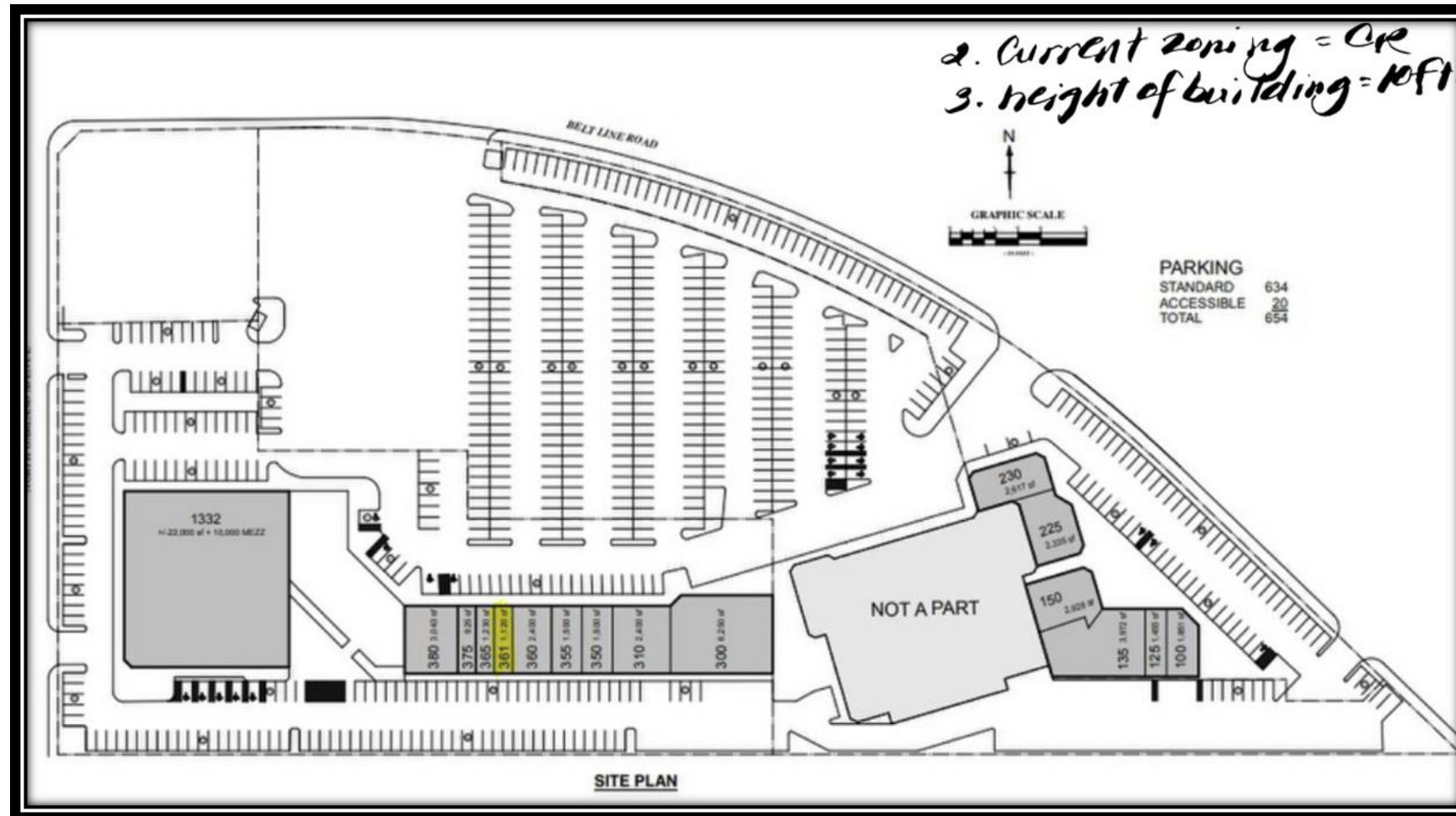


West of the subject property

Z 22-06

SITE PLAN

PLANNING & DEVELOPMENT



Z 22-06

CONSIDERATION

The applicant requests the Specific Use Provision to be in effect for ten (10) years, which aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

Approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

PLAN COMMISSION RECOMMENDATION

On July 11, 2022 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. b.

Meeting Date: 08/02/2022

Item Title: Z 22-06 Khoa Tran - Plan (District 8)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

Approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

LOCATION

1238 Belt Line Road, Suite 361

OWNER

Virani Investments, LLC.

PLAN COMMISSION RECOMMENDATION

On July 11, 2022 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

Approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

BACKGROUND

The subject property is currently developed with a 67,509 square-foot shopping center. The applicant proposes to use a tenant space to operate a Tattooing/Body Piercing Establishment.

SITE DATA

The overall site is approximately 3.98 acres and the property can be accessed from Belt Line Road and North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant proposes to use a 1,120 square-foot tenant space to operate a Tattooing/Body Piercing Establishment. The GDC requires approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment in the Community Retail (CR) District.

The applicant has also indicated that appointments are required to obtain any service in order to control the occupancy.

2. As per the GDC, Section 2.52 (A)(6), tattooing/body piercing establishments may not be located within five hundred (500) feet of any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment. The measurement of the distance between the establishment and a residence, church or place of worship, public or private school, park or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

The properties to the south are residential and the measurement along the property lines is approximately 1,407 feet; therefore, it meets GDC requirements. However, it should be noted the direct measurement from the proposed location for the tattoo shop to the residential properties to the south is approximately 70 feet. The existing church, across Belt Line Road, is nearly 503 feet away from the proposed tattoo shop.

3. The site plan (Exhibit C) meets the GDC parking requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. However, landscaping currently exists on the site.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision to be in effect for ten (10) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

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

The proposed use aligns with the Neighborhood Centers designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

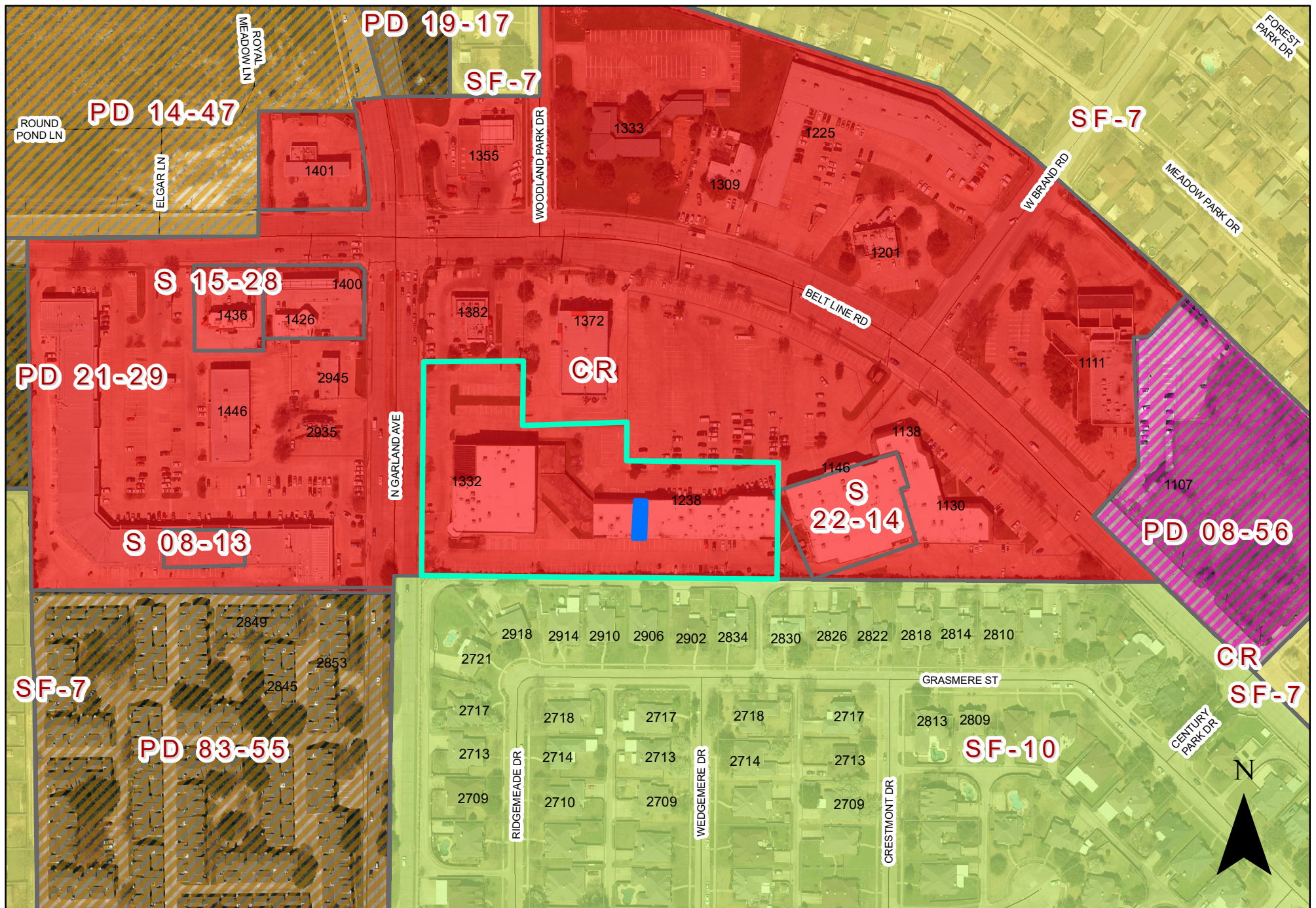
The properties to the south are zoned Single-Family-10 (SF-10) District and are developed with single-family homes. The properties to the north, across Belt Line Road, are zoned Community Retail (CR) District and are developed with retail uses. The properties to the east and west are zoned Community Retail (CR) District; these properties are developed with multi-tenant retail buildings. The subject property is within a shopping center with shared access and parking spaces.

Attachments

Z 22-06 Khoa Tran Attachments (Plan)

Z 22-06 Khoa Tran Responses

Z 22-06 Khoa Tran Staff Presentation

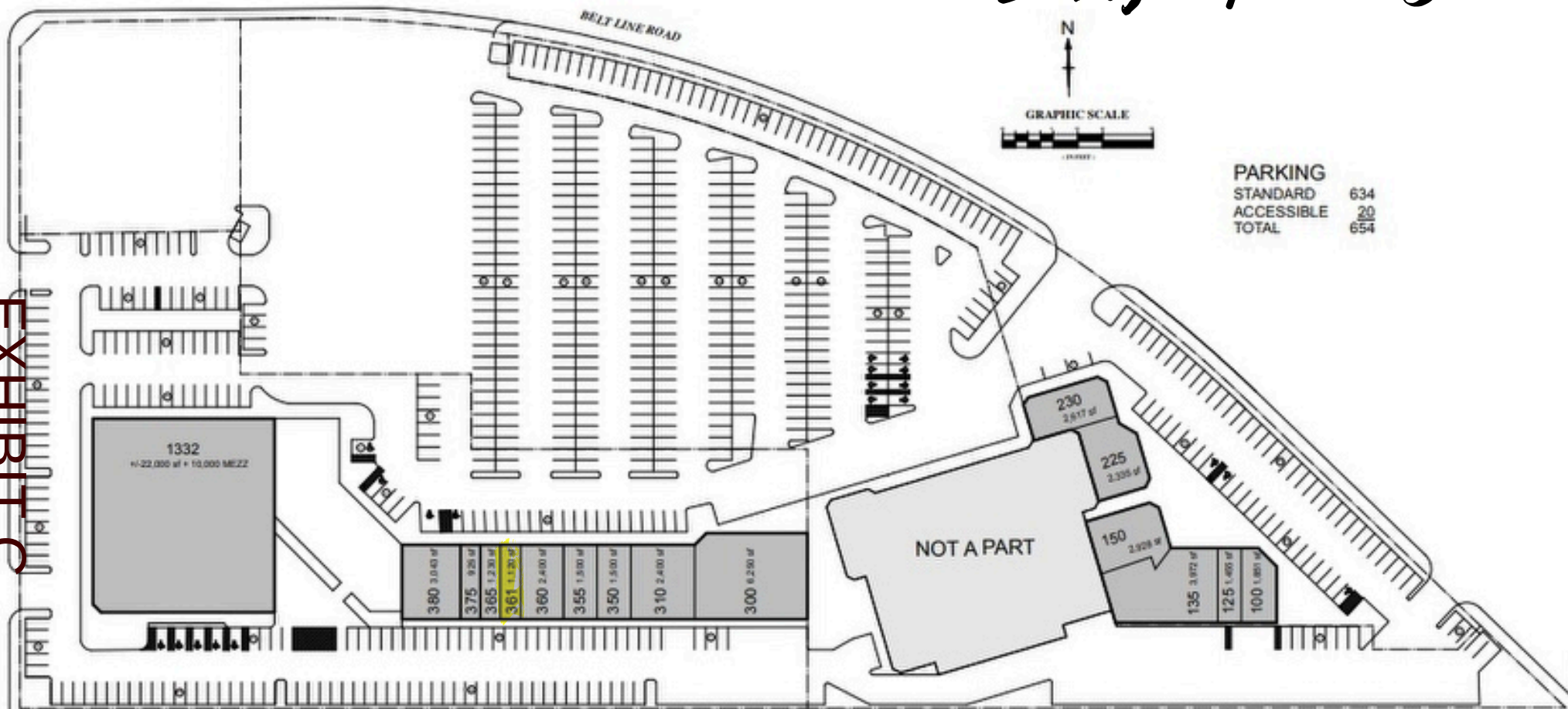


ZONING MAP Z 22-06

1238 Belt Line Rd Suite 361

CASE # : 220113-2 Site Plan

1. #361 = 1,120 SF
2. Current zoning = CR
3. height of building = 10ft.



