GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
July 20, 2021
7:00 p.m.

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

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming and on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Alternatively, the meeting will be broadcast by webinar at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_DT3Xpbj6QTy84FgOZzWeLw

The meeting ID is: 924 6442 7773

Public Comments:

Whether you are attending the meeting in-person or via webinar, you are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Mayor as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes. Similarly, you may provide a comment at the end of the agenda during the open public comments portion of the meeting. However, due to legal restrictions, members of the City Council are not able

to answer questions during the public comments portion of the agenda.

REGISTRATION : If you are attending the meeting via webinar, Registration for the webinar will be required for any citizen wishing to speak. If you choose to speak via the webinar, you must use the "raise hand" feature in order to be recognized.

IN-PERSON COMMENTS: If you are attending the meeting in-person, Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

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 6, 2021 Regular Meeting.

2. Consider approval of the following bids:

a. Engineering Services for Secondary Clarifiers and Trickling Filter Rehabilitation — **Bid No. 1012-21**

Arcadis U.S., Inc.	**$412,368.00**
Optional Contingency	**25,000.00**
TOTAL:	**$437,368.00**

This request is to obtain Professional Engineering Services for detailed design of improvements of the secondary clarifiers and one trickling filter at the Rowlett Creek Wastewater Treatment Plant. An Optional Contingency is included for any additional services that may be required.

b. **Engineering Services for Wastewater Main Replacements** **Bid No. 1023-21**

Criado & Associates, Inc. **$162,723.00**

This request is to obtain Professional Engineering 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.

c. **GP&L Dent Road to Shelby 138kV Transmission Line Construction** **Bid No. 0821-19**

Maslonka Powerline Services **$138,000.00**

This request is to approve a Change Order for GP&L Dent Road to Shelby 138kV Transmission Line Construction.

d. **TMPA Keith Switch to Steep Hollow 138kV Transmission Line Construction Services** **Bid No. 0827-21**

RES System 3, LLC	**$4,549,106.00**
Optional Contingency	**454,910.60**
TOTAL:	**$5,004,016.60**

This request is to provide construction services for the TMPA Keith Switch to Steep Hollow 138kV Transmission Line rebuild. An Optional Contingency is included for any additional work that may be required.

e. **Patricia Drive Water Main Replacement - CMT** **Bid No. 1316-20**

Professional Service Industries, Inc. **$5,484.00**

This request is to approve a Change Order for the Patricia Drive Water Main Replacement.

f. **Dump Truck** **Bid No. 1038-21**

Freightliner of Austin **$111,876.00**

This request is for the purchase of one replacement dump truck to be utilized by GP&L.

g. **Street Department Concrete Repairs** **Bid No. 0317-18**

XIT Paving and Construction, Inc. **$750,000.00**

This request is to approve a Change Order to add funds to the 2018 Street Department Term Contract for Concrete Repair (Section One).

h. **Itron Water Meter Modules** **Bid No. 1045-21**

Republic Meter, Inc. **$332,500.00**

This request is for the purchase of Itron water meter modules for Warehouse Inventory. This approval is for a Term Agreement with four optional renewals.

i. **EMS Medical Control Services** **Bid No. 1061-21**

Medical City Plano **$130,699.50**

This request is for the improvements to an already robust Emergency Medical System by moving the Medical Oversight and Direction agreement from Parkland Hospital to Medical City Plano. This approval is for a one-year Term Agreement.

j. Lookout Capacitor Bank Steel Structures **Bid No. 0902-21**

DIS-TRAN Steel, LLC	**$366,216.00**
Optional Contingency	**36,621.60**
TOTAL:	**$402,837.60**

This request is for the purchase of steel support structures, lightning protection masts and associated apparatus for the installation of two 30 MVAR – 138kV capacitor banks at the Lookout Substation. An Optional Contingency is included for any additional material that may be required.

k. Lookout Substation Capacitor Bank Materials **Bid No. 0908-21**

Techline, Inc.	**$529,669.52**
Optional Contingency	**52,966.95**
TOTAL:	**$583,636.47**

This request is for the purchase of materials for the installation of 60 MVAR of manually switched capacitors and 120 MVAR of dynamic capacity support at the Lookout Substation. An Optional Contingency is included for any additional material that may be required.

l. Commit to Wellness Technology Platform Partners **Bid No. 1004-20**

Virgin Pulse, Inc.	**$75,000.00**

This request is to approve a Change Order for the Virgin Pulse Wellness Platform. This platform is fully funded by a rebate from Blue Cross Blue Shield of Texas.

m. Rick Oden Park Construction - Phase 1B **Bid No. 0976-20**

Dean Construction (Dean Electric, Inc.)	**$6,798,842.00**

This request is for construction services at Rick Oden Park. Phase 1B includes construction of the baseball field, trail, pedestrian bridge, pavilions, parking lots, a restroom building and site amenities.

n. Country Club Park Estates Drainage Improvements Design Services **Bid No. 1051-21**

Metropolitan Infrastructure, PLLC **$340,640.00**

This request is to obtain professional services for design of improvements to the drainage channel and storm drain system, replacement of existing roadway pavement and improvements to the various wastewater utilities in the Country Club Park Estates Addition area.

o. Access Controls for Animal Shelter & Adoption Facility **Bid No. 1055-21**

Entech Sales and Service **$169,012.00**

This request is for the purchase and installation of access controls at the new Animal Shelter & Adoption Facility.

p. Holford Road Segment A Appraisal Services **Bid No. 1435-20**

Pinnacle Consulting Management Group, Inc. **$15,750.00**

This request is to approve a Change Order for the Holford Road Segment A appraisal services.

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

a. Zoning File No. Z 21-01, Burger Engineering, LLC (District 7)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas by approving Specific Use Provision Amendment for a Restaurant, Drive-Through Use on a 1.234-acre tract of land zoned Community Retail (CR) District and located at 5425 North President George Bush Turnpike; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 21-14, Langan (District 5)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas by approving 1) a Restaurant, Drive-Through Use and 2) a Detail Plan for a Restaurant, Drive-Through on a 0.689-acre tract of land zoned Planned Development (PD) District 08-52 and located at 3205 South Garland Avenue; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

c. Zoning File No. Z 21-19, Simon Property Group (Texas), L.P (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas by approving an Amendment to Planned Development (PD) District 03-53 to allow Additional Commercial Uses on approximately 68.107 acres of land located at 245 Cedar Sage Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

4. Consider a resolution authorizing the City Manager to execute a contingent fee legal services contract, subject to the approval of the City Attorney and the Texas Attorney General and the requirements of State law.

At the June 7, 2021 Work Session, Council considered whether to pursue litigation against the video service providers for unpaid franchise fees.

5. Consider a resolution approving the abandonment, release and conveyance of a public right of way, Orpheus Drive Right-of-Way; authorizing the Mayor of the City of Garland to execute a Deed conveying the property to Two Worlds - Apollo Residents' Association (A/K/A Brentwood Village Homeowners Association); and providing an effective date.

Council is requested to approve a resolution authorizing the Mayor to abandon and convey Orpheus Drive Right-of-Way (ROW) in its entirety from Pegasus Drive to the adjacent alley and conveying the tract to the Two Worlds-Apollo Residents Association.

6. Consider an ordinance authorizing an amendment to the 2021 Capital Improvement Program (2021 CIP Amendment No. 1); providing for the Supplemental Appropriation of Funds in the Railroad Crossing Improvements Program; providing a Savings Clause; and providing an effective date.

At the July 5, 2021 Work Session, Council considered amending the 2021 Capital Improvement Program (CIP) to appropriate $585,000 for the Downtown Garland

Pedestrian Crossing Improvements.

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

Council is requested to adopt the attached ordinance to prohibit parking on the south side of West Avenue F from Flook Street to 12th Street between the hours of 9:00 a.m. - 10:00 a.m. and 1:00 p.m. - 2:00 p.m. on school days.

8. City Health Plan Third-Party Administrator Extension

Council is requested to consider a one-year extension to the Blue Cross Blue Shield of Texas (BCBSTX) agreement.

9. Approve by minute action the attached Interlocal Agreement which authorizes the City Manager to execute the Interlocal Agreement with the City of Dallas.

The City of Garland and the City of Dallas are requesting to enter into an Interlocal Agreement for the sharing of communication tower space.

10. Consider the Appointment of an Interim City Attorney

Due to the impending retirement of City Attorney Brad Neighbor and the winding down and transition of duties, Council will consider appointing Brian England as Interim City Attorney effective July 21, 2021.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

At the July 19, 2021 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Texas Municipal Power Agency Board of Directors for a two-year term beginning July 20, 2021.

12. Hold public hearings on:

a. Consider a request by Pankaj Patel for a Limited Service Hotel [Fairfield Inn and Suites by Marriott] with 85 rooms. This property is located at 565 Town Center Boulevard in District 1.

Consideration of the application of Pankaj Patel, requesting approval of an Amendment to Planned Development (PD) District 03-53, 2) a Specific Use Provision for Hotel/Motel, Limited Service Use, and 3) a Detail Plan for Hotel/Motel, Limited Service. This property is located at 565 Town Center Boulevard. (This application was submitted prior to September 1, 2019.) (File Z 18-19, District 1)

b. Consider a Zoning request by PM Design for a Drive-Through Restaurant [Raising Cane's]. This property is located at 5345 North President George Bush Turnpike in District 1.

Consideration of the application of PM Design, requesting approval of an Amendment to Planned Development (PD) District 19-07 for Community Retail Uses, to allow a Restaurant, Drive-Through. This property is located at 5345 North President George Bush Turnpike. (File Z 21-11, District 1)

c. Consider Detail Plan request by PM Design for a Drive-Through Restaurant [Raising Cane's]. This property is located at 5345 North President George Bush Turnpike in District 1.

Consideration of the application of PM Design, requesting approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 19-07 for Community Retail Uses. This property is located at 5345 North President George Bush Turnpike. (File Z 21-11, District 1)

d. Consider a Zoning request by Beau Durham to allow a Pylon Sign for a Drive-Through establishment [HTeaO]. This property is located at 3428 West Buckingham Road in District 6.

Consideration of the application of Beau Durham, requesting approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through. This property is located at 3428 West Buckingham Road. (File Z 21-20, District 6)

e. Consider a Detail Plan request by Beau Durham to allow a Pylon Sign for a Drive-Through establishment [HTeaO]. This property is located at 3428 West Buckingham Road in District 6.

Consideration of the application of Beau Durham, requesting approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through. This property is located at 3428 West Buckingham Road. (File Z 21-20, District 6)

f. Zoning File No. Z 21-04, MVAH Partners (District 8)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas by approving 1) a Change in Zoning from Community Office (CO) District and Industrial (IN) District to a Planned Development (PD) District for Multi-Family Use and 2) a Detail Plan for Multi-Family Use on a 11.90-acre tract of land located at 1102 North Shiloh Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date. ***(This item was approved at the May 18, 2021 Regular City Council meeting with the condition that the ordinance is brought back at a later date as a Planned Development with a Detail Plan.)***

13. Consider appointments to Boards and Commissions.

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

Mayor Scott LeMay

- Eric Duggan - Garland Youth Council
- Jotham Simon - Garland Youth Council

Council Member Jeff Bass

- Ariella Colunga - Garland Youth Council
- Serene Haroon - Garland Youth Council

Council Member Deborah Morris

- Marione Ogboi - Garland Youth Council
- Medina Yasin - Garland Youth Council

Council Member Ed Moore

- Wesley Johnson - Board of Adjustment
- Justina James - Community Multicultural Commission
- Reuben Lael Griffin - Cultural Arts Commission
- Robert Bruns - Environmental Community Advisory Board
- Lisa Araiza - Library Board
- Jerry Carter - Parks & Recreation Board
- Stephanie Paris - Plan Commission
- Vicki Wohlander - Property Standards Board
- Forrest Oliver - Senior Citizens Advisory Board
- Joffrun Alexander - Tax Increment Finance #1 Downtown Board
- Lisa Roark - Tax Increment Finance #2 South Board
- David Perry - Tax Increment Finance #3 Board
- Calvin Nichols - Unified Building Standards
- Leah Tharakan - Garland Youth Council
- Anne-Marie Schlueter - Garland Youth Council

Council Member Rich Aubin

- Nia Pellegrin - Garland Youth Council
- Victoria Penick - Garland Youth Council

Council Member Robert Vera

- Daniyal Saleem - Garland Youth Council
- Emilio Arevalo - Garland Youth Council

Mayor Pro Tem Dylan Hedrick

- Hailey Gonzalez - Garland Youth Council
- Julian Rashod Brown-Griffin - Garland Youth Council

Council Member Robert John Smith

- John McDonald - Board of Adjustment
- Kymberlaine Banks - Community Multicultural Commission
- Lupita Torres - Cultural Arts Commission
- Robert Kaaa - Environmental Community Advisory Board
- Trellas Gotcher - Library Board
- Kenia Hudson-Ott - Parks & Recreation Board
- Christopher Ott - Plan Commission
- Dale Long - Property Standards Board
- Kim Everett - Senior Citizens Advisory Board
- Joseph Schroeder - Tax Increment Finance #1 Downtown Board
- Carissa Dutton - Tax Increment Finance #2 South Board
- Tony Torres - Tax Increment Finance #3 Board
- James Hope - Unified Building Standards Board
- Nkemsinachi Ukachi-Nwata - Garland Youth Council
- Christian Williams - Garland Youth Council

14. 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.

15. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are $1 each and DVD's are $3 each.

GARLAND

City Council Regular Session Agenda **1.**

Meeting Date: 07/20/2021

Item Title: Minutes July 6

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Consider approval of the minutes of the July 6, 2021 Regular Meeting.

Attachments

Minutes July 6

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, July 6, 2021, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

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

Boy Scout Troop 100 presented a flag ceremony and Pledge of Allegiance.

CONSENT AGENDA

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

Motion was made by Council Member Aubin to approve the Consent Agenda as presented, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays.