SITE PLAN

EXHIBIT C

REPORT & MINUTES

P.C. Meeting, July 11, 2022

Consideration of the application of **Khoa Tran**, requesting approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (District 8) (File Z 22-06 – Plan)

Motion was made by Commissioner Jenkins to approve the request as presented. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-06

1238 Belt Line Rd Suite 361

 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA
 SUBJECT SITE

To date we have not received any responses for this case.

Z 22-06

PLANNING & DEVELOPMENT



The applicant proposes a Specific Use Provision (SUP) for a Tattoo Shop.

City Council Meeting
August 2, 2022

CASE INFORMATION

PLANNING &
DEVELOPMENT



Location: 1238 Belt Line Road, Suite 361

Applicant: Khoa Tran

Owner: Virani Investments, LLC.

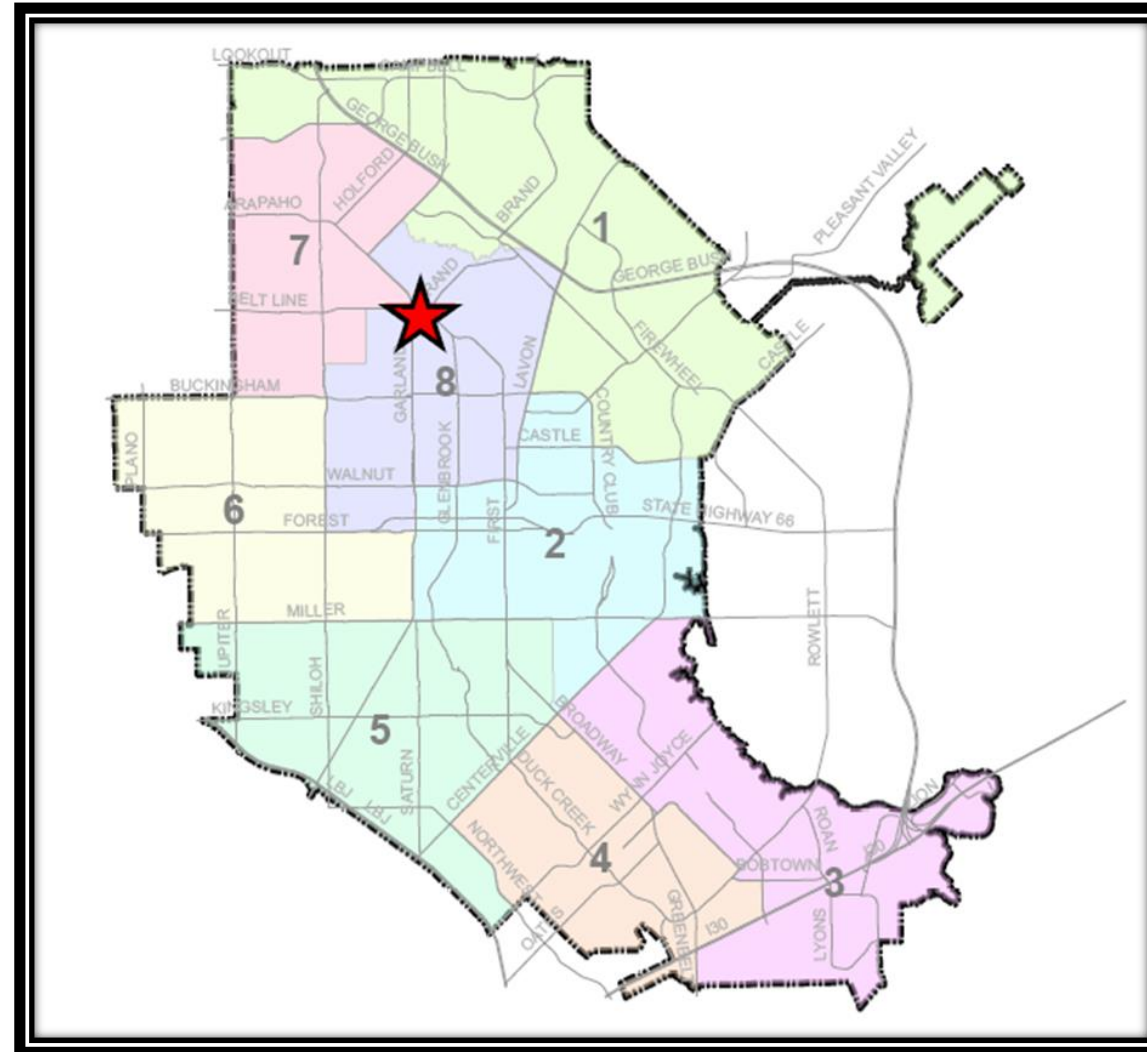
Acreage: 3.98 acres

Zoning: Community Retail (CR) District

Z 22-06

CITYWIDE LOCATION MAP

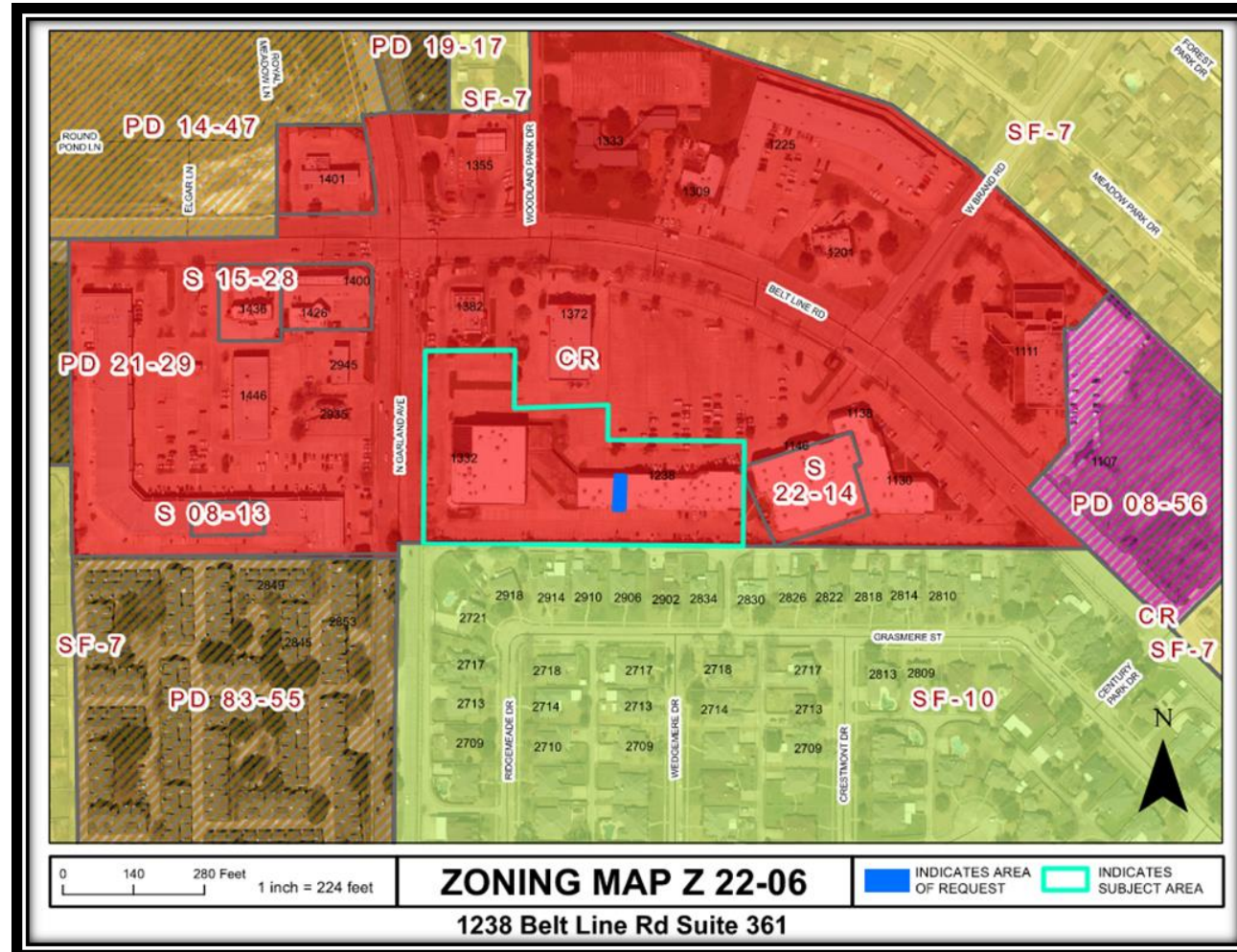
PLANNING &
DEVELOPMENT



Z 22-06

LOCATION MAP

PLANNING & DEVELOPMENT



Z 22-06

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



 Neighborhood Centers



Z 22-06

COMPREHENSIVE PLAN

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

This proposed use aligns with the Neighborhood Centers designation.

PHOTOS

PLANNING & DEVELOPMENT



View of the proposed tenant space



View of the overall subject property along Belt Line Road.



South of the subject property

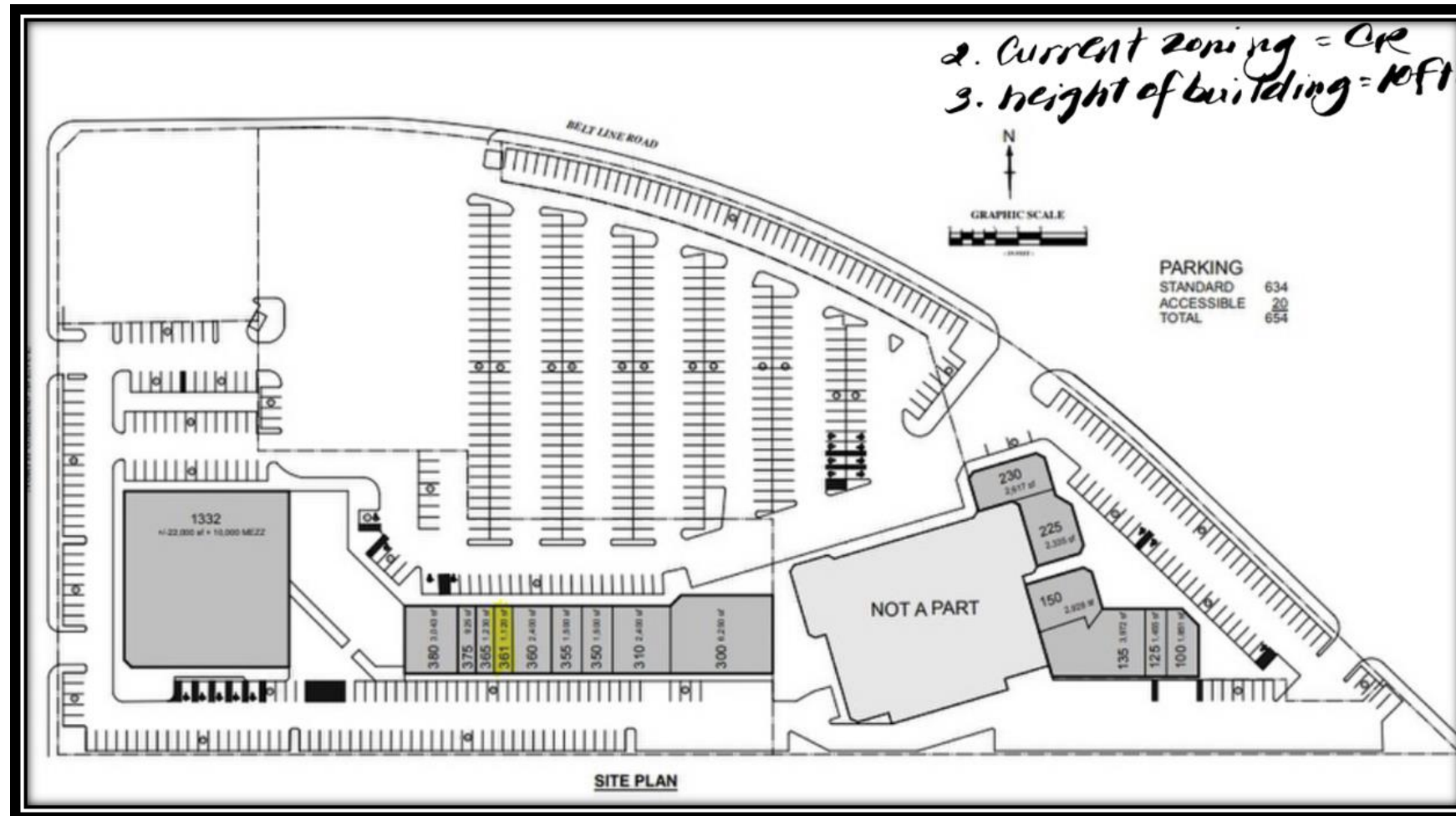


West of the subject property

Z 22-06

SITE PLAN

PLANNING & DEVELOPMENT



Z 22-06

CONSIDERATION

The applicant requests the Specific Use Provision to be in effect for ten (10) years, which aligns with the SUP Time Period Guide.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

Approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.