1. APPROVED Consider approval of the minutes of the June 22, 2021 Regular Meeting.

2. Consider approval of the following bids:

a. APPROVED Commercial Waste Container Refurbishing Services **Bid No. 0824-21**

DFW Container Service **$165,000.00**

This request is to provide for the refurbishing of commercial containers that cannot be repaired in-house by EWS. The refurbishing process saves thousands of dollars per container when compared to replacement cost. This approval is for a Term Agreement with four (4) optional renewals.

b. APPROVED Asphalt Patchers **Bid No. 0998-21**

Freightliner of Austin **$456,905.00**

This request is for the purchase of two (2) replacement asphalt patchers to be utilized by the Street Department.

c. APPROVED **GP&L Millwood 138kV Switchyard Engineering Services Agreement** **Bid No. 1011-21**

R-Delta Engineers	**$632,500.00**

This request is to obtain electrical, civil, structural, geotechnical, and design engineering services to support the construction of the GP&L Millwood 138kV Switchyard that will cut in to the existing Wylie-Elm Grove Transmission Line.

d. APPROVED **Concrete Sawing and Joint Sealing Services** **Bid No. 0931-21**

Xtreeme Sawing & Sealing, Inc.	**$173,250.00**

This request is to provide concrete sawing and joint sealing services for the Street Department on an as-needed basis. This approval is for a Term Agreement with four (4) optional renewals.

e. APPROVED **Queen BESS Terminal at King Mountain Switch Station Electrical Materials** **Bid No. 0945-21**

KBS Electrcial Distributors, Inc.	**$308,771.95**
Optional Contingency	**30,877.00**
TOTAL:	**$339,648.95**

This request is for the purchase of electrical materials needed for the construction of the Queen BESS Terminal at the King Mountain Switch Station. This is part of the approved King Mountain Switch to Queen BESS CIP project. An Optional Contingency is included for any additional materials that may be required.

f. APPROVED **GP&L Neural Network Load Forecasting Services** **Bid No. 0906-21**

Pattern Recognition Services, dba Enverus	**$264,000.00**

This request is to obtain Neural Network Load Forecasting services to be used by GP&L for load forecast data for GP&L as well as GP&L Wholesale customers. This approval is for a five-year service agreement to be invoiced at $52,800 annually.

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

a. APPROVED Zoning File No. Z 21-01, Civil Point Engineers, Inc. (District 7)

Ordinance No. 7232 amending the Garland Development Code of the City of Garland, Texas by approving 1) an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care-Independent Living and Elder Care-Assisted Living and 2) a Detail Plan for Elder Care-Independent Living and Elder Care-Assisted Living on a 34.4961-acre tract of land located at 2055 Arapaho Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED Resolution No. 10491 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as a result of a tax sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.

At the June 7, 2021 Work Session, Council was briefed on the potential sale of property located at 111 McKinley Street.

5. APPROVED Resolution No. 10492 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as a result of a tax sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.

At the June 7, 2021 Work Session, Council was briefed on the potential sale of property located at 905 Trellis Circle.

6. APPROVED Resolution No. 10493 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as a result of a tax sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.

At the June 7, 2021 Work Session, Council was briefed on the potential sale of property located at 610 Parker Circle.

7. APPROVED Resolution No. 10496 the Annual Performance Update on the City of Garland Housing Agency's 2020-2024 Five Year Plan and Administrative Plan Approval

As part of the Quality Housing and Work Responsibility Act of 1998, the City of Garland Housing Agency (GHA) is required by the U.S. Department of Housing and Urban Development (HUD) to submit an annual performance progress report on their Five-Year Plan. At the June 21, 2021 Work Session, Council adopted the accomplishments presented in the first year of the 2020-2024 Annual Performance Plan update for submission to HUD.

8. **APPROVED** **Resolution No. 10494** adopting the Garland Housing Agency's Administrative Plan

The U.S. Department of Housing and Urban Development (HUD) requires each Housing Agency to develop and adopt an Administrative Plan that identifies the policies the agency will follow to administer the Housing Choice Voucher Program Funds (better known as Section 8). At the June 21, 2021 Work Session, Council considered adopting the updated Administrative Plan.

9. **APPROVED** **Resolution No. 10495 authorizing the City Manager to execute a contingent fee legal services contract, subject to the approval of the City Attorney and the Texas Attorney General and the requirements of State law.**

The City Attorney recommends retaining the services of outside counsel for that purpose on a contingent fee basis for the reasons detailed in the accompanying resolution and public notice. State law regulates the hiring of contingent fee counsel by governmental entities and requires a certain process to be followed, including the making of certain findings before hiring contingent fee counsel. That law also regulates and governs the terms of any contract for contingent fee legal services and requires the contract for such services to be submitted to and approved by the Texas Attorney General.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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10. **Consider the Appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem**

Council is requested to consider the election of a Mayor Pro Tem and if so desired, a Deputy Mayor Pro Tem.

Motion was made by Council Member Smith to nominate Council Member Hedrick for the role of Mayor Pro Tem, seconded by Council Member Aubin. Motion carried:

Vote: 9 ayes, 0 nays

Motion was made by Deputy Mayor Pro Tem Morris to nominate Council Member Williams for the role of Deputy Mayor Pro Tem, seconded by Council Member Smith. Motion carried:

Vote: 9 ayes, 0 nays

11. Mayor Appointments

Mayor Scott LeMay presented, for Council confirmation, appointments to Council committees and outside boards.

Motion to approve the Mayor's appointments to Council committees and outside boards was made by Council Member Aubin, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

12. Hold public hearing(s) on:

a. APPROVED Consider a Specific Use Provision (SUP) request by Langan for a time period of 25 years, to make interior and exterior improvements and expansions to an existing drive-through restaurant [McDonald's]. This property is located at 3205 South Garland Avenue in District 5.

Consideration of the application of Langan, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52. This property is located at 3205 South Garland Avenue. (File Z 21-14, District 5).

Mayor LeMay requested to consider Items 12 a and 12 b in one vote, Council Member Aubin concurred.

The staff report was presented by William Guerin, Director of Planning. Matthew Korte, applicant was present, but did not speak.

Motion was made by Council Member Aubin to approve the Specific Use Provision (Item 12 a) and the Detail Plan (Item 12 b), seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

b. APPROVED Consider a Detail Plan request by Langan to make interior and exterior improvements and expansions to an existing drive-through restaurant [McDonald's]. This property is located at 3205 South Garland Avenue in District 5.

Consideration of the application of Langan, requesting approval of a Detail Plan for renovations and expansions to an existing Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52. This property is located at 3205 South Garland Avenue. (File Z 21-14, District 5)

c. APPROVED Consider an amended Specific Use Provision (SUP) request by Burger Engineering for a time period of 25 years, to expand an existing drive-through restaurant [Chick-fil-A]. This property is located at 5425 North President George Bush Turnpike in District 7.

Consideration of the application of Burger Engineering, LLC, requesting approval of a Specific Use Provision amendment to allow a Restaurant, Drive-Through expansion on a property zoned Community Retail (CR)

District. This property is located at 5425 North President George Bush Turnpike. (File Z 21-16, District 7)

Mayor LeMay requested to consider Items 12 c and 12 d in one vote, Mayor Pro Tem Hedrick concurred.

The staff report was presented by William Guerin, Director of Planning. Bryan Burger, applicant, was present but did not speak.

Motion was made by Mayor Pro Tem Hedrick to approve the Specific Use Provision (Item 12 c) and the Detail Plan (Item 12 d), seconded by Council Member Bass. Motion carried:

Vote: 9 ayes, 0 nays

d. APPROVED Consider a Detail Plan request by Burger Engineering to expand an existing drive-through restaurant [Chick-fil-A]. This property is located at 5425 North President George Bush Turnpike in District 7.

Consideration of the application of Burger Engineering, LLC, requesting approval of a Plan for a Restaurant, Drive-Through expansion on a property zoned Community Retail (CR) District. This property is located at 5425 North President George Bush Turnpike (File Z 21-16, District 7)

e. APPROVED Consider a Zoning request by Simon Property Group (Texas), L.P, to allow future potential commercial uses in the Firewheel Town Center area, including Fitness/Performing Arts Studio, Convenience Store, Brewery/Winery/Distillery, and Indoor Automobile Sales. This property is located at 245 Cedar Sage Drive in District 1.

Consideration of the application of Simon Property Group (Texas) L.P., requesting approval of an Amendment to Planned Development (PD) 03-53 District to allow Additional Commercial Uses. This property is located at 245 Cedar Sage Drive. (File Z 21-19, District 1)

The staff report was presented by William Guerin, Director of Planning. Speaker on this item was Kathleen Shields, applicant.

There was Council discussion.

Motion was made by Council Member Bass to approve the Zoning request, seconded by Council Member Aubin. Motion carried:

Vote: 9 ayes, 0 nays

13. 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.

Deputy Mayor Pro Tem B.J. Williams

- Dr. Shibu Samuel - Environmental Community Advisory Board
- Gwendolyn H. Daniels - Library Board
- Heather Moody - Garland Youth Council
- Jair Jafeth Delgado - Garland Youth Council
- Phillip Johnson - Tax Increment Finance #3 Board

Council Member Rich Aubin

- Jason Aguirre - Parks and Recreation Board
- Margaret A. Lucht - Plan Commission

Mayor LeMay opened the floor for members to present their appointees for boards and commissions. A single vote was cast as follows:

Vote: 9 ayes, 0 nays

14. **Citizen comments:** Joshua Garcia

15. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:52 p.m.

Submitted By:

_____

Scott LeMay, Mayor

_____

Eloyce René Dowl, City Secretary

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Engineering Services for Secondary Clarifiers and Trickling Filter Rehabilitation
Submitted By: Wes Kucera, Managing Director
Bid Number: 1012-21

Purchase Justification:

This request is to obtain Professional Engineering Services for detailed design of improvements of the secondary clarifiers and one trickling filter at the Rowlett Creek Wastewater Treatment Plant. This was included as part of the 2016 Wastewater Treatment Master Plan. An Optional Contingency is included for any additional services that may be required.

Evaluation:

Arcadis U.S., Inc., was selected as the Most Qualified firm for this project from RFQ 0767-18 based on previous experience with projects of similar scope and magnitude.

Award Recommendation:

Vendor	***Item***	***Amount***
Arcadis U.S., Inc.	All	$412,368.00
Optional Contingency		25,000.00
	TOTAL:	**$437,368.00**

Basis for Award: Most Qualified
Purchase Requisition #: 45566

Fiscal Impact

Total Project/Account:	$6,403,537
Expended/Encumbered to Date:	5,034,670
Balance:	$1,368,867
This Item:	437,368
Proposed Balance:	$931,499
Account #:	230-4229-3302900-7101

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Rowlett Creek WWTP Replacements/Modifications

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 273

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 06/30/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 06/29/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45566
BID NO. 1012-21
PAGE: 1 of 1
BUYER: D. Gamero

				Arcadis U.S., Inc.					
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	ea	1	Rowlett Creek Wastewater	$412,368.00	$412,368.00						
			Treatment Plant Secondary								
			Clarifiers and Trickling Filters								
			Rehabilitation Project								
1	ea	1	Contingency		25,000.00						
			TOTAL GROSS PRICE		$437,368.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$437,368.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Engineering Services for Wastewater Main Replacements
Submitted By: Wes Kucera, Managing Director
Bid Number: 1023-21

Purchase Justification:

This request is to obtain Professional Engineering 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.

Evaluation:

Criado & Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0960-19 based on their previous experience with projects of similar scope and magnitude.

Award Recommendation:

Vendor	***Item***	***Amount***
Criado & Associates, Inc.	All	$162,723.00
	TOTAL:	**$162,723.00**

Basis for Award: Most Qualified
Purchase Requisition #: 45580

Fiscal Impact

Total Project/Account:	$2,921,670
Expended/Encumbered to Date:	1,934,131
Balance:	$987,539
This Item:	162,723
Proposed Balance:	$824,816
Account #:	235-4149-3212400-7101 & 831-4693-7111

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Infiltration Correction - Various	$122,043
Infrastructure Repair & Replacement Fund / Construction	40,680
Total	$162,723

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget CIP
Fiscal Year:	2020-21
Document Location:	Oper. Budget - Page 211; CIP - Page 257

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/30/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/29/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45580
BID NO. 1023-21
PAGE: 1 of 1
BUYER: D. Gamero

				Criado & Associates, Inc.							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	ea	1	Sam Houston/Mill Pond & Village	$162,723.00	$162,723.00						
			Green/Richland Wastewater								
			Mains Replacement								
			TOTAL GROSS PRICE		$162,723.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$162,723.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: GP&L Dent Road to Shelby 138kV Transmission Line Construction
Submitted By: Steve Martin, Transmission Director
Bid Number: 0821-19

Purchase Justification:

This request is to approve a Change Order for GP&L Dent Road to Shelby 138kV Transmission Line Construction. This Change Order is necessary to provide additional restoration to the right-of-way due to frequent rains which caused wet and muddy conditions.

Evaluation:

Maslonka Powerline Services was awarded the original Purchase Order 28870 in the amount of $3,875,126.00 at the July 2, 2019, City Council Meeting.