PLAN COMMISSION RECOMMENDATION

On July 11, 2022 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

11. c.

Meeting Date: 08/02/2022

Item Title: DD 22-01 Jimmy Wallace Guitars (District 2)

Submitted By: Will Guerin, Planning Director

REQUEST

Approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district.

LOCATION

514 Main Street

OWNER

Southpaw Holdings, LLC

PLAN COMMISSION RECOMMENDATION

On July 11, 2022 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district.

In addition, the Plan Commission recommended conditions including the following: the signs shall be tied to a retail/music store use; the wall sign is approved at 66 square feet as presented; the projecting sign may protrude up to 10 feet above the roofline and increase up to 100 square feet; and movement on the projecting sign lighting is allowed.

STAFF RECOMMENDATION

Approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district.

BACKGROUND

The building on the subject property is currently occupied by a retail guitar store. The applicant requests additional signage on the building, including a projecting sign and a wall sign. Due to the application's deviation from particular GDC Downtown Signage standards found in Chapter 7, Table 7-7 including square footage and projecting height, a Major Waiver is required through the public hearing process in order for sign permits to be issued.

SITE DATA

The subject site contains approximately 0.09 acres. The site has approximately 33 lineal feet of frontage along Main Street. Its rear frontage is along an existing alley.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned within the Downtown Square (DS) Sub-district of the overall Downtown (DT) District. The Downtown Square (DS) Sub-district allows a variety of mixed uses. The current use of the property [retail guitar shop] is allowed by right. The public hearing Major Waiver process is triggered due to the increased signage requests.

CONSIDERATIONS

1. *Projecting Sign*: Proposed is a 37.5 square-foot projecting sign, which complies with the GDC-required 60 square-foot maximum. However, the projecting sign is 6.5 feet wide whereas the required maximum amount is 5 feet. In addition, the projecting sign projects approximately 3 feet above roofline. The GDC states it may not exceed 2/3 of the building face height.

Wall Sign: Proposed is 66.1 square feet. The requirement is 30 square feet maximum when more than 12 feet above grade.

The following table summarizes the request:

Development Standard	Required	Proposed	
Projecting Sign	5 foot width May not exceed 2/3 of building face height	6.5 foot width Protrudes 3 feet above roofline.	
Wall Sign	30 square feet maximum when more than 12 feet above grade.	Approximately 66 square feet	

2. The proposed signs will be lighted including with neon and LED lighting. Canopy signage currently exists and will remain.
3. The applicant states, "We believe that our signage will make a positive impact historically and serve as a visual anchor for the south side of the downtown square. The signs' retro design styling will be a complement to the historic Plaza Theater neon signs already in place on the north side of the square. In addition, our signage will serve as a unique, iconic landmark and a highly visible artistic contribution to the City of Garland's vision to energize their downtown core. Knowing our current international customer base, we

believe our signage will assist in attracting tourism from all over the world. Specifically, our clientele using this signage as a subject of interest on all social media platforms will increase awareness of all that Garland's downtown culture has to offer. We are excited for the future of our city and believe these signs, as an expression of our ongoing participation, will be a worthy contribution to the restoration and resurgence of the Garland square."

4. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the District.

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to be in conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

In addition, the Garland Cultural Arts Master Plan Strategy 5.1 [Foster Relationships with the Business Sector] encourages creative signage. Further, it states, "Following the exception made for Downtown Garland, develop a signage variance that allows for creative signage that provides an opportunity for private businesses to contribute to the visual vibrancy of the City."

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

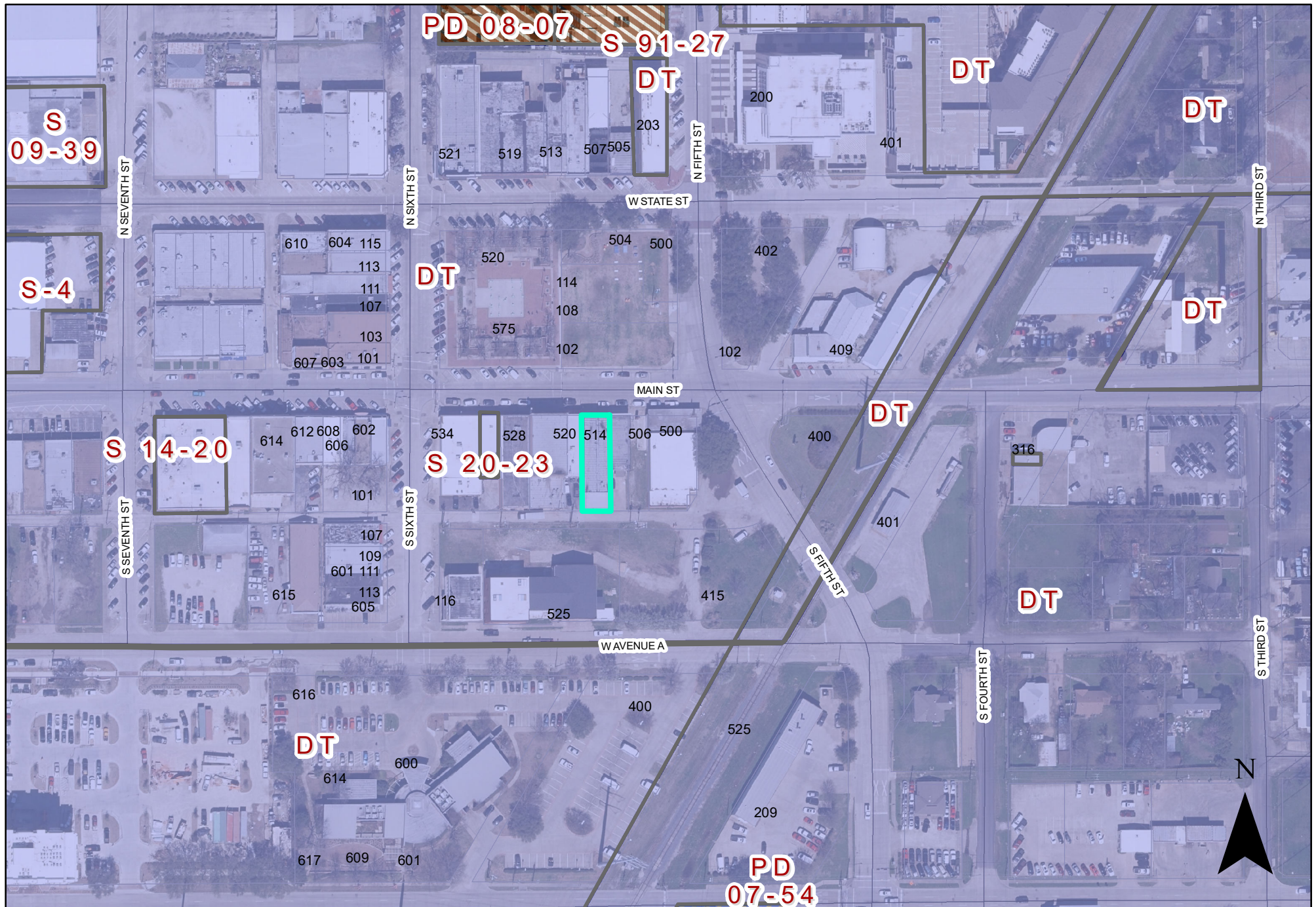
The surrounding properties are located in the Downtown (DT) District, particularly in the Downtown Square (DS) Sub-District to the east, west, and north; and the Downtown Historic (DH) Sub-District to the south. These properties are developed with an array of land uses including retail, restaurants, services, and church uses. To the north across Main Street is the Downtown Square plaza, currently undergoing reconstruction. Other existing business signage in this area includes wall signs, projecting signs, hanging blade signs, and canopy signs of various styles.

Attachments

DD 22-01 Jimmy Wallace Guitars Attachments

DD 22-01 Jimmy Wallace Guitars Responses

DD 22-01 Jimmy Wallace Guitars Staff Presentation



0 110 220 Feet
1 inch = 164 feet

Downtown Development Map DD 22-01

INDICATES AREA
OF REQUEST

514 Main Street



ROCKSY

KARIN WISEMAN
collection

Jimmy Wallace
GUITARS
A LIFE LONG PURSUIT OF TONE



"A LIFE PURSUIT OF TONE"

Jimmy Wallace
GUITAR GALLERY

JIMMY WALLACE

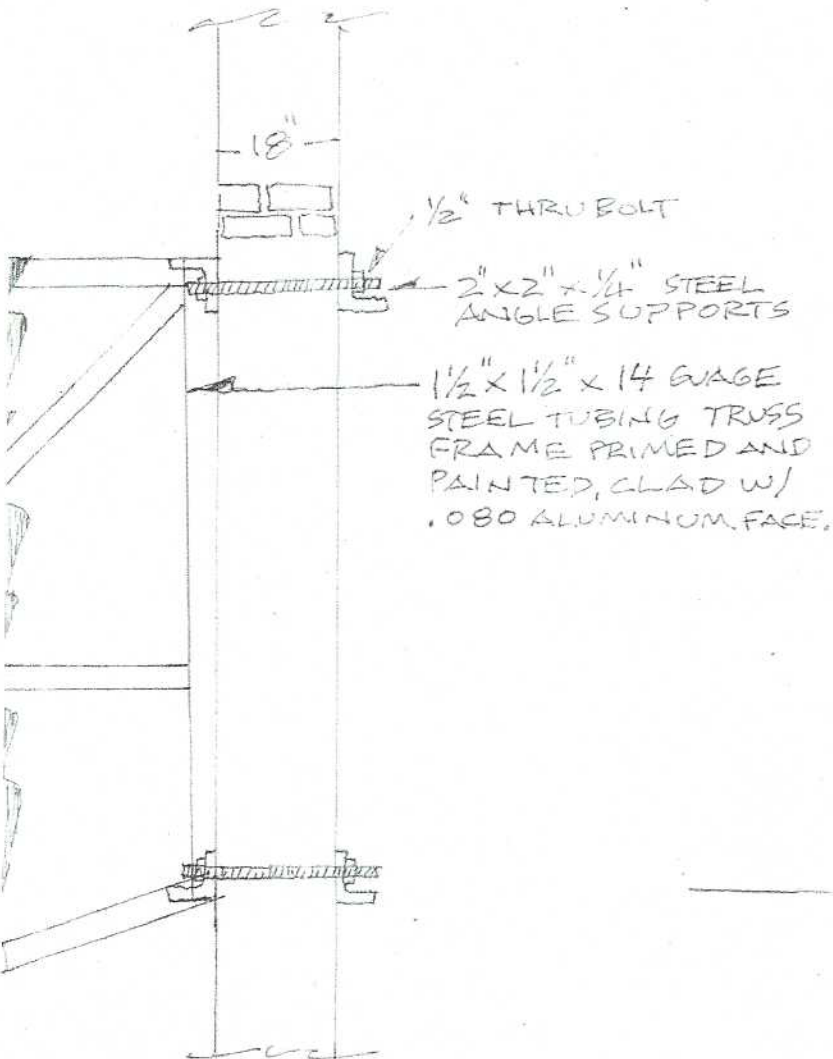
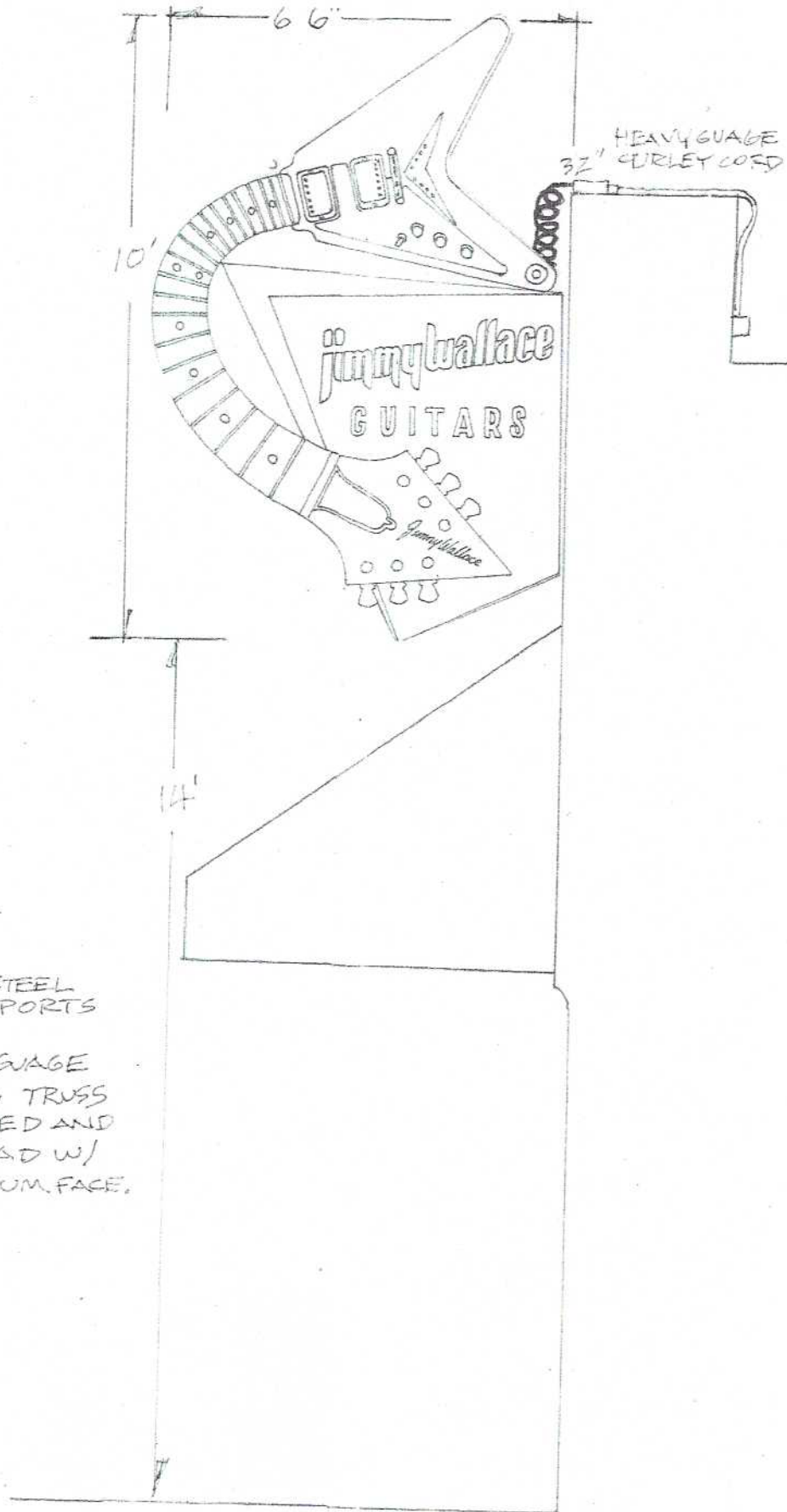
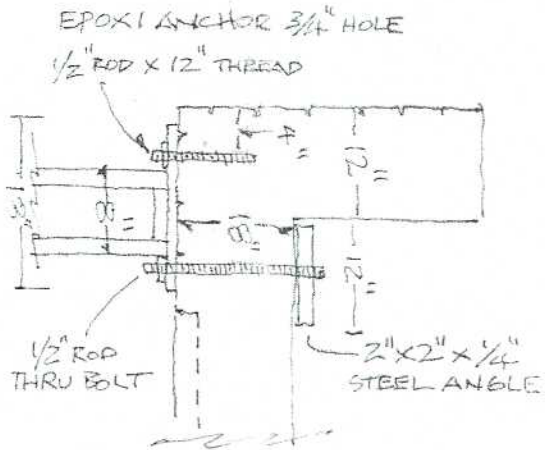
514

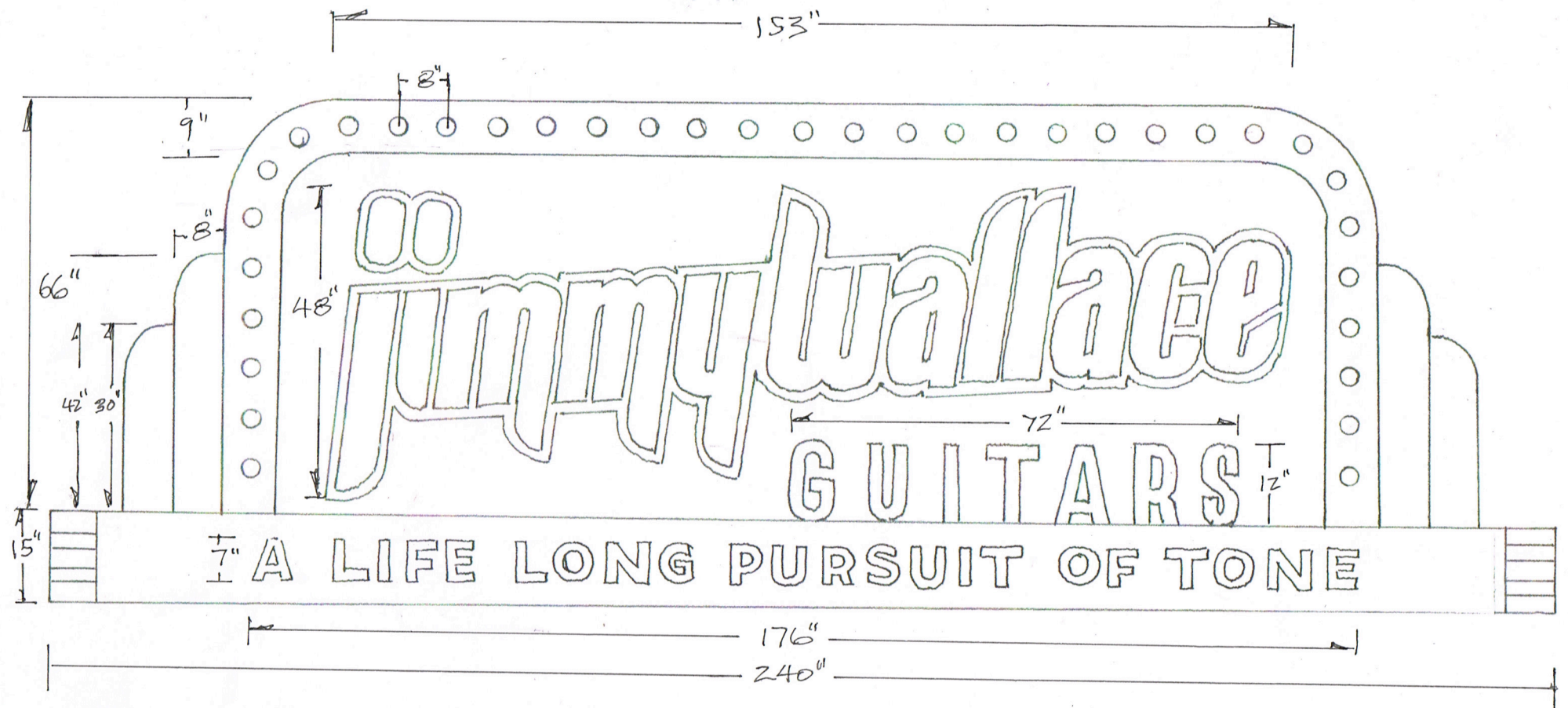
GUITAR GALLERY

Castille's
Original

OPEN

OPEN





- ALL ALUMINUM FABRICATION W/ WELDED FRAMEWORK PAINTED WITH MATHEWS ACRYLIC POLYURETHANE COLORS
- 11 WATT CERAMIC COATED LED LIGHT BULB
- STUD MOUNTED REVERSE CHANNEL LETTER W/ EXPOSED YELLOW GOLD NEON ON FACE, BLUE LED HALO GLOW BEHIND.
- STANDING REVERSE CHANNEL LETTER W/ WHITE HALO GLOW FACE IS BRUSHED ALUMINUM
- RACEWAY TO HOUSE ALL ELECTRICAL COMPONENTS
- PAINTED GRAPHICS ON FACE W/ CONNECTED WHITE NEON

1/2" = 1'

REPORT & MINUTES

P.C. Meeting, July 11, 2022

Consideration of the application of **Jimmy Wallace Guitars**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district. This property is located at

The applicant, Jimmy Wallace, 514 Main Street, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission, staff and applicant regarding additional signage above the roofline, increase of allowable square footage, signage lighting movement, and build timeframe of the signage.

Mr. Wallace also stated the downtown businesses are also in support of the request.

Motion was made by Commissioner Dalton to close the public hearing and up for discussion. Seconded by Commissioner Jenkins.

Commissioner Dalton and Jenkins spoke in favor of the request, but did express some concern regarding the suggested ten (10) foot height of the sign.

Commissioner Aubin spoke in favor of the request and acknowledged the applicant should not have to submit a second request if additional signage is considered or needed.

Chairman Roberts suggested the applicant survey the parapet wall for structural soundness and possible fortification to the façade to support the signage.

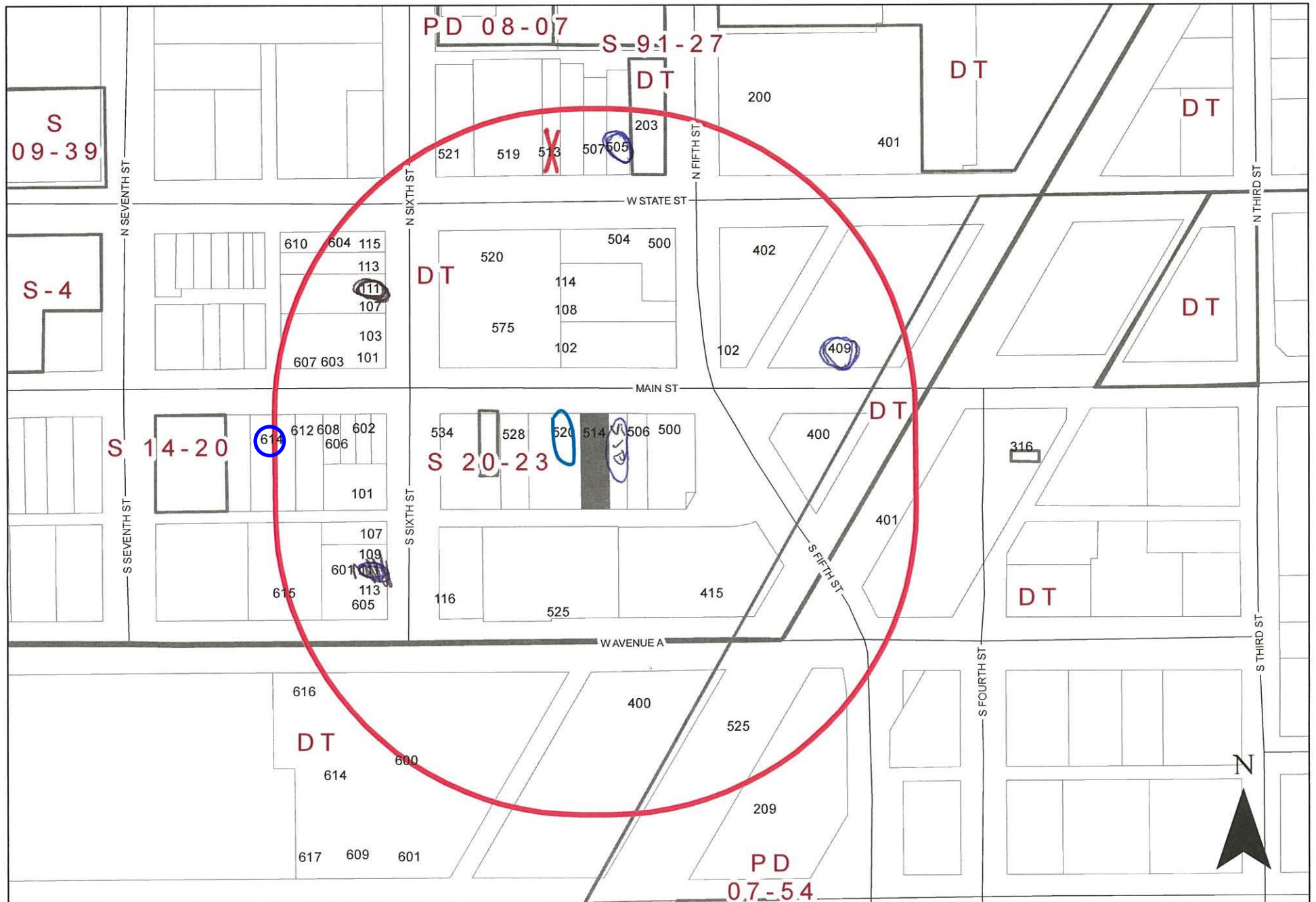
Commissioner Rose asked a follow-up question of the applicant regarding the building timeframe in correlation to the downtown construction.