Award Recommendation:

Vendor	***Item***	***Amount***
Maslonka Powerline Services	All	$138,000.00
	TOTAL:	**$138,000.00**

Basis for Award: Change Order
Purchase Requisition #: 45549

Fiscal Impact

Total Project/Account:	$261,359
Expended/Encumbered to Date:	115,901
Balance:	$145,458
This Item:	138,000
Proposed Balance:	$7,458
Account #:	210-3599-3143401-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines Program

Attachments

Bid Recap

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

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 07/06/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/01/2021

CITY OF GARLAND - BID RECAP SHEET OPENED: NA REQ. NO. PR 45549 BID NO. 0821-19 PAGE: 1 of 1 BUYER: Arturo Chavez				Maslonka Powerline Services				.			
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Change Order to PO 28870		$138,000.00						
			TOTAL GROSS PRICE		$138,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$138,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **n/a**

LOW: **n/a**

SAVINGS: **n/a**

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

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021

Item Title: TMPA Keith Switch to Steep Hollow 138kV Transmission Line Construction Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 0827-21

Purchase Justification:

This request is to provide construction services for the TMPA Keith Switch to Steep Hollow 138kV Transmission Line rebuild. This is part of the approved TMPA Keith Switch to Steep Hollow 138kV Transmission Line project and will be reimbursed at 100%. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Fifteen (15) bids were evaluated based on the published criteria. RES System 3, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

Vendor	***Item***	***Amount***
RES System 3, LLC	All	$4,549,106.00
Optional Contingency		454,910.60
	TOTAL:	**$5,004,016.60**

Basis for Award: Best Value

Purchase Requisition #: 45299

Fiscal Impact

Total Project/Account:	$12,800,000
Expended/Encumbered to Date:	2,171,625
Balance:	$10,628,375
This Item:	5,004,017

Proposed Balance:	$5,624,358
Account #:	215-3542-3127101-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / TMPA Transmission Lines

Attachments

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

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

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	07/08/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	07/07/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: June 1, 2021
REQ. NO PR 45229
BID NO. 0827-21
PAGE: 1 of 3
BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	RES System 3, LLC		Utility Construction Services		Higher Power Electrical, LLC .		Integrated Power		Primoris T&D Services, LLC		Maslonka Powerline Services	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Evaluated Price		$4,549,106.00		$5,158,256.00		$5,141,271.00		$3,764,274.60		$6,166,705.43		$5,457,782.00
			Evaluation Criteria:												
			Price	Maximum=30	18.00		16.00		16.00		22.00		14.00		15.00
			Experience	Maximum=20	20.00		20.00		15.00		15.00		20.00		20.00
			Qualifications	Maximum=20	20.00		20.00		18.00		13.00		20.00		20.00
			Equipment	Maximum=10	10.00		10.00		10.00		10.00		10.00		10.00
			Safety	Maximum=20	14.00		14.00		19.00		18.00		14.00		12.00
			Total	Maximum=100	82.00		80.00		78.00		78.00		78.00		77.00
			TOTAL GROSS PRICE		$4,549,106.00		$5,158,256.00		$5,141,271.00		$3,764,274.60		$6,166,705.43		$5,457,782.00
			CASH DISCOUNT												
			TOTAL NET PRICE		$4,549,106.00		$5,158,256.00		$5,141,271.00		$3,764,274.60		$6,166,705.43		$5,457,782.00
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY												

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

256 # IonWave Notifications
22 # IonWave HUBS
10 # Direct Contact HUBS
1 # 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: June 1, 2021
REQ. NO PR 45229
BID NO. 0827-21
PAGE: 2 of 3
BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	Volt Power		kV Power		Kiewit Infrastructure South .		FB Timberline		Altitude Energy		Sentry Electrical Group	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Evaluated Price		$3,606,700.00		$6,512,153.00		$6,103,445.00		$6,507,969.00		$4,822,311.00		$2,799,273.00
			Evaluation Criteria:												
			Price	Maximum=30	23.00		13.00		14.00		13.00		17.00		30.00
			Experience	Maximum=20	15.00		20.00		20.00		16.00		3.00		6.00
			Qualifications	Maximum=20	15.00		13.00		19.00		15.00		13.00		11.00
			Equipment	Maximum=10	10.00		10.00		8.00		9.00		10.00		0.00
			Safety	Maximum=20	13.00		19.00		13.00		17.00		17.00		10.00
			Total	Maximum=100	76.00		75.00		74.00		70.00		60.00		57.00
			TOTAL GROSS PRICE		$3,606,700.00		$6,512,153.00		$6,103,445.00		$6,507,969.00		$4,822,311.00		$2,799,273.00
			CASH DISCOUNT												
			TOTAL NET PRICE		$3,606,700.00		$6,512,153.00		$6,103,445.00		$6,507,969.00		$4,822,311.00		$2,799,273.00
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY												

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

256 # IonWave Notifications
22 # IonWave HUBS
10 # Direct Contact HUBS
1 # 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: June 1, 2021
REQ. NO PR 45229
BID NO. 0827-21
PAGE: 3 of 3
BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	Bird Electric Enterprises, LLC UNIT PRICE	Bird Electric Enterprises, LLC TOTAL	Sayers Construction UNIT PRICE	Sayers Construction TOTAL	The L.E. Myers Co. UNIT PRICE	The L.E. Myers Co. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Evaluated Price		$6,760,545.00		$9,004,012.00		$6,024,793.00						
			Evaluation Criteria:												
			Price	Maximum=30	12.00		9.00		14.00						
			Experience	Maximum=20	7.00		4.00		0.00						
			Qualifications	Maximum=20	12.00		17.00		12.00						
			Equipment	Maximum=10	4.00		6.00		10.00						
			Safety	Maximum=20	20.00		17.00		8.00						
			Total	Maximum=100	55.00		53.00		44.00						
			TOTAL GROSS PRICE		$6,760,545.00		$9,004,012.00		$6,024,793.00						
			CASH DISCOUNT												
			TOTAL NET PRICE		$6,760,545.00		$9,004,012.00		$6,024,793.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY												

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

256 # IonWave Notifications
22 # IonWave HUBS
10 # Direct Contact HUBS
1 # HUBS Responded

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Patricia Drive Water Main Replacement - CMT
Submitted By: Wes Kucera, Managing Director
Bid Number: 1316-20

Purchase Justification:

This request is to approve a Change Order for the Patricia Drive Water Main Replacement. The Change Order is necessary due to additional construction materials testing (CMT) for concrete pavement removal and replacement work that was completed along Patricia Drive from Westway Avenue to Miller Road. Additionally, this work was incorporated into the project due to failed concrete street panels within the Patricia Drive Water Main Replacement project area.

Evaluation:

Professional Service Industries, Inc., was awarded the original PO 30686 in the amount of $16,870.

Award Recommendation:

Vendor	***Item***	***Amount***
Professional Service Industries, Inc.	All	$5,484.00
	TOTAL:	**$5,484.00**

Basis for Award: Change Order
Purchase Requisition #: 45598

Fiscal Impact

Total Project/Account:	$31,602,243
Expended/Encumbered to Date:	29,780,535
Balance:	$1,821,708
This Item:	5,484
Proposed Balance:	$1,816,224

Account #: 831-4693-7111

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2020-21
Document Location:	Oper. Budget - Page 211

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 07/01/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/01/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: N/A
REQ. NO. PR 45598
BID NO. 1316-20
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Professional Service Industries, Inc. UNIT PRICE	Professional Service Industries, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	Change Order to PO 30686		$5,484.00						
			TOTAL GROSS PRICE		$5,484.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$5,484.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

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

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Dump Truck
Submitted By: Terry Anglin, Fleet Services Director
Bid Number: 1038-21

Purchase Justification:
This request is for the purchase of one (1) replacement dump truck to be utilized by GP&L.

Evaluation:
The dump truck is available from Freightliner of Austin through the TIPS Cooperative Purchasing Contract 200206.

Award Recommendation:

Vendor	***Item***	***Amount***
Freightliner of Austin	All	$111,876.00
	TOTAL:	**$111,876.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 45606

Fiscal Impact

Total Project/Account:	$2,812,928
Expended/Encumbered to Date:	2,211,344
Balance:	$601,584
This Item:	111,876
Proposed Balance:	$489,708
Account #:	444-3226-9009

Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / Electric Utility
Replaces #320-4090 - Dump Truck

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2020-21
Document Location:	Oper. Budget - Page 275

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 07/01/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/01/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: NA
REQ. NO. 45606
BID NO. 1038-21
PAGE: 1 of 1
BUYER: Arturo Chavez

ITEM	QTY	UNIT	DESCRIPTION	Freightliner of Austin				.			
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	EA	2022 Freightliner M2-106, Includes	$111,876.00	$111,876.00						
			Warren 8 Yd. Dump Body								
			TOTAL GROSS PRICE		$111,876.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$111,876.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

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

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GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Street Department Concrete Repairs
Submitted By: Steve Oliver, Streets Director
Bid Number: 0317-18

Purchase Justification:

This request is to approve a Change Order to add funds to the 2018 Street Department Term Contract for Concrete Repair (Section One). The Change Order will allow for the removal and replacement of additional quantities of existing concrete pavement and other bid items in various locations within the city of Garland.

Evaluation:

XIT Paving and Construction, Inc., was awarded the original Purchase Order BL 7156 in the amount of $7,000,000 at the March 6, 2018, City Council Meeting.

Award Recommendation:

Vendor	***Item***	***Amount***
XIT Paving and Construction, Inc.	All	$750,000.00
	TOTAL:	**$750,000.00**

Basis for Award: Change Order
Purchase Requisition #: 45569

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$750,000
Proposed Balance:	N/A
Account #:	831-4693-7111

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Streets Construction as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2020-21
Document Location:	Oper. Budget - Page 211

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 07/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/08/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: N/A
REQ. NO.
BID NO. 0317-18
PAGE: 1 of 1
BUYER: Teresa Smith

				XIT Paving and Construction, Inc.			.			
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	1	Lt.	Change Order #1 to BL 8139		$750,000.00						
			TOTAL GROSS PRICE		$750,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$750,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

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

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Itron Water Meter Modules
Submitted By: Gary Holcomb, Purchasing Director
Bid Number: 1045-21

Purchase Justification:

This request is for the purchase of Itron water meter modules for Warehouse Inventory. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

Republic Meter, Inc., is the Sole Source provider for the Itron water meter modules.

Award Recommendation:

Vendor	***Item***	***Amount***
Republic Meter, Inc.	All	$332,500.00
	TOTAL:	**$332,500.00**

Basis for Award: Sole Source
Purchase Requisition #: 45388

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$332,500
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

These are standard Warehouse Inventory items that will be expensed to the appropriate Water CIP and/or Operating accounts when issued from inventory.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget CIP
Fiscal Year:	2021-22
Document Location:	N/A

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	07/07/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	07/06/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: N/A
REQ. NO. 45388
BID NO. 1045-21
PAGE: 1 of 1
BUYER: Arturo Chavez

ITEM	QTY	UNIT	DESCRIPTION	Republic Meter, Inc. UNIT PRICE	Republic Meter, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	1	Radio Module Encoder Receiver		$332,500.00						
			Transmitter Replacement								
			TOTAL GROSS PRICE		$332,500.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$332,500.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

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

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: EMS Medical Control Services
Submitted By: Mark Lee, Fire Chief
Bid Number: 1061-21

Purchase Justification:

This request is for the improvements to an already robust Emergency Medical System by moving the Medical Oversight and Direction agreement from Parkland Hospital to Medical City Plano. Garland Fire Department performs joint operations with Rowlett Fire Department and Richardson Fire Department through automatic and mutual aid agreements. Both of these cities utilize the Medical City Plano Medical Oversight teams. This would help with continuity of care between all three cities where we interact with each other. Medical procedures, treatment protocols, and ambulance procedures would be similar to these other cities.

Also, Garland Fire Department in years past would make regular transports to Parkland where daily interaction could take place with the Medical Directors. With more trauma centers coming on board much closer to Garland, these trips to Parkland have diminished. Our assigned Medical Director from Medical City Plano works primarily at Medical City Dallas with occasional shifts at Medical City Plano. This will allow many of our Paramedics to have those daily interactions.

The proposed agreement will also enhance our quality of care delivered through a robust, active Quality Assurance/Quality Improvement program administered by the Medical Oversight team. There will also be more involvement from the Medical Director through quarterly Continuing Education, hosted by the Medical Director. This agreement will cover:

- Onboarding new Paramedics;
- Social Services for our residents who have been identified by our Paramedics with some special needs;
- Continuing Education for all Paramedics;
- QA/QI services;
- 24/7/365 online (radio and telephone support) by Medical Center Plano;
- 24/7/365 offline availability of Medical Director / Assistant Medical Director to Fire Administration / field personnel to review issues/concerns;
- Tactical medicine oversight, training, and in-person response with tactical team when requested;
- Ongoing review/development of new equipment, medications, and practices as well as

existing treatment protocols and SOPs with emphasis on Evidence-Based Medical Practice.

This approval is for a one-year Term Agreement.

Evaluation:

These services will be provided through an Interlocal Agreement with the City of Plano Contract 2015-51-C RFQ.

Award Recommendation:

Vendor	***Item***	***Amount***
Medical City Plano	All	**$130,699.50**
	TOTAL:	**$130,699.50**

Basis for Award:

Purchase Requisition #: 45625

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$130,700
Proposed Balance:	N/A
Account #:	100-1321-7101

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Fire's FY 2021-22 Professional Services account as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type:

Fiscal Year:

Document Location:

Budget Director Approval: Approval Date: 07/07/2021

Purchasing Director Approval: Gary L. Holcomb Approval Date: 07/06/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45625
BID NO. 1061-21
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Medical City Plano							
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	EMS Medical Control for City of Garland	$130,699.50	$130,699.50						
			TOTAL GROSS PRICE		$130,699.50						
			CASH DISCOUNT								
			TOTAL NET PRICE		$130,699.50						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Lookout Capacitor Bank Steel Structures
Submitted By: Steve Martin, Transmission Director
Bid Number: 0902-21

Purchase Justification:

This request is for the purchase of steel support structures, lightning protection masts and associated apparatus for the installation of two (2) 30 MVAR – 138kV capacitor banks at the Lookout Substation. This is part of the approved Lookout Substation Capacitor Banks CIP project. An Optional Contingency is included for any additional material that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated with DIS-TRAN Steel, LLC, submitting the Straight Low Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
DIS-TRAN Steel, LLC	All	$366,216.00
Optional Contingency		36,621.60
	TOTAL:	**$402,837.60**

Basis for Award: Straight Low Bid
Purchase Requisition #: 45431

Fiscal Impact

Total Project/Account:	$26,796,000
Expended/Encumbered to Date:	21,434,829
Balance:	$5,361,171
This Item:	402,838
Proposed Balance:	$4,958,333
Account #:	210-3799-3178301-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

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

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	07/08/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	07/07/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 6/24/21
REQ. NO. 45431
BID NO. 0902-21
PAGE: 1 of 2
BUYER: Arturo Chavez

ITEM	QTY	UNIT	DESCRIPTION	DIS-TRAN Steel, LLC. UNIT PRICE	DIS-TRAN Steel, LLC. TOTAL	SAE Towers, Ltd. UNIT PRICE	SAE Towers, Ltd. TOTAL	Klute Inc. Steel Fabrication UNIT PRICE	Klute Inc. Steel Fabrication TOTAL	Texas Electric Cooperatives, Inc. UNIT PRICE	Texas Electric Cooperatives, Inc. TOTAL	KBS Electrical Distributors, Inc. UNIT PRICE	KBS Electrical Distributors, Inc. TOTAL
1	1	LT.	Steel Structures	$366,216.00	$366,216.00	$391,189.09	$391,189.09	$415,381.86	$415,381.86	$436,124.00	$436,124.00	$472,186.27	$472,186.27
			TOTAL GROSS PRICE	$366,216.00		$391,189.09		$415,381.86		$436,124.00		$472,186.27	
			CASH DISCOUNT										
			TOTAL NET PRICE	$366,216.00		$391,189.09		$415,381.86		$436,124.00		$472,186.27	
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW: **$391,189.09**
LOW: **$366,216.00**
SAVINGS: **$24,973.09**

257 # IonWave Notifications
29 # IonWave HUBS
3 # 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: 06/24/21 REQ. NO 45431 BID NO. 0902-21 PAGE: 2 of 2 BUYER: Arturo Chavez				Techline, Inc.		Southland Grid Structures, LLC.		MVA Power, Inc.		MICA Steelworks, Inc.			
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Steel Structures	$478,969.00	$478,969.00	$483,392.00	$483,392.00	$541,922.67	$541,922.67	$578,811.00	$578,811.00		
			TOTAL GROSS PRICE		$478,969.00		$483,392.00		$541,922.67		$578,811.00		
			CASH DISCOUNT										
			TOTAL NET PRICE		$478,969.00		$483,392.00		$541,922.67		$578,811.00		
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY										

NEXT LOW: **$391,189.09**
LOW: **$366,216.00**
SAVINGS: **$24,973.09**

257 # IonWave Notifications
29 # IonWave HUBS
3 # 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. k.**

Meeting Date: 07/20/2021
Item Title: Lookout Substation Capacitor Bank Materials
Submitted By: Steve Martin, Transmission Director
Bid Number: 0908-21

Purchase Justification:

This request is for the purchase of materials for the installation of 60 MVAR of manually switched capacitors and 120 MVAR of dynamic capacity support at the Lookout Substation. This is part of the approved Lookout Substation Static VAR System CIP project. An Optional Contingency is included for any additional material that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with Techline, Inc., submitting the Straight Low Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
Techline, Inc.	All	$529,669.52
Optional Contingency		52,966.95
	TOTAL:	**$582,636.47**

Basis for Award: Straight Low Bid
Purchase Requisition #: 45438

Fiscal Impact

Total Project/Account:	$26,796,000
Expended/Encumbered to Date:	21,837,667
Balance:	$4,958,333
This Item:	582,636
Proposed Balance:	$4,375,697
Account #:	210-3799-3178301-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substation Upgrades

Attachments

Bid Recap

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

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 07/08/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/07/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 45438
REQ. NO. 7/01/21
BID NO. 0908-21
PAGE: 1 of 1
BUYER: Arturo Chavez

ITEM	QTY	UNIT	DESCRIPTION	Techline, Inc. UNIT PRICE	Techline, Inc. TOTAL	Irby Utilities UNIT PRICE	Irby Utilities TOTAL	KBS Electrical Distributors, Inc. UNIT PRICE	KBS Electrical Distributors, Inc. TOTAL	UNIT PRICE	TOTAL
1	1	LT.	Lookout Capacitor Banks Material	$529,669.52	$529,669.52	$630,156.50	$630,156.50	$1,072,579.98	$1,072,579.98		
			TOTAL GROSS PRICE		$529,669.52		$630,156.50		$1,072,579.98		
			CASH DISCOUNT								
			TOTAL NET PRICE		$529,669.52		$630,156.50		$1,072,579.98		
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$630,156.50**
LOW: **$529,669.52**
SAVINGS: **$100,486.98**

258 # IonWave Notifications
29 # IonWave HUBS
21 # 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. I.**

Meeting Date: 07/20/2021
Item Title: Commit to Wellness Technology Platform Partners
Submitted By: Kristen Smith, HR Director
Bid Number: 1004-20

Purchase Justification:

This request is to approve a Change Order for the Virgin Pulse Wellness Platform.

The Commit to Wellness Program (C2W) has been utilized since 2007 to engage employees in preventive care, health education and cost-saving disease management. In exchange for their participation, employees receive a discounted health care premium.

Starting in FY 2020-21, the City partnered with Virgin Pulse to deliver expanded content for employees and their families through a wellness technology portal. Fully funded through a $125,000 wellness incentive from our current health plan administrator, Blue Cross Blue Shield, the annual technology investment is approximately $80,000 and provides tailored health content to employees based on their gender, age and health profile.

In addition to the portal, the City has the option to offer partner content (Virgin Pulse+) focused on fitness, nutrition, disease management and more through various Virgin Pulse partners. The portal and partner content are available to all employees (regardless of C2W participation) and their covered dependents.

This Change Order is requested to cover the addition of four (4) partner programs:

- Aaptiv - On-demand fitness and personal training
- Enrich - Financial wellness & education
- FoodSmart - Nutrition counseling and meal planning
- Whil - Behavioral health

The Change Order will also cover fee adjustments for newly hired employees and dependents as well as additional health & wellness stations to increase portal access for frontline departments without assigned City computers.

Evaluation:

Virgin Pulse, Inc., was awarded the original PO 30807 in the amount of $83,338.

Award Recommendation:

Vendor	***Item***	***Amount***
Virgin Pulse, Inc.	All	$75,000.00
	TOTAL:	**$75,000.00**

Basis for Award: Change Order
Purchase Requisition #: 45597

Fiscal Impact

Total Project/Account:	$42,125,278
Expended/Encumbered to Date:	34,548,170
Balance:	$7,577,108
This Item:	75,000
Proposed Balance:	$7,502,108
Account #:	401-1194-7613

Fund/Dept/Project – Description and Comments:
Group Health Insurance Fund

Attachments

Bid Recap

Fiscal Reference:

Budget Type:	Operating Budget
Fiscal Year:	2020-21
Document Location:	Oper. Budget - Page 289

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	07/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	07/09/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: N/A
REQ. NO. PR 45597
BID NO. 1004-20
PAGE: 1 of 1
BUYER: C. Sanders

ITEM	QTY	UNIT	DESCRIPTION	Virgin Pulse, Inc. UNIT PRICE	Virgin Pulse, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	Change Order to PO 30807		$75,000.00						
			TOTAL GROSS PRICE		$75,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$75,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

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

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Rick Oden Park Construction - Phase 1B
Submitted By: Rick Galceran, Capital Project Management Director
Bid Number: 0976-20

Purchase Justification:

This request is for construction services at Rick Oden Park. Phase 1B includes construction of the baseball field, trail, pedestrian bridge, pavilions, parking lots, a restroom building and site amenities. Future items will be brought to the City Council for consideration and approval for the remainder of the project. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

Evaluation:

A request for proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated based on the published criteria. Dean Construction (Dean Electric, Inc.) received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price not to exceed $6,798,842.00 for Phase 1B.

Award Recommendation:

Vendor	***Item***	***Amount***
Dean Construction (Dean Electric, Inc.)	All	$6,798,842.00
	TOTAL:	**$6,798,842.00**

Basis for Award: Best Value
Purchase Requisition #: 45633

Fiscal Impact

Total Project/Account:	$8,280,775
Expended/Encumbered to Date:	3,979,888
Balance:	$4,300,887
This Item:	6,798,842
Proposed Balance:	$(2,497,955) *
Account #:	Various

Fund/Dept/Project – Description and Comments:

Parks CIP / Rick Oden Park Improvements	654-1429-1835819-9002	$3,417,063
Parks CIP / Park System Parking & Park Roads	654-1429-1848619-9002	1,010,595

Parks CIP / Sports Field/Park Renovation Program	654-1429-1843519-9002	996,610
Parks CIP / Trail Development Program (Rick Oden Park Trail)	654-1429-1856319-9002	728,170
Parks CIP / Trail Development Program (Duck Creek Trail)	654-1429-1856119-9002	646,404
	TOTAL	**$6,798,842**

* Construction will continue into 2022. Additional 2019 General Obligation Bond funding is included in 2022 for the Rick Oden Park Improvements project as well as other Parks CIP programs related to the Rick Oden Park improvements.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Pages 74, 85, 86 & 88

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	07/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	07/08/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 07/02/2020
REQ. NO PR 44483
BID NO 0976-20
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	Dean Construction (Dean Electric, Inc.)		AUI Partners, LLC		MSB Constructors, Inc.			
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			GMP2 for Rick Oden Park		$6,798,842.00						
			Evaluation Criteria:								
			General Information	Maximum = 0	0.00		0.00		0.00		
			Experience of Firm and Project	Maximum = 15	13.67		13.00		7.33		
			Pre-Construction Services	Maximum = 20	13.33		14.33		10.67		
			Construction Services	Maximum = 25	17.00		18.50		7.00		
			Post Construction Services	Maximum = 5	4.00		4.00		3.00		
			Respondant's Fee Proposal	Maximum = 10	9.21		10.00		5.63		
			Past Client References	Maximum = 10	10.00		6.67		7.60		
			Interview and Question/Answer	Maximum = 20	18.25		15.00		0.00		
			Total Score:	Maximum = 105	85.46		81.50		41.23		
			TOTAL GROSS PRICE		$6,798,842.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$6,798,842.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

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

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Country Club Park Estates Drainage Improvements Design Services
Submitted By: Rick Galceran, Capital Project Management Director
Bid Number: 1051-21

Purchase Justification:

This request is to obtain professional services for design of improvements to the drainage channel and storm drain system, replacement of existing roadway pavement and improvements to the various wastewater utilities in the Country Club Park Estates Addition area. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

Evaluation:

Metropolitan Infrastructure, PLLC, was selected as the Most Qualified firm for this project from RFQ 0212-19 and recently completed the drainage study for the proposed improvements.

Award Recommendation:

Vendor	***Item***	***Amount***
Metropolitan Infrastructure, PLLC	All	$340,640.00
	TOTAL:	**$340,640.00**

Basis for Award: Most Qualified
Purchase Requisition #: 45634

Fiscal Impact

Total Project/Account:	$530,000
Expended/Encumbered to Date:	195,840
Balance:	$334,160
This Item:	340,640
Proposed Balance:	$(6,480) *
Account #:	653-1429-1474519-710120

Fund/Dept/Project – Description and Comments:

Drainage CIP / Country Club Park Estates Drainage Improvements

* This project will continue into 2022. Additional 2019 General Obligation Bond funding in the amount of $3,740,000 is included in 2022 for the Country Club Park Estates Drainage Improvements project.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 131

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 07/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/07/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45634
BID NO. 1051-21
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Metropolitan Infrastructure, PLLC							
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Country Club Park Estates	$340,640.00	$340,640.00						
			Drainage Improvements Design								
			Services								
			TOTAL GROSS PRICE		$340,640.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$340,640.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Access Controls for Animal Shelter & Adoption Facility
Submitted By: Rick Galceran, Capital Project Management Director
Bid Number: 1055-21

Purchase Justification:

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

Evaluation:

The equipment and installation are being provided by Entech Sales and Service through the BuyBoard Cooperative Purchasing Contract 574-18.

Award Recommendation:

Vendor	***Item***	***Amount***
Entech Sales and Service	All	$169,012.00
	TOTAL:	**$169,012.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 45636

Fiscal Impact

Total Project/Account:	$15,800,000
Expended/Encumbered to Date:	13,053,459
Balance:	$2,746,541
This Item:	169,012
Proposed Balance:	$2,577,529
Account #:	658-1429-1606819-9029

Fund/Dept/Project – Description and Comments:

Municipal Facilities & Misc. Tax Supported CIP / Animal Shelter & Adoption Facility

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 190

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 07/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/07/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45636
BID NO. 1055-21
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Entech Sales and Services							
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Access Controls for Animal	$169,012.00	$169,012.00						
			Shelter & Adoption Facility								
			TOTAL GROSS PRICE		$169,012.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$169,012.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

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

GARLAND
PURCHASING REPORT

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

Meeting Date: 07/20/2021
Item Title: Holford Road Segment A Appraisal Services
Submitted By: Rick Galceran, Capital Project Management Director
Bid Number: 1435-20

Purchase Justification:

This request is to approve a Change Order for the Holford Road Segment A appraisal services. An original appraisal was performed for this project; however, additional funds are needed for an update to the appraisal. This project is part of the 2019 Bond Program and approved in the 2021 CIP.

Evaluation:

Pinnacle Consulting Management Group, Inc., was awarded the original PO 30769 in the amount of $16,600.

Award Recommendation:

Vendor	***Item***	***Amount***
Pinnacle Consulting Management Group, Inc.	All	$15,750.00
	TOTAL:	**$15,750.00**

Basis for Award: Most Qualified
Purchase Requisition #: 45637

Fiscal Impact

Total Project/Account:	$3,937,327
Expended/Encumbered to Date:	1,542,113
Balance:	$2,395,214
This Item:	15,750
Proposed Balance:	$2,379,464
Account #:	651-1429-1431419-900111

Fund/Dept/Project – Description and Comments:

Street / Transportation CIP / Holford Road Segment A - PGBT to City Limits

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 107

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 07/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/07/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: N/A
REQ. NO. PR 45637
BID NO. 1435-20
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Pinnacle Consulting Management Group, Inc. UNIT PRICE	Pinnacle Consulting Management Group, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	Change Order to PO 30769		$15,750.00						
			TOTAL GROSS PRICE		$15,750.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$15,750.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

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

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

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

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

Meeting Date: 07/20/2021

Item Title: Z 21-16 Burger Engineering, LLC (District 7)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-16 Burger Engineering, LLC

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-16 Ordinance
Z 21-16 Exhibit A
Z 21-16 Exhibit B
Z 21-16 Exhibits C-E

ZONING FILE NO. Z 21-16

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION AMENDMENT FOR A RESTAURANT, DRIVE-THROUGH USE ON A 1.234-ACRE TRACT OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED AT 5425 NORTH PRESIDENT GEORGE BUSH TURNPIKE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 14th day of June, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision Amendment for a Restaurant, Drive-Through Use made by **Burger Engineering, LLC**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision Amendment for a Restaurant, Drive-Through Use on a 1.234-acre tract of land zoned Community Retail (CR) District and located at 5425 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 Exhibit B, attached hereto and made a part hereof.

Section 3

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

Section 4

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 Exhibit B 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 Exhibit B of 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.

ZONING FILE NO. Z 21-16

PASSED AND APPROVED this _____day of_____, 2021.

CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-16

BEING a tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, Dallas County, Texas, and being all of Lot 8, Block 1 of NORTH GARLAND CROSSING ADDITION, an addition to the City of Garland, Dallas County, Texas

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-16

5425 North President George Bush Turnpike

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

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

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

IV. Development Plans:

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

V. Specific Use Provision:

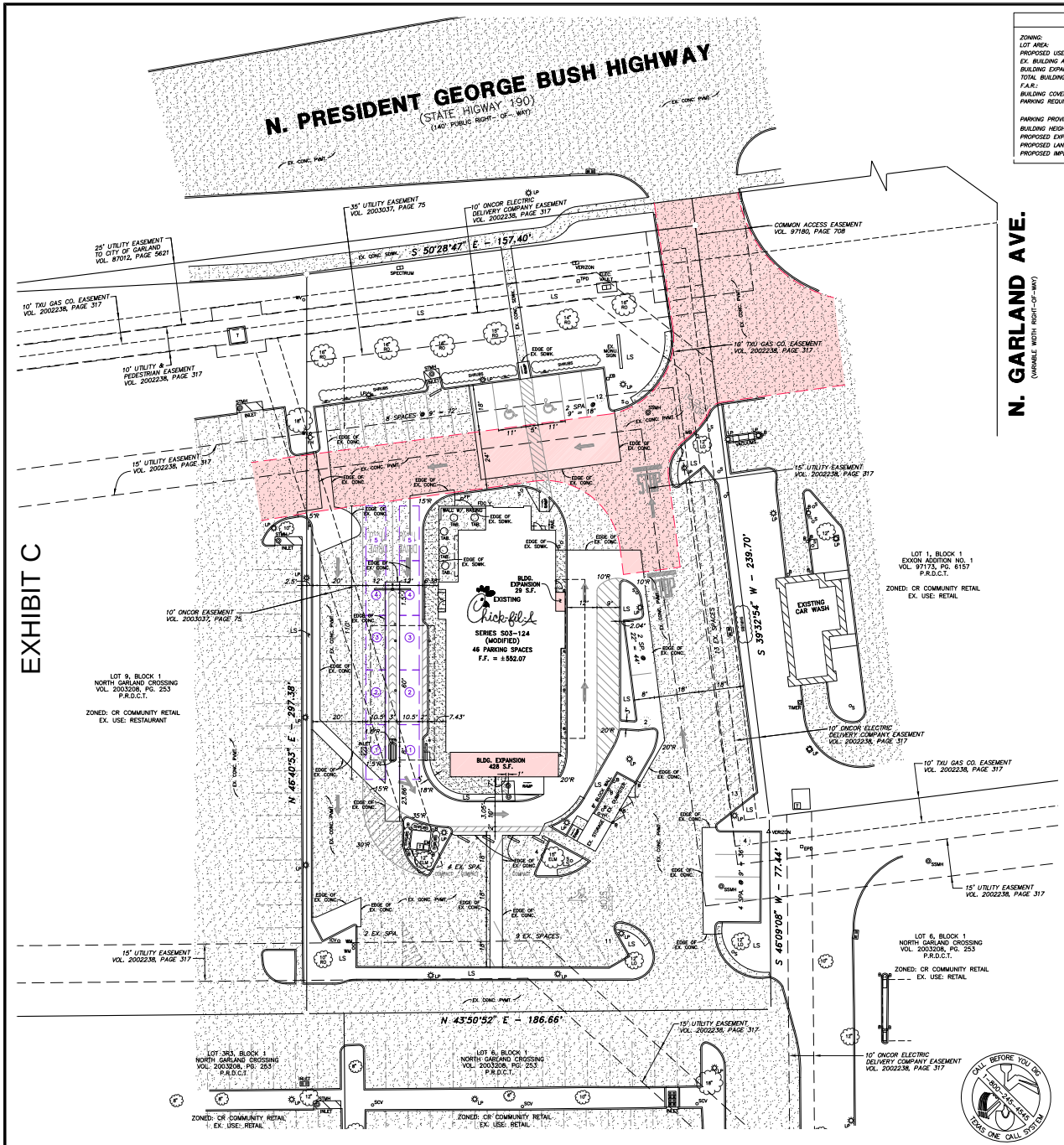
A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for twenty-five (25) years.

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

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

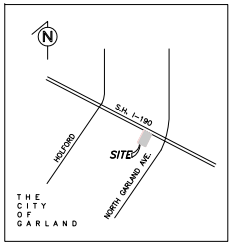
D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

E. Signage: The site is permitted one (1) monument sign 7 feet in height, 50 square feet in area, and setback 15 feet from the property line. All attached and menu board signage shall comply with the Garland Development Code signage requirements.



SITE DATA	
ZONING:	S 03-05 (CR)
LOT AREA:	1.234 ACRES (53,739 S.F.)
PROPOSED USE:	DINE IN W/ DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,162 S.F.
BUILDING EXPANSION AREA:	457 S.F.
TOTAL BUILDING AREA:	4,619 S.F.
F.A.R.:	0.09:1
BUILDING COVERAGE:	9%
PARKING REQUIRED:	1 SPACE PER 100 S.F. OF BUILDING AREA 4,619 / 100 = 46 SPACES
PARKING PROVIDED:	46 SPACES (2 H.C.)
BUILDING HEIGHT:	24'-7 1/2" (1 STORY)
PROPOSED EXPANSION HEIGHT:	20'-0" (1 STORY)
PROPOSED LANDSCAPE AREA:	11,602 S.F. (21.59%)
PROPOSED IMPERVIOUS AREA:	42,137 S.F. (78.41%)

0 10' 20' 40'
1"=20'



VICINITY MAP
NOT-TO-SCALE

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
6. IF THE CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/ SUPERVISOR IMMEDIATELY.
7. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
8. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
9. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
10. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/ APPLICABLE GOVERNING AUTHORITIES.

LEGEND

F.H.	FIRE HYDRANT
SET	CHISELED "X" SET
F.F.	CHISELED "X" FOUND
F.I.R.	IRON ROD FOUND (SIZE AS NOTED)
S.I.R.	IRON ROD SET (SIZE AS NOTED)
PP	OVERHEAD UTILITY POLE W/ GUY
UE,OUT	UNDERGROUND ELECTRIC OR TELEPHONE
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
C.O.	SAN. SWR. CLEAN OUT
G.V.	GAS VALVE
W.V.	WATER VALVE
	TREE
MH	MANHOLE (TYPE AS NOTED)
SIG. BOX	TRAFFIC SIGNAL BOX
TRANS.	ELECTRIC TRANSFORMER BOX
TOWER	ELECTRIC TRANSMISSION STEEL TOWER
CABLE SIGN	UNDERGROUND CABLE MARKER
TB	TRAFFIC BOX
EM	ELECTRIC METER
GM	GAS METER
	FIRE LANE
LS	LANDSCAPE

BENCHMARK – BM 1	
ELEVATION	552.85
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	SOUTH END-NOSE OF PARKING STALL & APPROX. 62.8' S.W. OF SOUTHERLY PROP. COR.

BENCHMARK – BM 2	
ELEVATION	552.37
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	SW CORNER PARKING OF CFA APPROX. 37.5' NORTH OF SW PROPERTY CORNER

BENCHMARK – BM 3	
ELEVATION	551.14
MONUMENT	CUT "X" ON TOP OF CURB
LOCATION	AT NOSE OF PARKING STALL MOST NORTHERLY PARKING STALL ALONG EAST PROP. LINE

CASE NUMBER 210318-2

OWNER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: PATRICK THOMPSON
EMAIL: PATRICK.THOMPSON@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
17103 PRESTON ROAD, SUITE 180N
TEXAS REGISTERED ENGINEERING FIRM F-12997
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

5425 N. PRESIDENT GEORGE BUSH HWY.
LOT 8, BLOCK 1
NORTH GARLAND CROSSING
CITY OF GARLAND, TEXAS

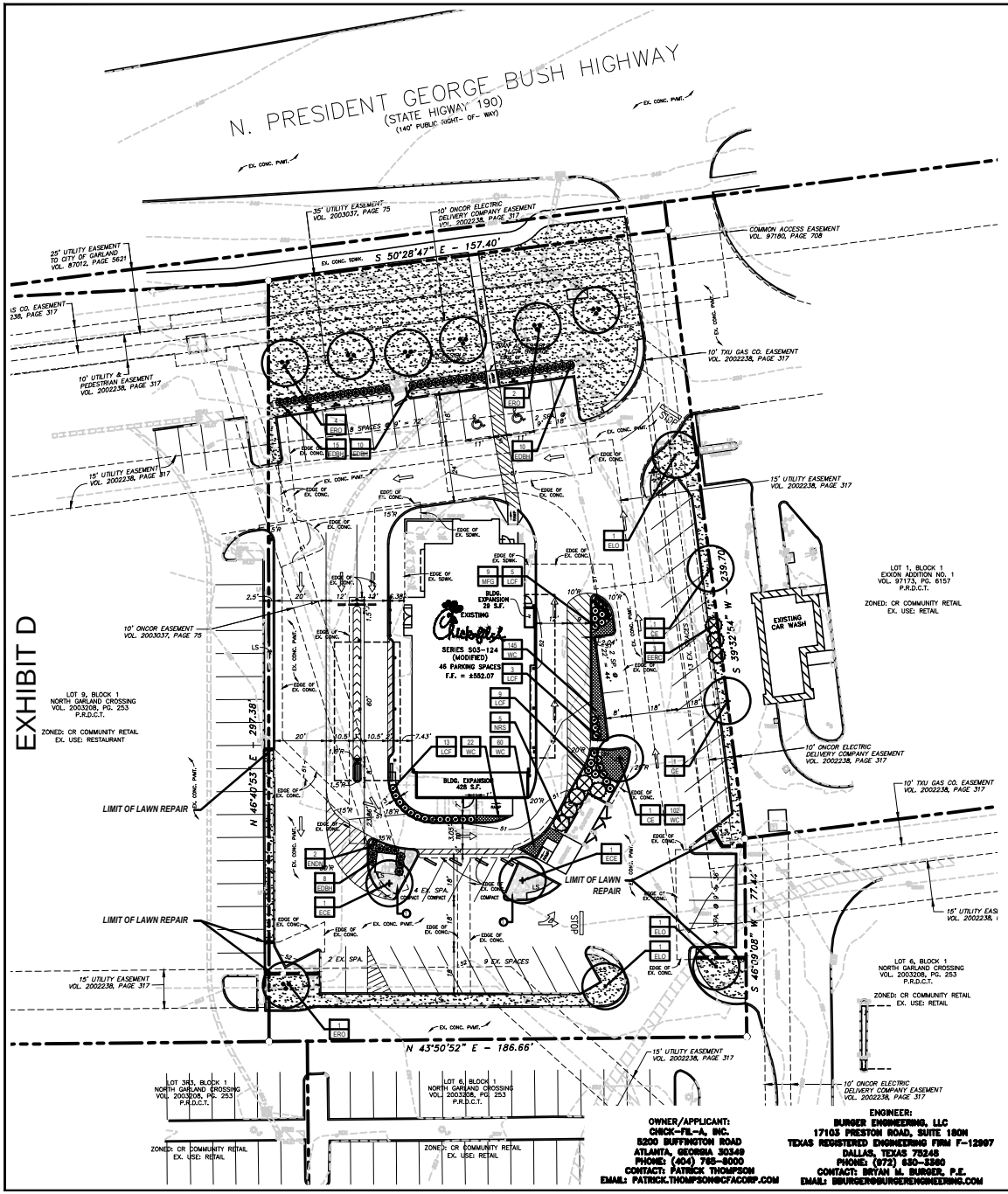
STORE
SERIES
S03-124
MODIFIED

SHEET TITLE
SUP PLAN

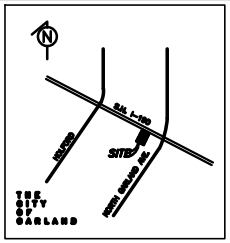
☒ For Permit
☐ For Bid
☐ For Construction

Job No. : 013-261
Store : 01474
Date : 01/17/18
Drawn By : RMP
Checked By: BMB

Sheet
C-3



SITE DATA	
ZONING:	S 503-124 (CR)
LOT AREA:	1.234 ACRES (53,739 S.F.)
PROPOSED USE:	DINE IN W/ DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,182 S.F.
BUILDING EXPANSION AREA:	457 S.F.
TOTAL BUILDING AREA:	4,610 S.F.
F.A.R.:	0.086:1
BUILDING COVERAGE:	8%
PARKING REQUIRED:	1 SPACE PER 100 S.F. OF BUILDING AREA 4,610 / 100 = 46 SPACES
PARKING PROVIDED:	46 SPACES (2 H.C.)
BUILDING HEIGHT:	25'-4" (1 STORY)
PROPOSED LANDSCAPE AREA:	11,572 S.F. (21.54%)
PROPOSED IMPERVIOUS AREA:	42,177 S.F. (78.41%)



VICINITY MAP
NOT-TO-SCALE

ADDITIONAL INDICATIONS

- *Existing River Rock to Remain*
- *Existing Sod*
- *Proposed Sod*

LANDSCAPE TABULATIONS
City of Garland, TX

SITE LANDSCAPING
Requirement: A Minimum 10% of the Site Area must be landscaped.

Site Area - 53,739 s.f.

Required	Provided
5,373.9 s.f. (10%)	11,602 s.f. (21.5%)

LANDSCAPE BUFFERS - MAJOR THOROUGHFARE
Requirements: *A landscape buffer with a minimum width of 20' in depth from the property line. For every 30 lineal feet of required landscape buffer one large canopy tree is required and 7 shrubs or ornamental grasses.*

S.H. 190 Frontage Rd. (141.90 l.f.) (Classification A-F)

Required	Provided
20' Minimum Buffer	Existing 20' Min. Buffer
(5) Large Canopy Trees	(6) Existing Large Canopy Trees
(35) Shrubs	(35) Existing Shrubs

PARKING LOT LANDSCAPING
Requirements: *There must be a parking lot island at the terminus of each parking row. A parking space shall be no more than 65' away from a large canopy tree. (1) Large Canopy Tree shall be provided for every (10) provided parking spaces.*

Required (46 Spaces)	Provided
(4) Large Canopy Trees	(4) Existing Large Canopy Trees

PARKING LOT SCREENING TO ADJACENT PUBLIC R.O.W.
Requirements: A continuous ornamental shrub screen shall be integrated into any landscape buffer that is required along an adjacent public R.O.W. Shrub planting height must be a minimum of 24" at time of installation.

Required	Provided
24" min. Height Ornamental Hedge Adjacent to S.H. 190 Frontage Rd.	Provided as required

LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*

GENERAL LAWN NOTES

1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.*
5. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
7. *Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.*

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

PROPOSED PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	container grown, 15' ht., 5' spread min., 5' clear trunk

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
30	LCF	Loropetalum 'Crimson Fire'	*Loropetalum ssp. 'Crimson Fire'*	5 gal.	container grown, full plant specimen
9	MFG	Mexican Feathergrass	*Nassella tenuissima*	3 gal.	container grown, full plant specimen
5	NRS	Nellie R Stevens Holly	*Ilex x 'Nellie R. Stevens'*	30 gal.	container grown, full plant specimen

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
329	WC	Wintercreeper	*Euonymus fortunei*	4" pots	container grown, (3) 12" runners, full plant specimen
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties. All existing plant material shall be excluded from the bid calculations unless otherwise noted.