The applicant stated they are prepared to begin development once approved; if warranted, they will wait if needed due to the downtown construction.

Commissioner Dalton asked a follow-up question whether the applicant would be utilizing LED lights or neon.

The applicant stated the sign would be constructed using neon.

Motion was made by Commissioner Aubin to **approve** the request for the signage; with the allowance for lighting movement in the projecting sign, the signage is only allowed for retail music uses, a sixty-six (66) square-foot wall sign allowance, and a vertical height up to ten (10) feet above the top of the building and a maximum allowance of 100 square feet for the projecting sign. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**



0 110 220 Feet
1 inch = 164 feet

Downtown Development Map DD 22-01

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

514 Main Street

Comment Form

Case DD 22-01

DD 22-01 Jimmy Wallace Guitars. The applicant requests a "Major Waiver" to the Downtown Sign Standards for a guitar-shaped projecting sign and a wall sign advertising Jimmy Wallace Guitars. The site is located at 514 Main Street. (District 2)

DD 22-01 Jimmy Wallace Guitars. El solicitante solicita una "Major Waiver" a los Estándares de letreros del centro para un letrero saliente en forma de guitarra y un letrero de pared que anuncia Jimmy Wallace Guitars. El sitio está ubicado en 514 Main Street. (Distrito 2)

DD 22-01 Jimmy Wallace Guitars. Người nộp đơn yêu cầu "Major Waiver" đối với Tiêu chuẩn Biển báo Trung tâm thành phố cho một bảng hiệu hình cây đàn ghita và một bảng hiệu treo tường quảng cáo Jimmy Wallace Guitars. Địa điểm này nằm ở 514 Main Street. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Boogie Nights Vintage

John Clarke President

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

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

111 N. 6th Street

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

7/9/2022

Date / Fecha / Ngày

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

Comment Form

Case DD 22-01

DD 22-01 Jimmy Wallace Guitars. The applicant requests a "Major Waiver" to the Downtown Sign Standards for a guitar-shaped projecting sign and a wall sign advertising Jimmy Wallace Guitars. The site is located at 514 Main Street. (District 2)

DD 22-01 Jimmy Wallace Guitars. El solicitante solicita una "Major Waiver" a los Estándares de letreros del centro para un letrero saliente en forma de guitarra y un letrero de pared que anuncia Jimmy Wallace Guitars. El sitio está ubicado en 514 Main Street. (Distrito 2)

DD 22-01 Jimmy Wallace Guitars. Người nộp đơn yêu cầu "Major Waiver" đối với Tiêu chuẩn Biển báo Trung tâm thành phố cho một bảng hiệu hình cây đàn ghita và một bảng hiệu treo tường quảng cáo Jimmy Wallace Guitars. Địa điểm này nằm ở 514 Main Street. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Roach Ferd & Seed, LLC

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

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

409 Main Street

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

Garland, Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

7/11/2022

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

Comment Form

Case DD 22-01

DD 22-01 Jimmy Wallace Guitars. The applicant requests a "Major Waiver" to the Downtown Sign Standards for a guitar-shaped projecting sign and a wall sign advertising Jimmy Wallace Guitars. The site is located at 514 Main Street. (District 2)

DD 22-01 Jimmy Wallace Guitars. El solicitante solicita una "Major Waiver" a los Estándares de letreros del centro para un letrero saliente en forma de guitarra y un letrero de pared que anuncia Jimmy Wallace Guitars. El sitio está ubicado en 514 Main Street. (Distrito 2)

DD 22-01 Jimmy Wallace Guitars. Người nộp đơn yêu cầu "Major Waiver" đối với Tiêu chuẩn Biển báo Trung tâm thành phố cho một bảng hiệu hình cây đàn ghita và một bảng hiệu treo tường quảng cáo Jimmy Wallace Guitars. Địa điểm này nằm ở 514 Main Street. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

The Frocksy / Karin Wiseman Collection

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

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

510 Main Street

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form Case DD 22-01

DD 22-01 Jimmy Wallace Guitars. The applicant requests a "Major Waiver" to the Downtown Sign Standards for a guitar-shaped projecting sign and a wall sign advertising Jimmy Wallace Guitars. The site is located at 514 Main Street. (District 2)

DD 22-01 Jimmy Wallace Guitars. El solicitante solicita una "Major Waiver" a los Estándares de letreros del centro para un letrero saliente en forma de guitarra y un letrero de pared que anuncia Jimmy Wallace Guitars. El sitio está ubicado en 514 Main Street. (Distrito 2)

DD 22-01 Jimmy Wallace Guitars. Người nộp đơn yêu cầu "Major Waiver" đối với Tiêu chuẩn Biển báo Trung tâm thành phố cho một bảng hiệu hình cây đàn ghita và một bảng hiệu treo tường quảng cáo Jimmy Wallace Guitars. Địa điểm này nằm ở 514 Main Street. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Larry Hishel Property Owner

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

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

520 Main St.

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

Garland TX 75040
City/State/Estado de la Ciudad / Thành bang

75040
Zip Code / Código postal / Mã Bưu Chính

[Signature]
Signature / Firma / Chữ ký

7-1-22
Date / Fecha / Ngày

(Provide email address and phone number if available) / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
DD 22-01	July 11, 2022	August 2, 2022	Will Guerin

The applicant requests a "Major Waiver" to the Downtown Sign Standards for a guitar-shaped projecting sign and a wall sign advertising Jimmy Wallace Guitars. The site is located at 514 Main Street. (District 2)

Allan Stafford

For

7/5/2022
2:02:20 PM

505 W State St

txlaw@verizon.net

Garland

2142360898

Texas

United States

75040

Great Folks, Great Business, Good for Garland, Please approve

Comment Form Case DD 22-01

DD 22-01 Jimmy Wallace Galters. The applicant requests a "Major Witness" to the Department of Justice for a guitar-shaped propelling sign and a wall sign advertising Jimmy Wallace Galters. The site is located at 514 Main Street, Dallas, TX.

DD 22-01 Jimmy Wallace Galters. El solicitante solicita una "Mayor Testigo" a los Estados Unidos de Justicia del centro para un letrero en forma de guitarra y un letrero de pared para anunciar Jimmy Wallace Galters. El sitio está ubicado en 514 Main Street, Dallas, TX.

DD 22-01 Jimmy Wallace Galters. Người này cần phải có "Major Witness" đối với tiêu chuẩn của báo Trung tâm thành phố của một bảng hiệu hình cây đàn guitar và một bảng hiệu trên tường quảng cáo Jimmy Wallace Galters. Địa điểm này nằm ở 514 Main Street, Quận 2.

Please Check One Below / Marque une X ci-dessous : V si l'ong s'agit d'un objet



Agenda / En Cause / Thing

Please complete the following information and mail to the Dallas Department of Justice, 1000 Main Street, Dallas, TX 75202-1000. For more information, please contact the Dallas Department of Justice, 1000 Main Street, Dallas, TX 75202-1000. For more information, please contact the Dallas Department of Justice, 1000 Main Street, Dallas, TX 75202-1000. For more information, please contact the Dallas Department of Justice, 1000 Main Street, Dallas, TX 75202-1000.

JAMES OSBY BORGARDT

Please Name & Title / Nom et Titre / Tên và Chức vụ

Please Print Name and Address / Nom et Adresse / Tên và Địa chỉ

513 STATE STREET

Your Property Address / Le-dressoir de la propriété / Địa chỉ tài sản

CARLAND TX

Please Print Name and Address / Nom et Adresse / Tên và Địa chỉ

75040

Please Print Name and Address / Nom et Adresse / Tên và Địa chỉ

James O. Borgardt

James O. Borgardt

Signature / Pense / Chữ ký

Date / Pense / Ngày

Please Print Name and Address / Nom et Adresse / Tên và Địa chỉ

THE CITY IS SPENDING HUGE SUMS
TO REDO THE SQUARE.

BUSINESSMEN HAVE AND CONTINUE TO
SUFFER DUE TO CONSTRUCTION.

THE FUTURE IS POSITIVE DUE TO THE
ANTICIPATED COMPLETION OF A NEW,
WONDERFUL PARK AND BUSINESS CENTER.

PROPERTY OWNERS WILL REMOVE AND UPDATE
THEIR BUILDINGS TO REVITALIZE THE SQUARE.

GARLAND DOES NOT NEED TO LOOK LIKE
LAS VEGAS OR NASHVILLE. THE PLAZA IS
THE ONLY NEON LIGHT ATTRACTION WANTED.

PLEASE MAINTAIN SIGN STANDARDS AND
DO NOT ALLOW A PROSECUTION INTO OUR SQ.

A CLASSY UPGRADED SQUARE IS WARRANTED.



From: [Tom Bailey](#)
To: [Guerin, Will](#); [Planning Group](#); [Morris, Councilwoman Deborah](#); [McNatt, Letecia](#)
Subject: [EXTERNAL] Case DD 22-01 / "Major Waiver" to sign standards 514 Main
Date: Tuesday, July 19, 2022 5:26:48 PM
Attachments: [Jimmy wallace sign endorsement.pdf](#)

Hi All,

Attached is you form for the referenced case as well as a letter of endorsement for the major waiver to the downtown sign ordinance. We fully support the approval of the variance.

Best regards,

Thomas O. Bailey
A&S Properties, Inc. | Tobreco, LLC.
614 Main Street, Suite 210
Garland, Texas 75040
972-494-2440
214-893-3400

A & S PROPERTIES, INC. / DALRICH PROPERTIES, INC.
COMMERCIAL REAL ESTATE SERVICES

July 18, 2022

Planning Department
P.O. Box 469002
Garland, Texas 75046-9002

Re: Case DD 22-01
Jimmy Wallace Guitars "Major Waiver" at 514 Main Street

I am writing on behalf of the ownership of five buildings in downtown Garland. Two of the buildings are on the square, two buildings a block off the square and one building that is two blocks off the square. We are in favor of this sign.

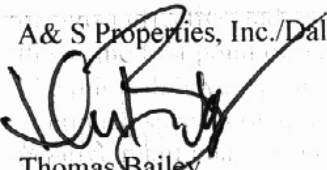
We think business signs are vital to the successful functioning of downtown Garland. They are the most effective and least expensive form of advertising for a small business. Good signage like this is the first point of real-life interaction between a business and its potential customers. Signs like this will have a positive impact on the City of Garland and will have a positive impact on the continued success of Jimmy Wallace Guitars. This sign will enhance the storefront and evoke a positive retail image not only for this business but for all of downtown. It will create a lasting impression and encourage shoppers to shop in Garland and to visit other stores in the vicinity. This sign is decorative, as well as informative and will reinforce the overall feel that we need for the Garland square. This type of sign and others like it would produce a colorful collage of signs and images that tastefully inform, delight and stimulate shoppers in the Central Business District.

We strongly support the sign that Jimmy Wallace Guitars is proposing. This is exactly the type of signs that all the business around the square and in the downtown area should embrace and utilize.

If you have any questions, please call me at 214-893-3400 or 972-494-2440

Best regards,

A & S Properties, Inc./Dalrich Properties, Inc.