EXISTING PLANT LIST

TREES (EXISTING)

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
2	ECE	Existing Cedar Elm	*Ulmus crassifolia*	varies
3	ELO	Existing Live Oak	*Quercus virginiana*	varies
7	ERO	Existing Red Oak	*Quercus rubra*	varies
3	EERC	Existing Easter Red Cedar	*Juniperus virginiana*	varies

SHRUBS (EXISTING)

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
43	EDBH	Existing Dwarf Burford Holly	*Ilex cornuta Burfordii nana'*	varies
2	ENDN	Existing Dwarf Nandina	*Nandina domestica 'Harbour Dwarf'*	varies

GROUNDCOVERS (EXISTING)

QTY.	TYPE	COMMON NAME	BOTANICAL NAME
		Bermudagrass	*Cynodon dactylon*

SOLID SOD NOTES

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.*
5. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
6. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
7. *Water sod thoroughly as sod operation progresses.*
8. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
9. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*
10. *If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.*

LAWN REPAIR NOTES

1. *All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.*
2. *Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.*
4. *Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.*

DEMOLITION NOTES

1. *Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.*
2. *Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation on account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.*
3. *Prior to demo, disconnect and cap off utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.*
4. *Erect necessary barricades, storing and protective measures as required.*
5. *Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.*
6. *Remove pavements, and structures to the depths of their sub-structure.*
7. *Leave construction area clean and ready to use by other trades.*
8. *Remove pavement sub-base to the depth of the base materials.*
9. *Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the dripline of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape Architect.*
10. *Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be required at the Contractor's expense.*
11. *Provide demolition of existing site items as shown on the drawings. Completely remove items to 8" below grade and haul away all refuse.*

IRRIGATION REPAIR SPECIFICATIONS

1. *Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.*
2. *Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.*

CASE NUMBER 210318-2

OWNER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: PATRICK THOMPSON
EMAIL: PATRICK.THOMPSON@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
17103 PRESTON ROAD, SUITE 180N
TEXAS REGISTERED ENGINEERING FIRM F-12997
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
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Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
0 10 20 40

BURGER ENGINEERING
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TBPE F-12997

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

04.23.2021

8455 N. PRESIDENT GEORGE BUSH HWY.
LOT 6, BLOCK 1
NORTH GARLAND CROSSING
CITY OF GARLAND, TEXAS

STORE
SERIES 503-124 MODIFIED

SHEET TITLE
LANDSCAPE PLAN

- ■ For Permit
- □ For Bid
- □ For Construction

Job No. : 013-261
Store : 01474
Date : 01/17/18
Drawn By : BCC
Checked By: BDA

Sheet
L-1

EXHIBIT D

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work Included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen, 27 October 1980, Edition, by American National Standards Institute, Inc. (ANSI Z) - plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam, soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each container of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Provide Landscape Contractor initialing any portion of landscape / installation. General Contractor shall have planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning his work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.5 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted at originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas incurred as a result of making replacements shall be immediately restored.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, fertilizer and mulch are to be installed as originally specified and subjected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and outlines beds once a month after final acceptance.
3. The above guarantee shall not apply when plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, mutilness of theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner per-ided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and means to make such repairs at the expense of the Landscape Contractor.

1.2 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, caliper/size/density, size and quality.
4. Owner and/or Architect retains the right to, further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, disease, and insect eggs.
5. Owner and/or Architect reserves unsatisfactory or defective material at anytime during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.3 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Lined plants higher are from local inland soils to normal type of prairie. Plant spread noted by 'normal' size/width of the plant, not to the outer tips/tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the trunk or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly repaired, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above soil.
   Nomenclature conforms to the customary nursery usage; for identification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Bermudagrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay - Less than 27 percent
   Silt - between 15-25 percent
   Sand - less than 52 percent
3. Organic matter shall be 2 % to 10 % of test dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Materials: Compost with a mixture of 60 % vegetative matter and 20 % animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Grn Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertiloil, Suzano, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50 % slow release organic Nitrogen (SCU or UF) with a minimum 5 % sulphur and 4 % iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Permon "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ¾inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5270 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid (joints joke, staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of ten (10) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of 9 & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Stake and tree pits position as per plan on (2) two, level, opposite (3") inches, within the pit and the sides of earth backed fill (4") inches height from the center of the pit. Remove burlap and tie from the top one-third (1/3) of the ball. Fill soil around roots thoroughly to eliminate air pockets.

G. Dig pits, deep and saw exactly the same depth as the height of the soil, especially at the center of the planted. The root of the soil should be fully packaged, watered, and planted.

H. Perforation Test: Fill the hole with water. If the water has not entirely moved into the soil in 24 hours, the soil is unsuitable for planting. Additional drainage should be provided. Install PVC drain pipe for tree planting as detail provided by the Landscape Architect.

I. Backfill around with planting soil mixture mixed with fertilizer in accordance with the recommendations. Do not place fertilizer in direct contact with roots. Carefully work the soil around the roots to eliminate air pockets. Form a saucer like top dike with the backfill material around the edge of the pit with a height of four (4") inches to hold water.

J. Do not stake plants.

K. Do not prune plants.

L. Water the tree pit to fill. Do not water to the point where the soil is at the rim of the tree. Leave the backfilled soil in the pit for backfilled soil with pit and two (2") inches of compost on it.

M. Mulch: Mulch all planting beds to the depth indicated with specified mulch material. Do not place mulch against the trunk of trees or shrubs.

N. Contractor is responsible for the care of trees, shrubs, and groundcovers from the time of planting until final acceptance by the Owner. Watering shall be done by the Landscape Contractor and the amount of water applied shall be sufficient to keep the plants in a healthy growing condition. Watering shall be done by means that will not damage the plants or the finish grades. The work of this section shall include the removal from the site of trash and waste from all operations associated with the work of the Landscape Contractor.

O. Trees and shrubs in new planting areas shall be staked and guyed immediately after planting. Stake trees as shown on the planting details provided by Architect.

P. Prolonged Mowing: Prolong mowing directed by the Architect and shall be performed in accordance with standard methods and practices following Fine Mowing Class (growing into finish grade) as described by standard horticultural practice.

1. Sharpen mower blades and blades shall be trimmed around tree shall be removed. General mowing of the balance of the property shall not start until (2") inches of vegetation exists.
2. Mowing shall be done with clean, sharp tools.
3. Mowing shall be done when the grass is dry. If unexpected, all tree pits shall be cleaned with a broom and the (2") inches of grass cut off. Trash thereby created shall not be left on the pits. Trash shall be disposed of off the job site.

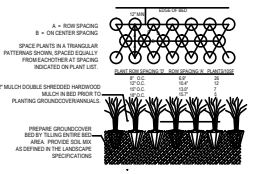
[illegible]

obtain Owners approval prior to installation.
2. All trees to be staked at the time of initial planting operations.
3. Trees exceeding a caliper size maximum are prohibited.
4. Stakes are to be installed on the planting bed side of the planting, at opposite of the grass side.
5. Do not install stakes during planting operations.
6. Check the staking at all angles and adjust when staking needs attention.

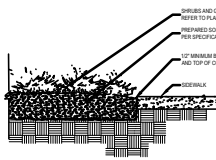
3.3 CLEAN UP AND ACCEPTANCE

A. Clean up during the work, the premises shall be kept free from accumulations of waste materials and rubbish. Remove from the site all tools no longer used. Burning is not permitted. All tools and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping as long as necessary to keep clean.

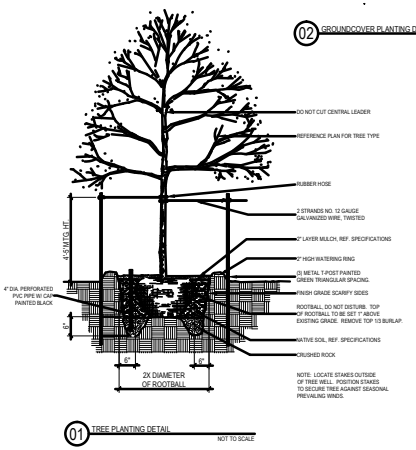
END OF SECTION



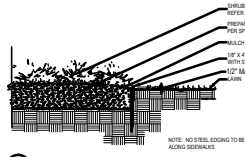
02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



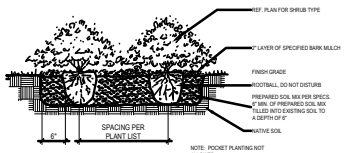
03 SIDEWALK / MULCH DETAIL No steel along sidewalks NOT TO SCALE



01 TREE PLANTING DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

OWNER/APPLICANT:
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5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
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CONTACT: PATRICK THOMPSON
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ENGINEER:
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CASE NUMBER 210318-2

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Chick-fil-A
5200 Buffington Rd.
Atlanta, Georgia,
30349-2998

Revisions:

Mark	Date	By

LICENSED LANDSCAPE ARCHITECT — BRYAN D. MAY — 2559 — STATE OF TEXAS — 04.23.2021

8455 N. PRESIDENT GEORGE BUSH HWY.
LOT 5, BLOCK 1
NORTH GARLAND CROSSING
CITY OF GARLAND, TEXAS

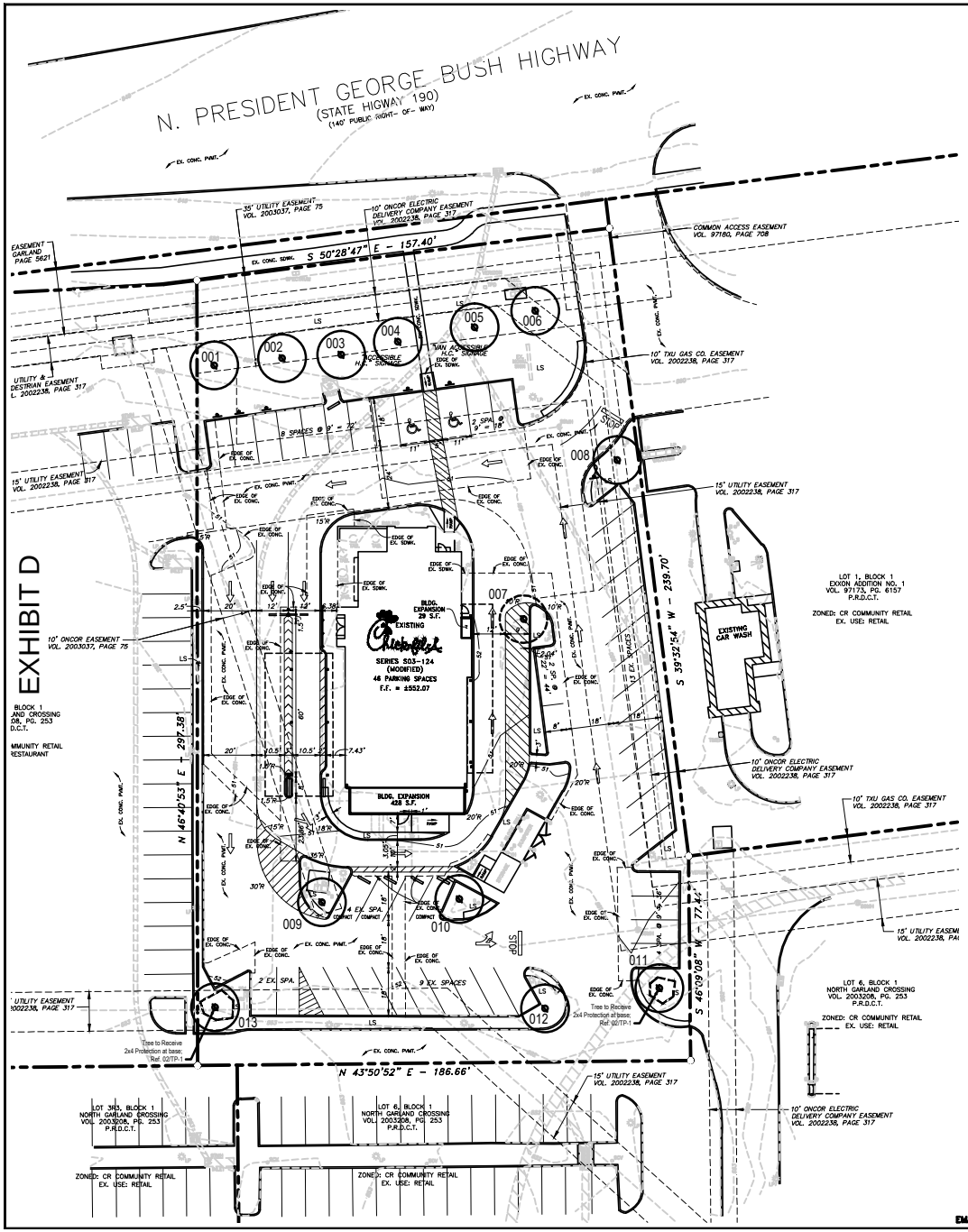
STORE
SERIES 903-124 MODIFIED

SHEET TITLE
LANDSCAPE SPECS

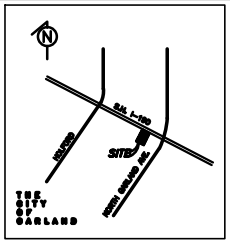
☒ For Permit
☐ For Bid
☐ For Construction

Job No. : 013-261
Store : 01474
Date : 01/17/18
Drawn By : BCC
Checked By: BDA

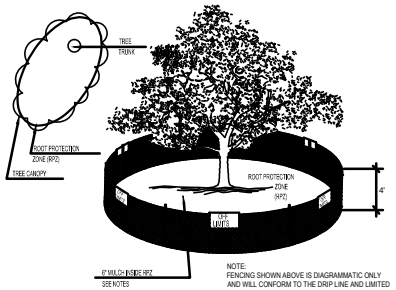
Sheet
L-2



SITE DATA	
ZONING:	S 503-SE (CR)
LOT AREA:	1.324 ACRES (58,139 S.F.)
PROPOSED USE:	DINE IN W/ DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,182 S.F.
BUILDING EXPANSION AREA:	457 S.F.
TOTAL BUILDING AREA:	4,910 S.F.
F.A.R.:	0.08:1
BUILDING COVERAGE:	8%
PARKING REQUIRED:	1 SPACE PER 100 S.F. OF BUILDING AREA 4,910 / 100 = 49 SPACES
PARKING PROVIDED:	46 SPACES (2 H.C.)
BUILDING HEIGHT:	25'-4" (1 STORY)
PROPOSED LANDSCAPE AREA:	11,255 S.F. (21.39%)
PROPOSED IMPERVIOUS AREA:	46,127 S.F. (78.61%)



VICINITY MAP
NOT-TO-SCALE



NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	EXEMPTIONS
001	16	RED OAK	TO REMAIN	
002	16	RED OAK	TO REMAIN	
003	16	RED OAK	TO REMAIN	
004	15	RED OAK	TO REMAIN	
005	14	RED OAK	TO REMAIN	
006	16	RED OAK	TO REMAIN	
007	12	LIVE OAK	TO BE REMOVED	
008	12	LIVE OAK	TO REMAIN	
009	12	CEDAR ELM	TO REMAIN	
010	15	CEDAR ELM	TO REMAIN	
011	12	LIVE OAK	TO REMAIN	
012	12	LIVE OAK	TO REMAIN	
013	10	RED OAK	TO REMAIN	

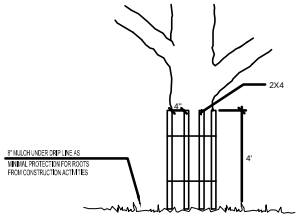
EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

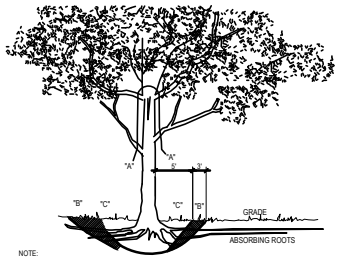
TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/TP-1

01 TREE PROTECTION FENCE A
NOT TO SCALE



NOTE:
WRAP TREE TRUNK WITH 2 X 4 STUDS AND ROPE OR BAND IN-PLACE AS NEEDED TO PROECT TREES IN WORK AREAS

02 TREE PROTECTION FENCE B
NOT TO SCALE



NOTE:
A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY.