Thomas Bailey
Vice President of Operations

Comment Form

Case DD 22-01

DD 22-01 Jimmy Wallace Guitars. The applicant requests a "Major Waiver" to the Downtown Sign Standards for a guitar-shaped projecting sign and a wall sign advertising Jimmy Wallace Guitars. The site is located at 514 Main Street. (District 2)

DD 22-01 Jimmy Wallace Guitars. El solicitante solicita una "Major Waiver" a los Estándares de letreros del centro para un letrero saliente en forma de guitarra y un letrero de pared que anuncia Jimmy Wallace Guitars. El sitio está ubicado en 514 Main Street. (Distrito 2)

DD 22-01 Jimmy Wallace Guitars. Người nộp đơn yêu cầu "Major Waiver" đối với Tiêu chuẩn Biển báo Trung tâm thành phố cho một bảng hiệu hình cây đàn ghita và một bảng hiệu treo tường quảng cáo Jimmy Wallace Guitars. Địa điểm này nằm ở 514 Main Street. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

THOMAS BAILEY, VP OF OPERATIONS A&S PROPERTIES, INC. A&S PROPERTIES, INC.

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

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

700 MAIN, 614 MAIN, 603 MAIN, 101 N GALT, 1156th

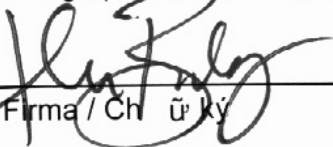
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính



7/18/22

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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

Comment Form

Case DD 22-01

Outside the notification area

DD 22-01 Jimmy Wallace Guitars. The applicant requests a "Major Waiver" to the Downtown Sign Standards for a guitar-shaped projecting sign and a wall sign advertising Jimmy Wallace Guitars. The site is located at 514 Main Street. (District 2)

DD 22-01 Jimmy Wallace Guitars. El solicitante solicita una "Major Waiver" a los Estándares de letreros del centro para un letrero saliente en forma de guitarra y un letrero de pared que anuncia Jimmy Wallace Guitars. El sitio está ubicado en 514 Main Street. (Distrito 2)

DD 22-01 Jimmy Wallace Guitars. Người nộp đơn yêu cầu "Major Waiver" đối với Tiêu chuẩn Biển báo Trung tâm thành phố cho một bảng hiệu hình cây đàn ghita và một bảng hiệu treo tường quảng cáo Jimmy Wallace Guitars. Địa điểm này nằm ở 514 Main Street. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Jolene Smith (Mrs. J's Heavenly Delights)

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

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

612 W. State St.

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Jolene M. Smith

Signature / Firma / Ch ữ ký

7/2/22

Date / Fecha / Ngày

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

DD 22-01

PLANNING & DEVELOPMENT



The applicant requests a Major Waiver to the Downtown Sign Standards for a guitar-shaped projecting sign and a wall sign.