"B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3' TO 4' DEEP

"C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM.)

"D" BACKFILL HOLE AND CLEAN UP.

03 TREE REMOVAL DIAGRAM
NOT TO SCALE

MITIGATION CALCULATIONS

Requirements: Removed Trees from 6" to 18" Shall Be Mitigated Inch Per Inch.

Required	Provided
12 Cal. Inches	(3) New Cedar Elms @ 4 Cal Inches

EXISTING TREE NOTES

1. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
2. If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
3. No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
4. Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
5. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
9. Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
11. Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
12. Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
13. Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
14. Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

CASE NUMBER 210318-2

OWNER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: PATRICK THOMPSON
EMAIL: PATRICK.THOMPSON@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
17103 PRESTON ROAD, SUITE 180N
TEXAS REGISTERED ENGINEERING FIRM F-12997
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

smr landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0683
Fax 214.871.0546
Email smr@smr-la.com

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997

01 TREE PRESERVATION PLAN
SCALE: 1" = 20'-0"

0 10 20 40

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

BRYAN M. BURGER 103777 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
04.23.2021

8495 N. PRESIDENT GEORGE BUSH HWY.
LOT 6, BLOCK 1
NORTH GARLAND CROSSING
CITY OF GARLAND, TEXAS

STORE
SERIES 503-124 MODIFIED

SHEET TITLE
TREE PRES. PLAN

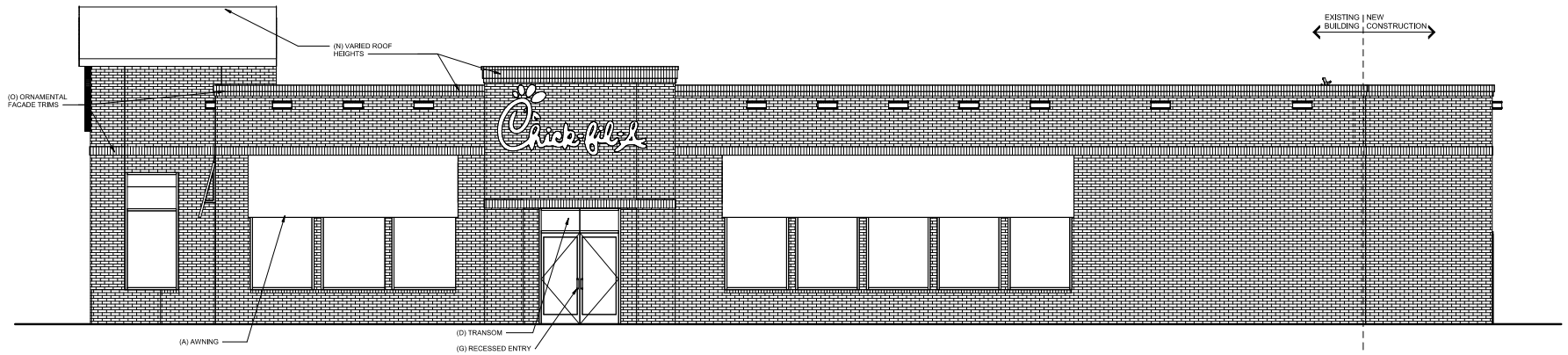
- For Permit
- For Bid
- For Construction

Job No. : 013-261
Store : 01474
Date : 01/17/18
Drawn By : BCC
Checked By: BDA

Sheet
TP-1

01474-Z-304-ARCHITECTURAL ELEMENTS

EXHIBIT E



1 TABULATION - SOUTH (MAIN ENTRY) ELEVATION
1/4" = 1'-0"

2 NORTH-WEST (DRIVE-THRU) ELEVATION
1/4" = 1'-0"

ARCHITECTURAL ELEMENTS

(A) CANOPIES/AWNINGS
(C) DIVIDED LIGHT WINDOWS
(D) TRANSOMS
(G) RECESSED ENTRIES
(N) VARIED ROOF HEIGHTS
(O) ORNAMENTAL FACADE TRIMS

ADDITIONAL ELEMENTS

NO NEW ARCHITECTURAL ELEMENTS ARE BEING ADDED TO EXISTING, CURRENT ARCHITECTURAL ELEMENTS WILL BE CARRIED OVER TO ADDITION.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998
P: (404) 765 8000

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management

14681 Quorum Dr, Suite 800
Dallas, Texas 75254
Phone: (972) 386-0338 Fax: (972) 386-0378
www.MayseAssociates.com

CASE NUMBER:
210318-2
ZONING - EXISTING:
COMMUNITY RETAIL, S 03-05
ZONING - PROPOSED:
NO CHANGE

5/11/2021 4:43:44 PM

CHICK-FIL-A
North Garland FSU
5425 N George Bush Hwy
Garland, TX 75044

FSR#01474

BUILDING TYPE / SIZE: MLv2,BIR/S03-128

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 19091
PRINTED FOR
DATE 5/11/2021 4:43:44 PM
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SHEET
ARCHITECTURAL ELEMENTS

SHEET NUMBER
Z-304

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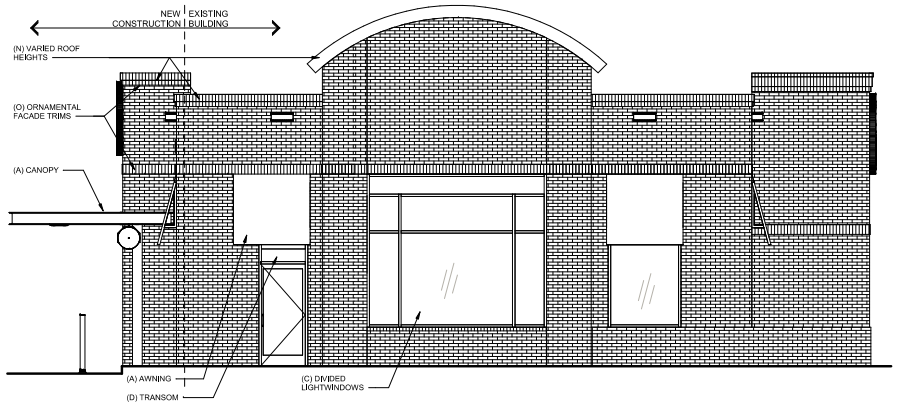
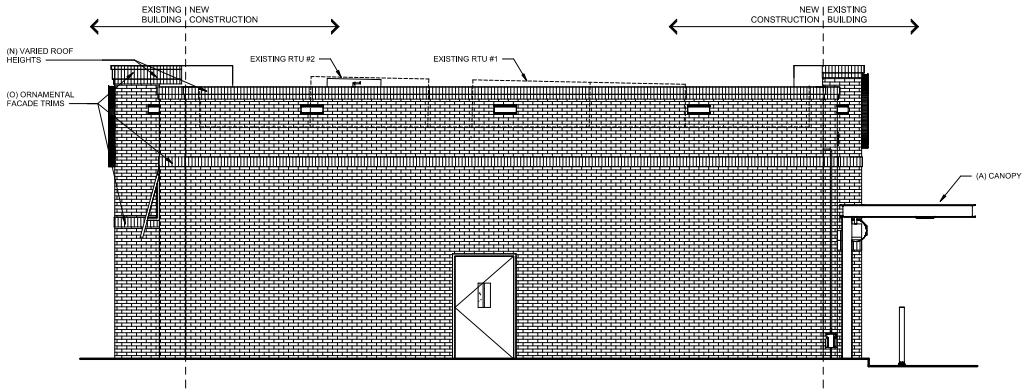
EXHIBIT E



1 TABULATION - WEST-SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



2 TABULATION - WEST-SOUTH (FRONT) ELEVATION
1/4" = 1'-0"

ARCHITECTURAL ELEMENTS

(A) CANOPIES/AWNINGS
(C) DIVIDED LIGHT WINDOWS
(D) TRANSOMS
(G) RECESSED ENTRIES
(N) VARIED ROOF HEIGHTS
(O) ORNAMENTAL FACADE TRIMS

ADDITIONAL ELEMENTS

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CASE NUMBER:
210318-2
ZONING - EXISTING:
COMMUNITY RETAIL, S 03-05
ZONING - PROPOSED:
NO CHANGE

5/11/2021 4:43:42 PM

CHICK-FIL-A
North Garland FSU
5425 N George Bush Hwy
Garland, TX 75044

FSR#01474

BUILDING TYPE / SIZE: MLv2,BIR/S03-128

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 19091
PRINTED FOR
DATE 5/11/2021 4:43:42 PM
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SHEET
ARCHITECTURAL ELEMENTS

SHEET NUMBER
Z-303

01474-Z-303-ARCHITECTURAL ELEMENTS
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GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3. b.**
Meeting Date: 07/20/2021
Item Title: Z 21-14 Langan (District 5)
Submitted By: Will Guerin, Planning Director

Summary of Request/Problem
Zoning Ordinance Z 21-14 Langan

Recommendation/Action Requested and Justification
Consider adoption of the attached ordinance.

Attachments
Z 21-14 Ordinance
Z 21-14 Exhibit A
Z 21-14 Exhibit B
Z 21-14 Exhibits C-E

ZONING FILE NO. Z 21-14

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A SPECIFIC USE PROVISION FOR A RESTAURANT, DRIVE-THROUGH USE AND 2) A DETAIL PLAN FOR A RESTAURANT, DRIVE-THROUGH ON A 0.689-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 08-52 AND LOCATED AT 3205 SOUTH GARLAND AVENUE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 14th day of June, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use and 2) a Detail Plan for a Restaurant, Drive-Through made by **Langan** ; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for 1) a Restaurant, Drive-Through Use and 2) a Detail Plan for a Restaurant, Drive-Through on a 0.689-acre tract of land zoned Planned Development (PD) District 08-52 and located at 3205 South Garland Avenue and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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 Exhibit B 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 Exhibit B of 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.

ZONING FILE NO. Z 21-14

Section 7

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

PASSED AND APPROVED this _____day of_____, 2021.

CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-14

BEING all of Lot 4R, Block 1, Wal-Mart Super Center Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat recorded in Volume 87242, Page 5910 of the Map Records of Dallas County, Texas.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-14

3205 South Garland Avenue

I. Statement of Purpose: The purpose of this Planned Development (PD) District is to approve a Detail Plan for a Restaurant, Drive-Through expansion.

II. Statement of Effect: This Planned Development (PD) District shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) District 08-52, as amended prior to the adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Planned Development (PD) District 08-52 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

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

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

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

D. Signage: Signage shall comply with the GDC requirements.

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-14

3205 South Garland Avenue

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

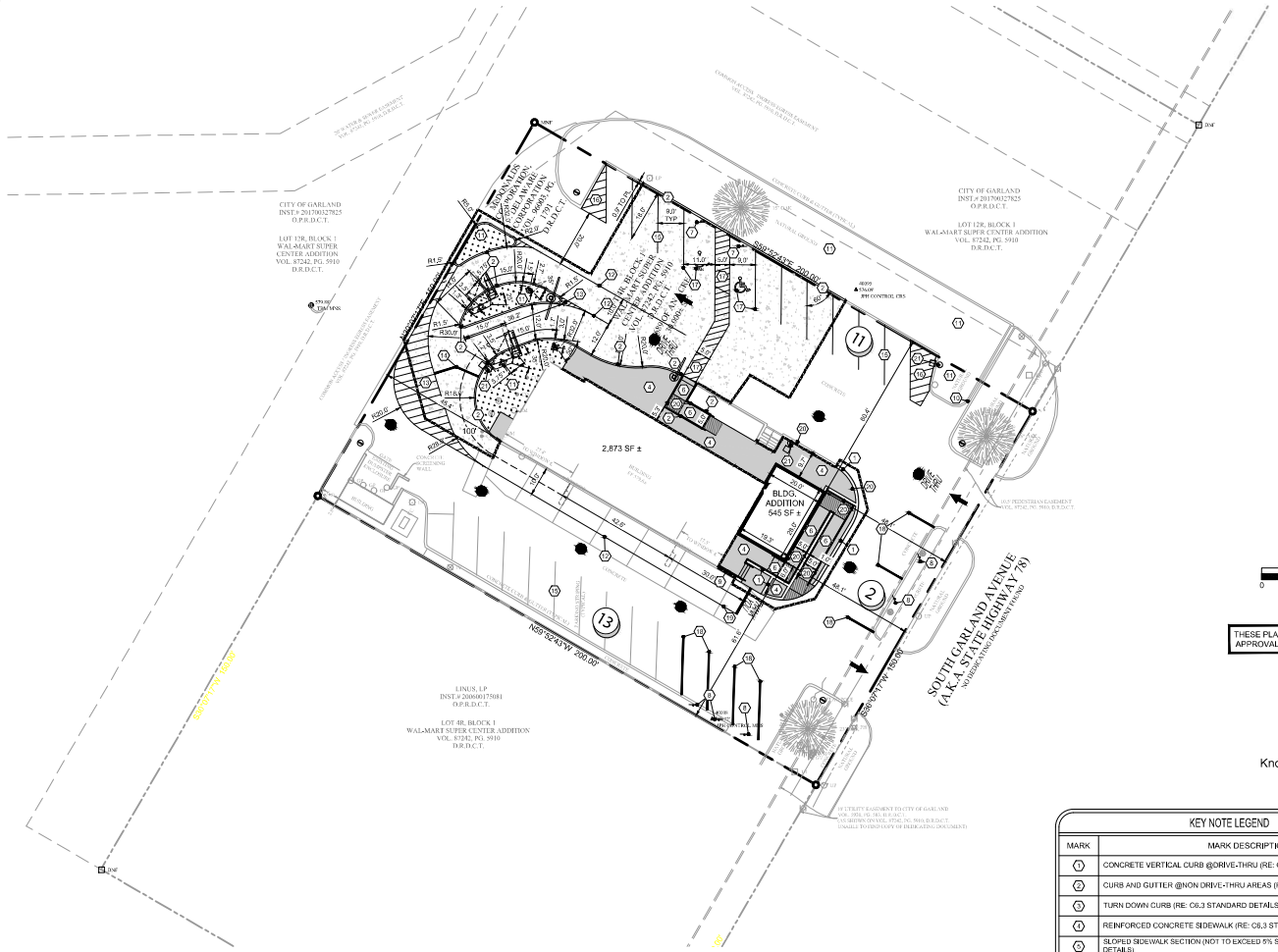
II. Statement of Effect: This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.