City Council Meeting
August 2, 2022

CASE INFORMATION

Location: 514 Main Street

Applicant: Jimmy Wallace Guitars

Owner: Southpaw Holdings, LLC

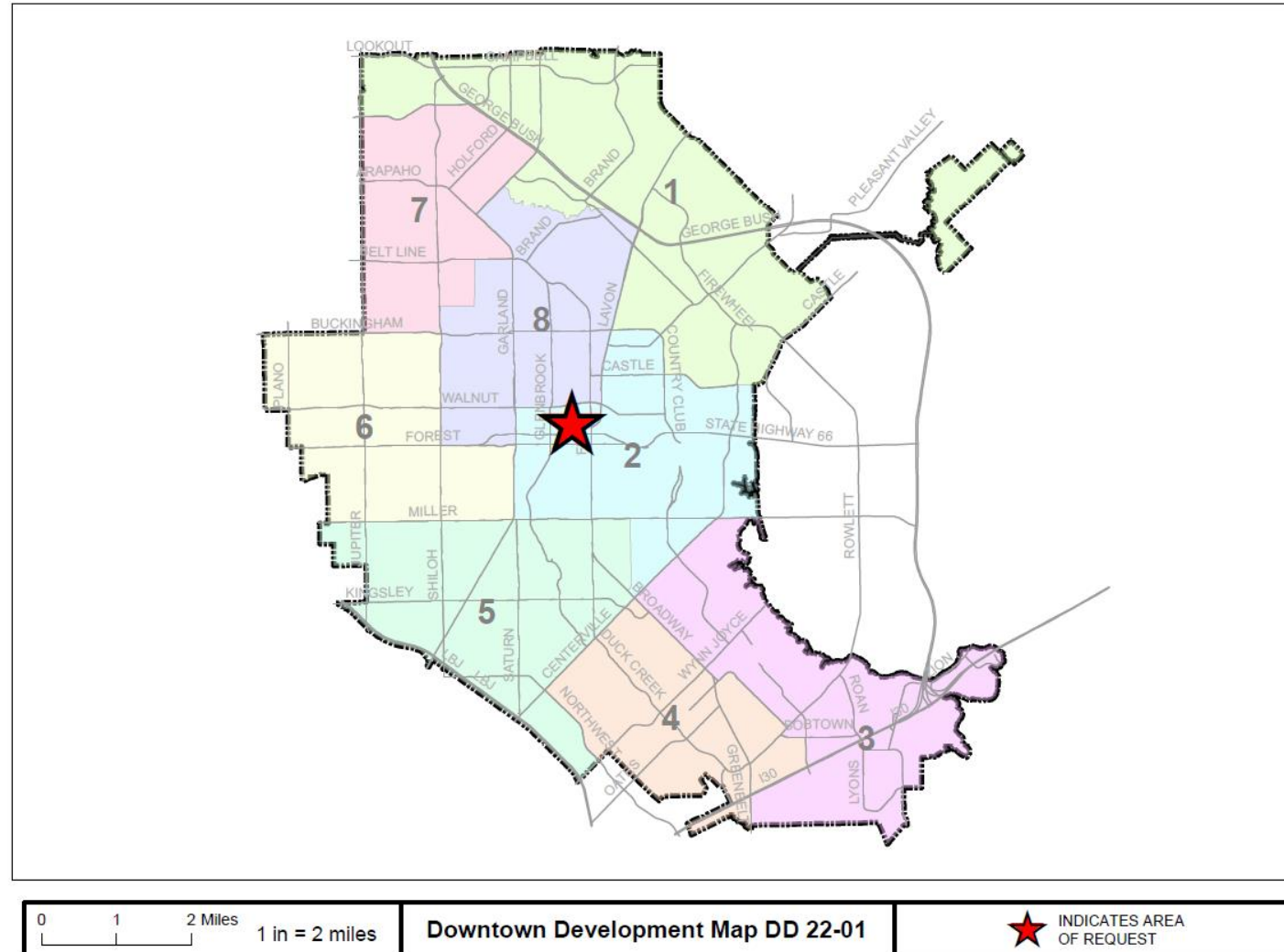
Acreage: 0.09 acres

Zoning: Downtown (DT) District
Downtown Square (DS) Sub-district

DD 22-01

CITYWIDE LOCATION MAP

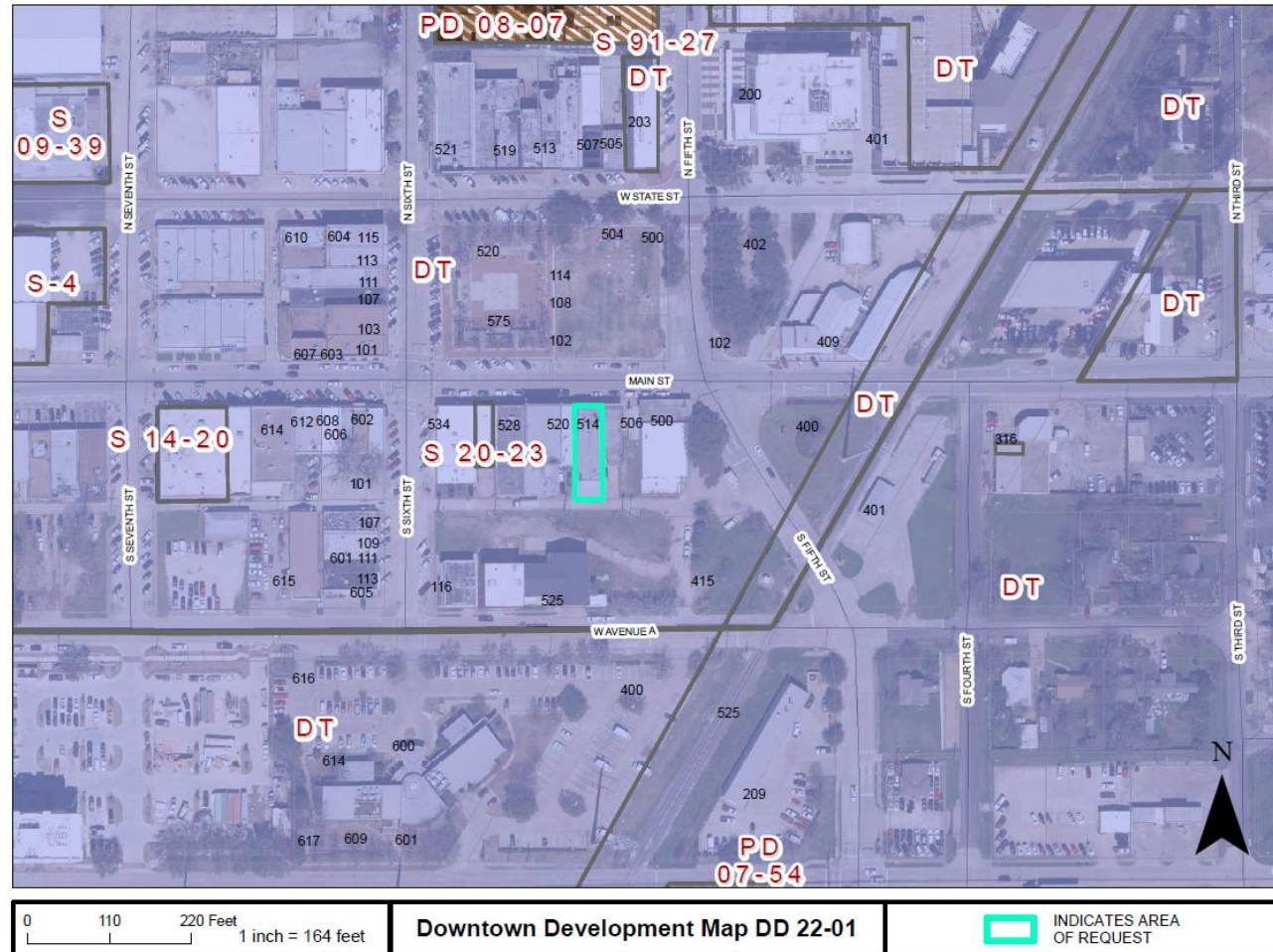
PLANNING &
DEVELOPMENT



DD 22-01

LOCATION MAP

PLANNING & DEVELOPMENT



514 Main Street

DD 22-01



Looking at the subject property from Main Street



Looking north of the subject property



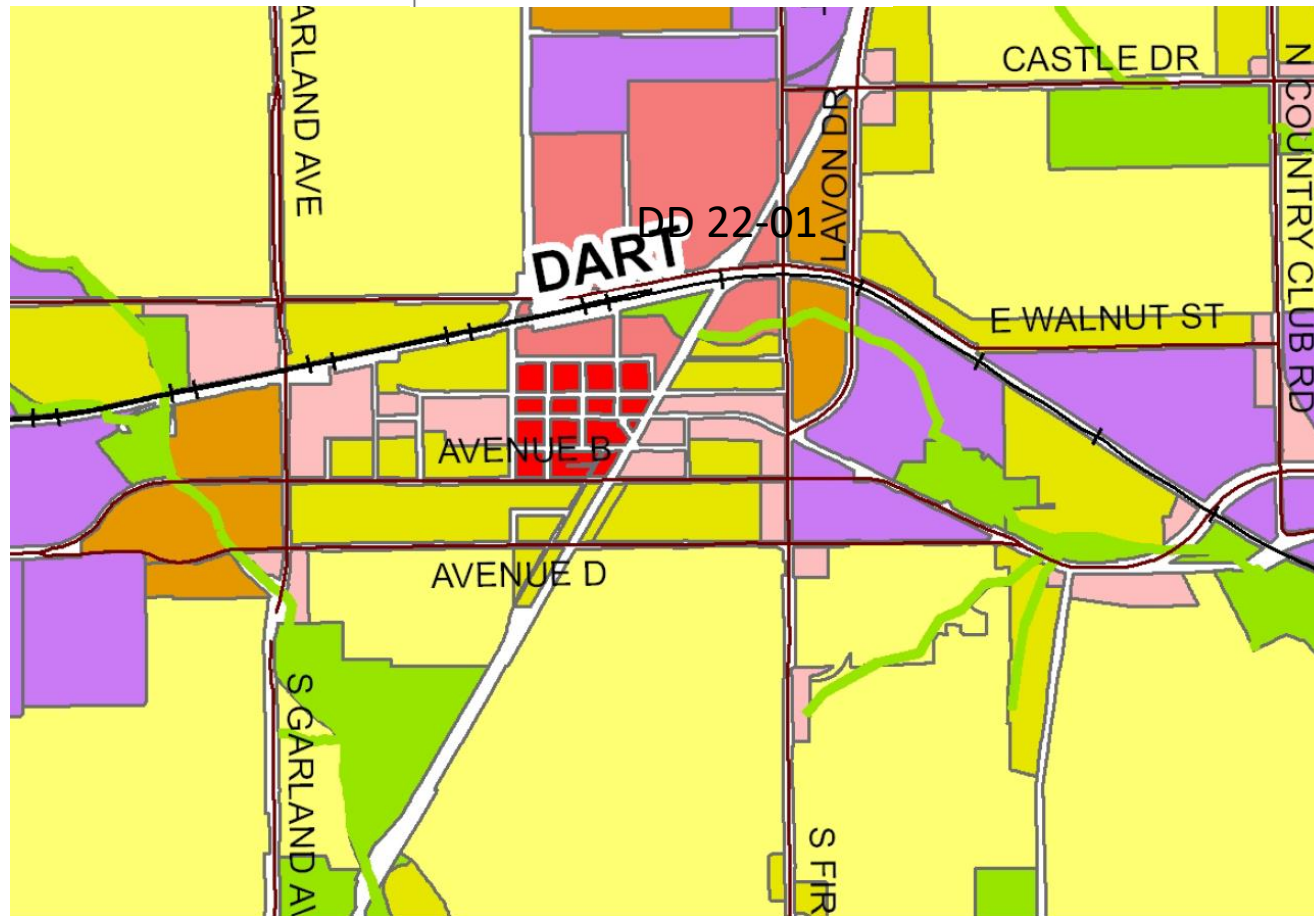
Looking west of the subject property



Looking east of subject property

COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



COMPREHENSIVE PLAN

PLANNING &
DEVELOPMENT



The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

COMPREHENSIVE PLAN

In addition, the Garland Cultural Arts Master Plan Strategy 5.1 [Foster Relationships with the Business Sector] encourages creative signage. Further, it states, “Following the exception made for Downtown Garland, develop a signage variance that allows for creative signage that provides an opportunity for private businesses to contribute to the visual vibrancy of the City.”



CONSIDERATION

Development Standard	Required	Proposed
Projecting Sign	5 foot width May not exceed 2/3 of building face height	6.5 foot width Protrudes 3 feet above roofline.
Wall Sign	30 square feet maximum when more than 12 feet above grade.	Approximately 66 square feet

CONSIDERATION

PLANNING & DEVELOPMENT



PLANNING & DEVELOPMENT



STAFF RECOMMENDATION

PLANNING &
DEVELOPMENT



Approval of 1) a Major Waiver and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district.

PLAN COMMISSION RECOMMENDATION

On July 11, 2022 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district.

In addition, the Plan Commission recommended conditions including the following: the signs shall be tied to a retail/music store use; the wall sign is approved at 66 square feet as presented; the projecting sign may protrude up to 10 feet above the roofline and increase up to 100 square feet; and movement on the projecting sign lighting is allowed.

Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

PLANNING & DEVELOPMENT



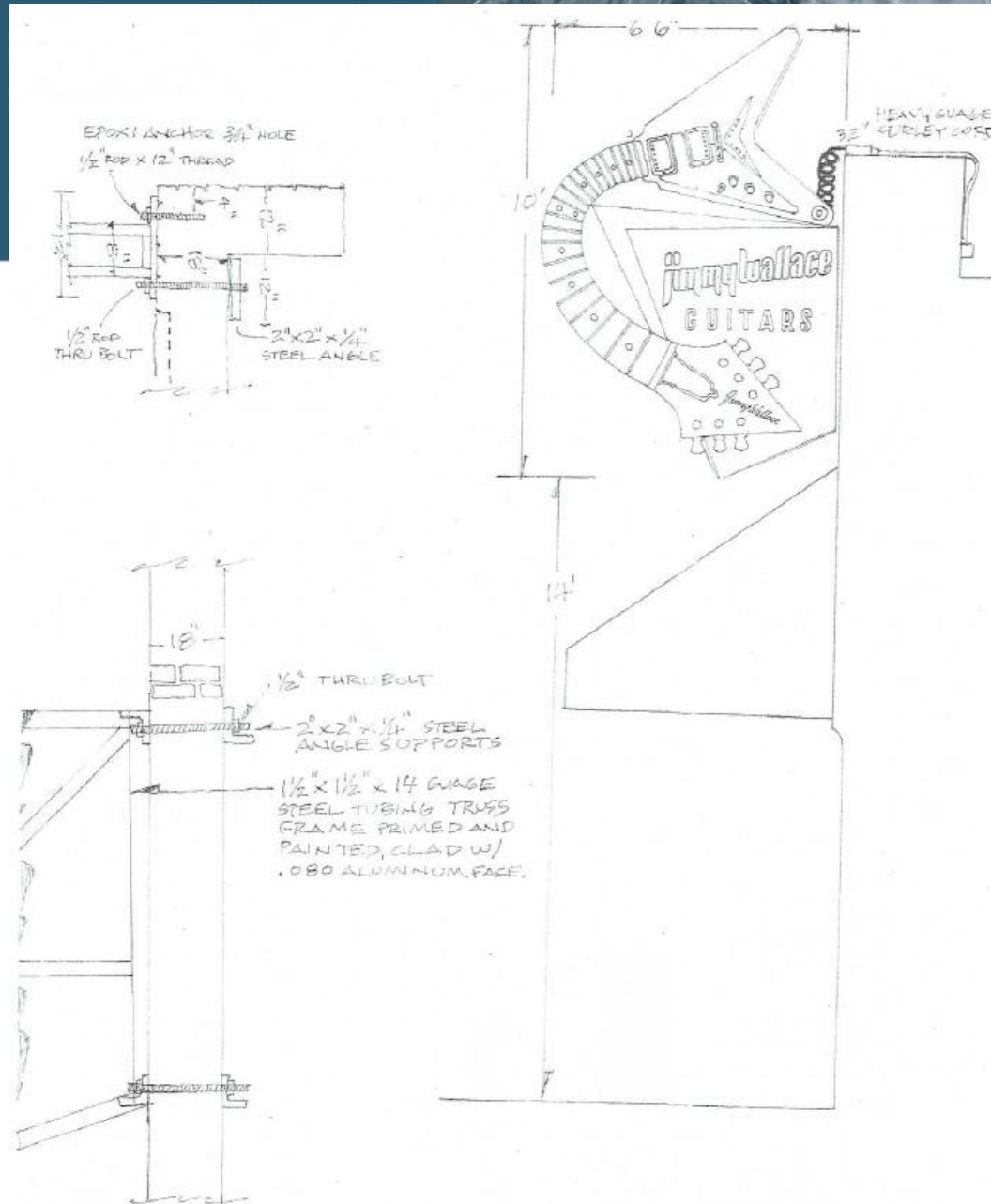


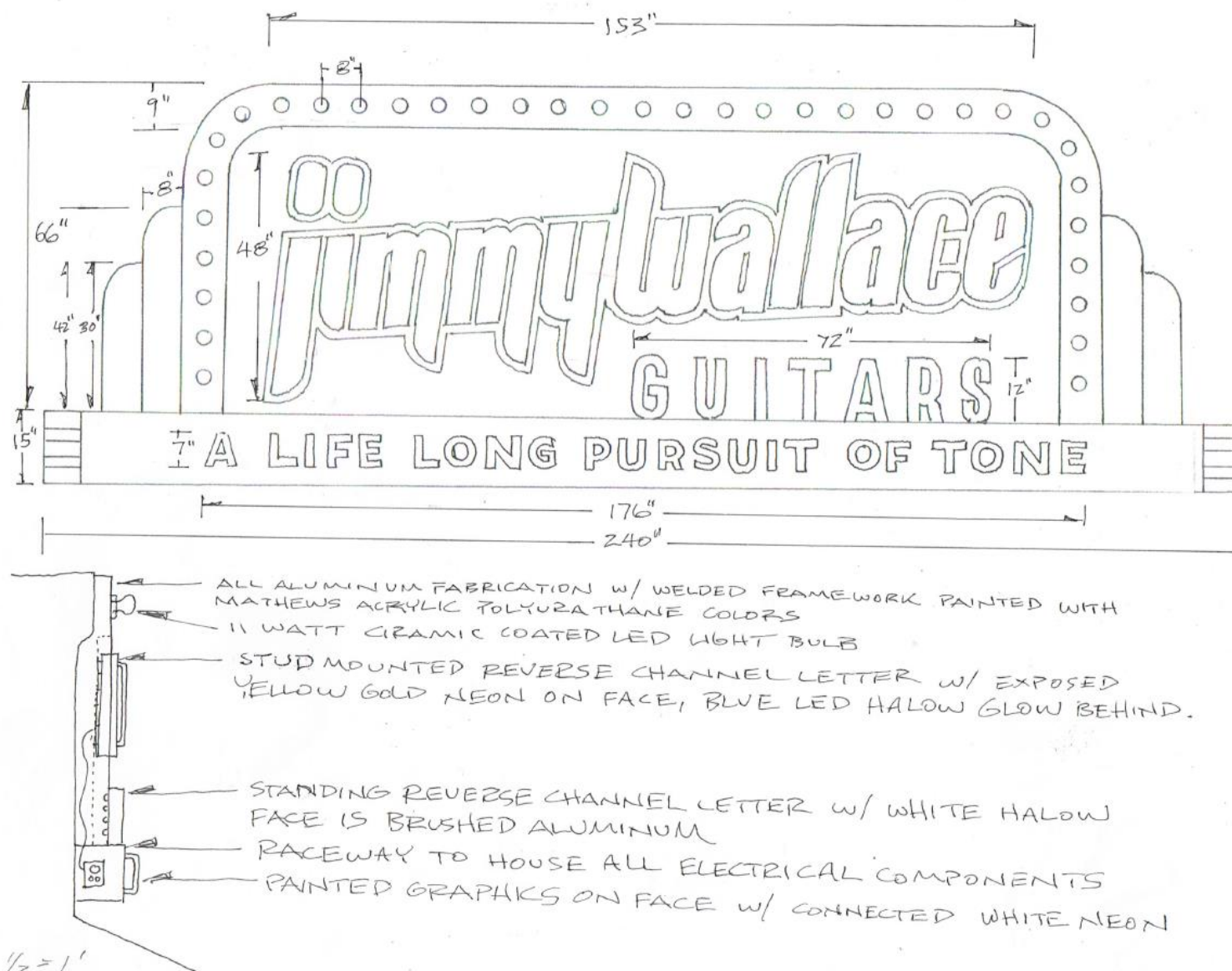
PLANNING & DEVELOPMENT



ACTION ITEM	LEAD AND PARTNERS
Develop a Variance Process for Creative Signage: Following the exception made for Downtown Garland, develop a signage variance that allows for creative signage that provides an opportunity for private businesses to contribute to the visual vibrancy of the City.	Planning & Community Development, City Council, PRCAD
Hat Manufacturing: Collaborate with Garland's major hat manufacturers and Visit Garland to clarify and grow opportunities to feature hat manufacturing as a draw for visitors and as an important aspect of Garland's cultural heritage.	Visit Garland, Garland hat manufacturers
Firewheel Town Center: Work with leadership at Firewheel Town Center to identify opportunities for artists, performers, and other creatives. For example, temporary displays and artist pop-ups associated with the holidays.	PRCAD, Chamber of Commerce

PLANNING & DEVELOPMENT







GARLAND

City Council Regular Session Agenda

Meeting Date: 08/02/2022

Item Title: Board and Commission Appointment

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

Summary:

Council Member Jeff Bass

- James VanDyke - Board of Adjustment
- Merrill Balanciere - Community Multicultural Commission
- James Dobbins - Environmental & Community Advisory Board
- Charles Msewe - Library Board
- Bobby Bradley - Parks and Recreation
- Eric Scholl - Property Standards Board
- Carol Cooper - Senior Citizens Advisory Board
- Bill Swisher - Tax Increment Finance #2 South Board

Attachments

James VanDyke - BOA

Merrill Balanciere - CMC

James Dobbins - Environmental

Charles Msewe - Library

Bobby Bradley

Eric Scholl - Property Standards

Carol Cooper

Bill Swisher - TIF South



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUL 20 2022
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: July 19, 2022

Name: James VanDyke

Phone: [REDACTED]

(Home)

Address: 6810 Galway Drive

Phone: [REDACTED]

(Other)

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 9 years

Resident of Texas for 19 years

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

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

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

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

My work at an architecture firm helps me understand the issues involved with Building Codes

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

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

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

Society for Professional Services Marketing, Urban Land Institute, Buckner Foster Care, Lakepointe Firewheel Church, Austin Academy PTA Board

What is your educational background?

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

What is your occupational experience?

Vice President for Marketing and Technology at REES Architecture, Marketing Director for Rockwall ISD

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

James VanDyke

Board or Commission of first, second and third choice:

1st Board of Adjustment

☐ Building and Fire Codes Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Civil Service Commission

☐ Community Multicultural Commission

☐ Electrical Board

☐ Garland Cultural Arts Commission

☐ Garland Youth Council **

☐ Property Standards Board

☐ Library Board

☐ Parks and Recreation Board

2nd Plan Commission *

☐ Plumbing and Mechanical Codes Board

☐ Senior Citizens Advisory Committee

* Plan Commission members must live in district

** Garland Youth Council has a separate application

Return completed application to:

City Secretary's Office
200 N. Fifth St.
Garland, TX 75040
Fax: 972-205-2504
Email: RDowl@GarlandTX.gov

Courtney Vanover
7.20.22

Revised 05/2021



GARLAND

TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: James VanDyke

Title: Board of Adjustment Member
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: Lisa Erin VanDyke

Minor Children
or Dependents: Henry VanDyke
Grant VanDyke
Luke VanDyke

3. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

Rees Associates, Inc.

4. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of a corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

6810 Galway Drive, Garland, TX 75044

Return completed Disclosure Form to:

City Secretary - City of Garland

P.O. Box 469002

Garland, TX 75046-9002

Vanover, Courtney

From: Kurth, Christine
Sent: Wednesday, July 20, 2022 8:52 AM
To: Vanover, Courtney; City Taxes
Subject: RE: Account Status - James VanDyke

Morning ☺

Here you go.

Thank you

Christine Kurth
Call Center Supervisor
972-205-2677
Email: CKurth@garlandtx.gov



GARLAND

From: Vanover, Courtney <CVanover@garlandtx.gov>
Sent: Wednesday, July 20, 2022 8:48 AM
To: City Taxes <citytaxes@garlandtx.gov>; Kurth, Christine <CKurth@garlandtx.gov>
Subject: Account Status - James VanDyke

Good Morning,

I need to check the account status for the following please:

James VanDyke—Excellent/Current
6810 Galway Dr.

Thank you,

Courtney Vanover

Department Coordinator II
City Secretary's Office
972-205-2406

Our Mission

We are committed to preserve public trust, deliver quality services, promote economic growth, protect our community and enhance the quality of life for the good of our city and our future.



GARLAND

Vanover, Courtney

From: Alameda, Cynthia
Sent: Wednesday, July 20, 2022 8:54 AM
To: Kurth, Christine; Vanover, Courtney; City Taxes
Subject: RE: Account Status - James VanDyke

All taxes paid. (city, county, school)

From: Kurth, Christine
Sent: Wednesday, July 20, 2022 8:52 AM
To: Vanover, Courtney <CVanover@garlandtx.gov>; City Taxes <citytaxes@garlandtx.gov>
Subject: RE: Account Status - James VanDyke

Morning ☺

Here you go.

Thank you

Christine Kurth
Call Center Supervisor
972-205-2677
Email: CKurth@garlandtx.gov



GARLAND

From: Vanover, Courtney <CVanover@garlandtx.gov>
Sent: Wednesday, July 20, 2022 8:48 AM
To: City Taxes <citytaxes@garlandtx.gov>; Kurth, Christine <CKurth@garlandtx.gov>
Subject: Account Status - James VanDyke

Good Morning,

I need to check the account status for the following please:

James VanDyke—Excellent/Current
6810 Galway Dr.

Thank you,

Courtney Vanover



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUL 27 2022
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Name: Merrill J, Balanciere

Address: 1110 Gloucester Drive

City, State, Zip: Garland Tx 75040

Resident of Garland for 31 years

Resident of Texas for 60 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.

Served on 2020-21 Cultural Arts Committee, 2021-2022 Multi Cultural Commission, Served Boys and Girls Club Board, Leadership Garland Class XXII, Distinguished Leader Award 2022.

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

Cultural Arts 2021, Multi Cultural Commission 2022

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

Youth Leadership Garland, Youth AWANA Leader at North Dallas Community Bible Fellowship, First Baptist Church Upward Basketball and football coach.

What is your educational background?

AAS Cisco College, Texas National Guard Academy Officer Candidate School. US Army Engineer Basic Course

What is your occupational experience?

8 Years Army National Guard. 30 Years fire service with Dallas and Garland Fire Departments.

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

Merrill J Balanciere

Board or Commission of first, second and third choice:		
☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☒ 3 Parks and Recreation Board
☐ Citizens' Environmental and Neighborhood Advisory Committee	☐ Garland Youth Council **	☐ Plan Commission *
☐ Civil Service Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☒ Community Multicultural Commission	☐ Property Standards Board	☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status	Current ☒	Past Due	Date Appointed
Utility Account Status	Current ☒	Past Due	Appointed By
CSO Suit/Claim Filed	Yes ☐ No ☒		Date Notified
Clerk Signature & Date	<i>Courtney Vanover</i> 7-27-22		
		Disclosure Form Filed	

Revised 05/2021



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUL 26 2022

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: July 16, 2022

Name: James M. Dobbins

Phone:

Address: 1014 Palm Desert Drive

Phone:

City, State, Zip: Garland, TX 75044

Email:

Resident of Garland for 8 years

Resident of Texas for 41 years

Dallas County Voter Registration Number [REDACTED]

Garland City Council District Number 1

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

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

Please list any experience that qualifies you to serve in the areas you have indicated. I did environmental work for the Texas Department of Transportation for 32 years.

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

2017 to date - Vice Chair of the Environmental & Community Advisory Board.

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

Big Brothers/Big Sisters volunteer for eight years - Adopt a Highway volunteers, Benefits Advisory Board volunteer for four years (Employee Retirement System of Texas) - serving a second term.

What is your educational background?

B.A. - Southwestern University - Georgetown, TX.

What is your occupational experience?

Texas Department of Transportation - 32 years
Richardson Public Library - two years

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

James M. Dobbins
City Secretary

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☒ Citizens Environmental and Neighborhood Advisory Committee

☐ Garland Youth Council **

☐ Plan Commission *

☐ Civil Service Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Community Multicultural Commission

☐ Property Standards Board

☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due

Date Appointed

Utility Account Status

Current ☒

Past Due

Appointed By

CSO Suit/Claim Filed

Yes ☐ No ☒

Date Notified

Clerk Signature & Date

Colleen Vanover
7-26-22

Disclosure Form Filed

Revised 05/2021



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
JUL 27 2022
CITY SECRETARY**

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 or KDC@cityofgarlandTX.gov

Please Type or Print Clearly:

Date: 7-27-22

Name: Charles Msewe Phone: [REDACTED]

Address: 5821 Indian Hills Dr Phone: [REDACTED]

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

Resident of Garland for 26 years

Resident of Texas for 37 years

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

Have you ever been convicted of a felony? ☐ Yes ☒ 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 been on the Board for the latter part of the past year.

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

Library Board

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

Volunteer Services at our Church and Chaplain at Southwestern Medical Ctr.

What is your educational background?

Beyond Master Degree

What is your occupational experience?

Psychological Services @ Dallas Co. Juvenile Dept.
Chenue

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

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Civil Service Commission

☐ Community Multicultural Commission

☐ Garland Cultural Arts Commission

☒ Garland Youth Council **

☒ Library Board

☐ Property Standards Board

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Senior Citizens Advisory Committee

☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status
CSO Suit/Claim Filed

Current ✓

Current ✓

Yes

No

Past Due

Past Due

Date Appointed

Appointed By

Date Notified

Courtney Vanover
7-27-22



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUL 21 2022
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: 7/12/2022

Name: Bobby Bradley

Phone: [REDACTED]

Address: 4615 Firewheel Dr

Phone: [REDACTED]

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 25 years

Resident of Texas for 51 years

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

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

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

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

Business ownership in multiple companies for over 30 years.

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

None

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

Habitat for Humanity Board.

What is your educational background?

BA in Economics & Finance from UTD. Grad studies in Political Economy(degree not completed)

What is your occupational experience?

Business ownership in multiple companies for over 30 years.

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

[Signature]
Signature of Applicant

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

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ 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

Yes ☐ No ☒

Date Notified _____



Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: 7/14/22

Name: Eric Scholl

Phone: [REDACTED]

Address: 417 Thunderbrook Rd.

Phone: [REDACTED]

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 8 years

Resident of Texas for 9 years

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

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

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

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

I have served on the Property Standards Board since 2018 and have been a licensed Realtor in the area since 2015.

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

Property Standards Board: 2018 - Present

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

Our Real Estate Brokerage regularly host community events and dinners for the GPD.

What is your educational background?

Bachelors Degree in Political Science.

What is your occupational experience?

Development Coordinator with multiple non-profits in Washington D.C.

Hospitality Management.

Realtor

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

Eric Scholl

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

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status
CSO Suit/Claim Filed

Current ☒
Current ☒
Yes ☒ No ☐

Past Due
Past Due

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

Clerk Signature & Date

Courtney Vanover
7-15-22

Revised 05/2021



GARLAND

TEXAS MADE HERE



Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: RDowl@GarlandTX.gov

Please Type or Print Clearly:

Date: July 9, 2022

Name: Carol Cooper

Phone

(Home)

Address: 7509 Oakhurst Trail

Phone

(Other)

City, State, Zip: Garland, TX 75044

Email

Resident of Garland for 48 years

Resident of Texas for 50 years

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

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

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

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

I am 74 and believe I understand or can listen and learn what Garland seniors want and need both in and from their Senior Center. I have been a consistent user of the Senior Center since 2011 (upon retirement). I am currently attending exercise class and events at Gale Fields. I was the Purchasing Director for Garland when the downtown Senior Center was built. I've developed lots of thoughts over the years of what a Garland Senior Center could be. I have served on several professional association boards over the years. My life experience would be an asset for the Senior Citizen Advisory Commission

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

no

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

This would be my first

What is your educational background?

University of Texas at Dallas. Several professional certifications.

What is your occupational experience?

Public Purchasing

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

Carol Cooper

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Garland Youth Council **

☐ Plan Commission *

☐ Civil Service Commission

☐ Library Board

☒ Senior Citizens Advisory Committee

☐ Community Multicultural Commission

☐ Property Standards Board

☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current

Past Due

Date Appointed

Utility Account Status

Current

Past Due

Appointed By

CSO Suit/Claim Filed

Yes

No

Date Notified

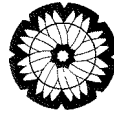
Clerk Signature & Date

Courney Vanover
7-23-22

Disclosure Form Filed

Revised 05/2021

Received 7/28/22
by the City
Secretary's Office



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 Email: RDowLaGarlandTX.gov

Please Type or Print Clearly:

Date: 7-14-2022

Name: Bill Swisher

Phone:

(Home)

Address: 4422 Scenic Cir

Phone:

(Other)

City, State, Zip: 75043

Email:

Resident of Garland for 35 years Resident of Texas for 40 years

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

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

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

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

Financial Advisor for 38 years. Served on Garland Planning and Zoning Commission for 8 1/2 year (chairman for 4 years). Past TIF board member for 4 years. Past Garland Streets and Transportation Committee for 2 years. Past Garland Residence Finance Committee for 2 years. Past Garland Cultural Arts Committee for 2 years.

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

Planning and zoning. Lake Cities Coalition member for 5 years helping establish zoning, building standard of the Lake Ray Hubbard lake front leases of adjacent property owners. See above.

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

First Baptist Church in Dallas, 22 year member of Dallas Safari Club (past president),
Outdoor Tomorrow Foundation (past chairman)

What is your educational background?

Ba in Business with Marjor in Marketing and a minor in Statistics and Finance

What is your occupational experience?

38 years in the Securities industry as a wealth advisor.

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

Board or Commission of first, second and third choice:

Board of Adjustment

Garland Cultural Arts Commission

Parks and Recreation Board

Environmental & Community Advisory Board

Garland Youth Council

Plan Commission

Civil Service Commission

Library Board

Senior Citizens Advisory Committee

Community Multicultural Commission

Property Standards Board

Unified Building Standards Commission

**** Garland Youth Council has a separate application**

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status
CSO Suit Claim Filed

Current _____
Current _____
Yes _____ No _____

Past Due _____
Past Due _____

Date Appointed _____
Appointed By _____

Clerk Signature & Date

Courtney Vanover 7-28-22

Date Notified _____

Disclosure Form Filed _____

Revised 05/2021