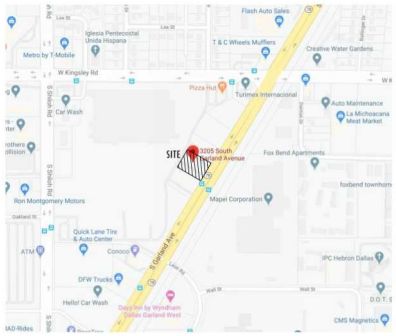
III. General Regulations: All regulations of the Planned Development (PD) District 08-52 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Specific Use Provision:

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

EXHIBIT C





VICINITY MAP
N.T.S.

N

0 10 20 30 40

SCALE: 1" = 20'

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

811
Know what's **below.**
Call before you dig.

HERE WE GROW AGAIN SIGN

THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING CONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH ALTRUA GLOBAL SOLUTIONS.
CONTACT: KRISTY FIALLO - PH#: 1-800-443-6939

LEGEND

McDONALD'S DIGITAL MENU BOARD	
McDONALD'S ORDER HERE CANOPY	
McDONALD'S DIGITAL PRE-BROWSE BOARD	
McDONALD'S DOUBLE GATEWAY	
McDONALD'S DIRECTIONAL SIGN	
"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW	DRIVE THRU
"THANK YOU" AT END OF PATH - COLOR : YELLOW	THANK YOU
"CIRCLE / ARROW" - COLOR : YELLOW	
ARROW PATH DIRECTION - COLOR : WHITE	

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

RAMPS:

RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE).

LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).

RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.

RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).

SIDEWALKS AND ACCESSIBLE ROUTES:

SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%).

LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

PAVING SPECIFICATION	VERIFY W/ MCDONALD'S:	ASPHALT: ☐	CONCRETE: ☒
	CONTRACTOR TO BID:	ASPHALT: ☐	CONCRETE: ☒

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID	
PAVEMENT MATERIALS	HEAVY DUTY
PORTLAND CEMENT CONCRETE PAVEMENT	7"
COMPACTED SUBGRADE	7"

PAVEMENT NOTES:
1. McDONALD'S HAS ELECTED NOT TO HAVE A GEOTECHNICAL REPORT FOR THIS PROJECT.
2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 8 INCHES BELOW THE SURFACE.
3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND McDONALD'S SPECIFICATIONS.
5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
6. REFER TO C7.1 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.
7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #4 BARS @ 18" O.C.E.W AND WELDED WIRE MESH.
8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

THE INFORMATION ACCESS RELATING PRODUCED FOR BIDDING ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.

**** NOTE TO CONTRACTOR - LOT RE-STRIPING ****

ALL AREAS, INCLUDING THOSE NOT AFFECTED BY ADA, DRIVE-THRU, OR OTHER SITE IMPROVEMENTS, SHALL BE RE-STRIPED.

PAVING LEGEND

- REINFORCED CONCRETE SIDEWALK, MINIMUM 4" THICK REINFORCED WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
- HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & DRIVE-THRU
- REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON. MINIMUM 7" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
- SAWCUT LINE

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C6.2 STANDARD DETAILS)
2	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C6.2 STANDARD DETAILS)
3	TURN DOWN CURB (RE: C6.3 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: C6.3 STANDARD DETAILS)
5	SLOPED SIDEWALK SECTION (NOT TO EXCEED 5% SLOPE) (RE: C6.3 STANDARD DETAILS)
6	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C6.1 STANDARD DETAILS)
7	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C6.1 STANDARD DETAILS)
8	McDONALD'S OOSP/MOBILE ORDER SIGN (RE: C6.4 STANDARD DETAILS)
9	GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C6.1 STANDARD DETAILS)
10	CONCRETE FLUME
11	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
12	6" DRIVE-THRU STRIPING - COLOR : YELLOW
13	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
14	6" MERGE POINT - COLOR : YELLOW
15	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
16	4" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR : WHITE
17	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
18	4" OOSP STRIPING - COLOR : YELLOW
19	8" OOSP STRIPING - COLOR : YELLOW
20	HANDRAIL (RE: C6.1 STANDARD DETAILS)
21	SITE LIGHT (RELOCATIONS)

SITE INFORMATION

	EXISTING	PROPOSED
LAND AREA	30,013 SF± (0.689 AC±)	30,013 SF± (0.689 AC±)
ZONING	PD-08-52	PD-08-52
LAND USE	RESTAURANT W/ DRIVE-THRU	RESTAURANT W/ DRIVE-THRU
BUILDING AREA (3,418 SF±)	2,873 SF±	545 SF±
BUILDING LOT COVERAGE	9.6%	11.4%
FLOOR AREA RATIO	0.10	0.11
BUILDING HEIGHT	18'-0"	18'-4"
	REQUIRED	**PROVIDED**
PARKING	1 PER 100 SF = 34	26
HANDICAP PARKING	2	2
IMPERVIOUS AREA		27,137 SF (90.4%)
OPEN SPACE AREA	10% (3,001 SF)	9.6% (2,876 SF)
BUILDING HEIGHT	35' MAX.	

CASE #200312-1

OWNER
McDONALD'S USA, LLC
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
214-533-7382
CONTACT: LEE MORRIS

APPLICANT
LANGAN-ADAMS
8951 CYPRESS WATERS BLVD., SUITE 150
DALLAS, TX 75019
817-328-3239
CONTACT: MATT KORTE

REV	DATE	DESCRIPTION	BY
—	05/12/2021	DETAIL PLAN & SUP SUBMITTAL	HJM
—	—	—	—
—	—	—	—
—	—	—	—

LANGAN JOB NO.
520015101

LANGAN | Adams
8951 Cypress Waters Blvd, Suite 150 ■ Dallas, Texas 75019 ■ (817) 329-3239
TBPE REGISTRATION #: F-13709

STATE OF TEXAS
MATTHEW DAVID KORTE
135690
LICENSED
PROFESSIONAL ENGINEER
05/12/2021

PLAN APPROVALS

	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

OFFICE: DALLAS FIELD OFFICE
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521
McDONALD'S USA, LLC
McDONALD'S LIC: 006-1377

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3205 S. GARLAND AVENUE
GARLAND, TEXAS, 75041

	DATE	BY
DESIGNED	APR 2021	HJM
DRAWN	APR 2021	HJM
CHECKED	—	—
AS-BUILT		

SITE PLAN

C3.0

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FILE PATH: C:\Users\kkoger\appdata\local\temp\AcPublish_16132\$(LOGIN).dwl
PLOTTED BY: Heather Hostetler
PLOT DATE: Wednesday, May 12, 2021
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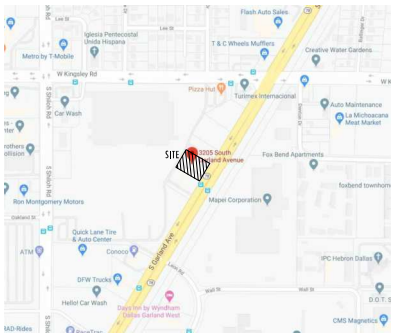
EXHIBIT D



VICINITY MAP

N.T.S.

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ ¼" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a ¼" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needlepunched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of river rock as designated shall be locally available and of an average diameter of one and one-half inches (1 1/2") minimum to three inches (3") maximum. Contractor shall install to a depth of three inches (3"). Rock should be compacted and stable under foot when applied in a pedestrian area.

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. **Topsoil and turfgrass losses due to erosion or any construction activity will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.**

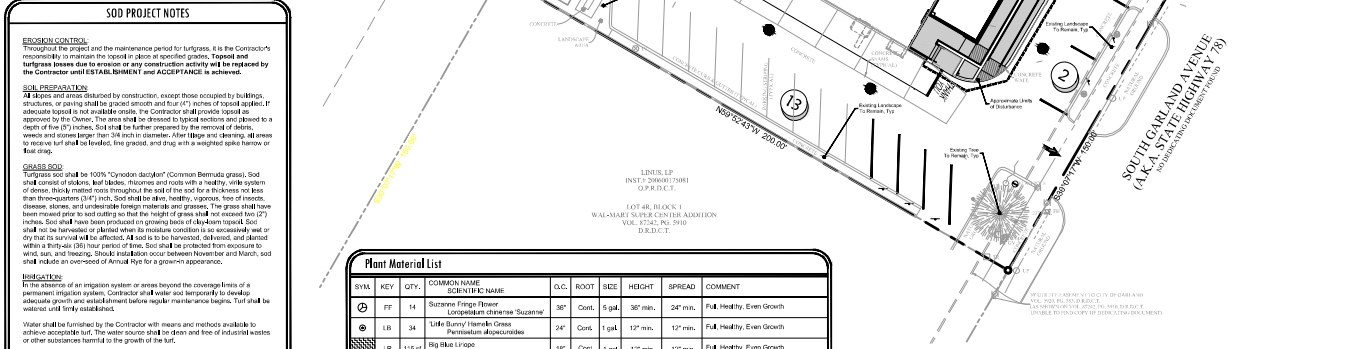
SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and planed to a depth of five (5") inches. Sod shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from excessive to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a green-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

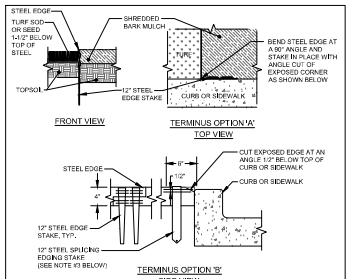
MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.



Plant Material List

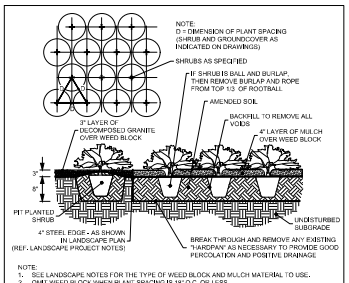
SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
	FF	14	Suzanne Fringe Flower Loropetalum chinense 'Suzanne'	36"	Cont.	5 gal.	36" min.	24" min.	Full, Healthy, Even Growth
	LB	34	'Little Bunny' Hameln Grass Pennisetum alopecuroides	24"	Cont.	1 gal.	12" min.	12" min.	Full, Healthy, Even Growth
	LR	115 sf	Big Blue Liriope Liriope muscari 'Big Blue'	18"	Cont.	1 gal.	12" min.	12" min.	Full, Healthy, Even Growth
	NG	215 sf	'New Gold' Lantana Lantana spp.	24"	Cont.	1 gal.	12" min.	12" min.	Full, Healthy, Even Growth
	RR	305 sf	River Rock	-	-	-	-	-	Locally Available

In Accordance to the Current Edition of The American Standard for Nursery Stock



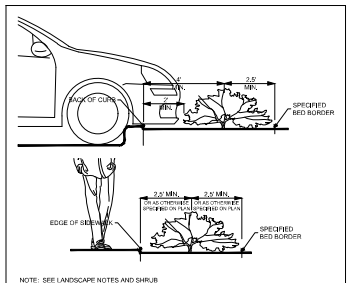
NOTES:
1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'
4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION N.T.S.



NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING N.T.S.



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED N.T.S.

811 Know what's below. Call before you dig.

N

0 10 20 30 40

SCALE: 1" = 20'

SITE INFORMATION

	REQUIRED	PROVIDED
LANDSCAPED AREA	10% (3,001 SF)	9.6% (2,876 SF)

CASE #200312-1

OWNER
McDONALD'S USA, LLC
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
214-533-7382
CONTACT: LEE MORRIS

APPLICANT
LANGAN-ADAMS
8951 CYPRESS WATERS BLVD., SUITE 150
DALLAS, TX 75019
817-328-3239
CONTACT: MATT KORTE

REGISTERED LANDSCAPE ARCHITECT — MATTHEW J. KORTE — 2705 — STATE OF TEXAS

05.12.2021

REV	DATE	DESCRIPTION	BY

LANGAN | Adams
8951 Cypress Waters Blvd, Suite 150 ■ Dallas, Texas 75019 ■ (817) 328-3239
TBPE REGISTRATION #: F-13709
LANGAN JOB NO.: 2018-257

PLAN APPROVALS	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
DESIGN/DEVELOP. DEPT.		
REAL ESTATE DEPT.		
CONTRACTOR		
OWNER		

CO-SIGN SIGNATURES

OFFICE: DALLAS FIELD EXECUTION TEAM
ADDRESS: KROG DRIVE - OAK BROOK, ILLINOIS 60521
MCDONALDS, LIC: 042-1317

McDonald's USA, LLC

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3205 S. GARLAND
GARLAND, TEXAS, 75041

	DATE	BY
DESIGNED	MAR 2020	MJR
DRAWN	MAR 2020	MJR
CHECKED	MAR 2020	JRK
AS-BUILT		

LANDSCAPE PLAN

L1.0

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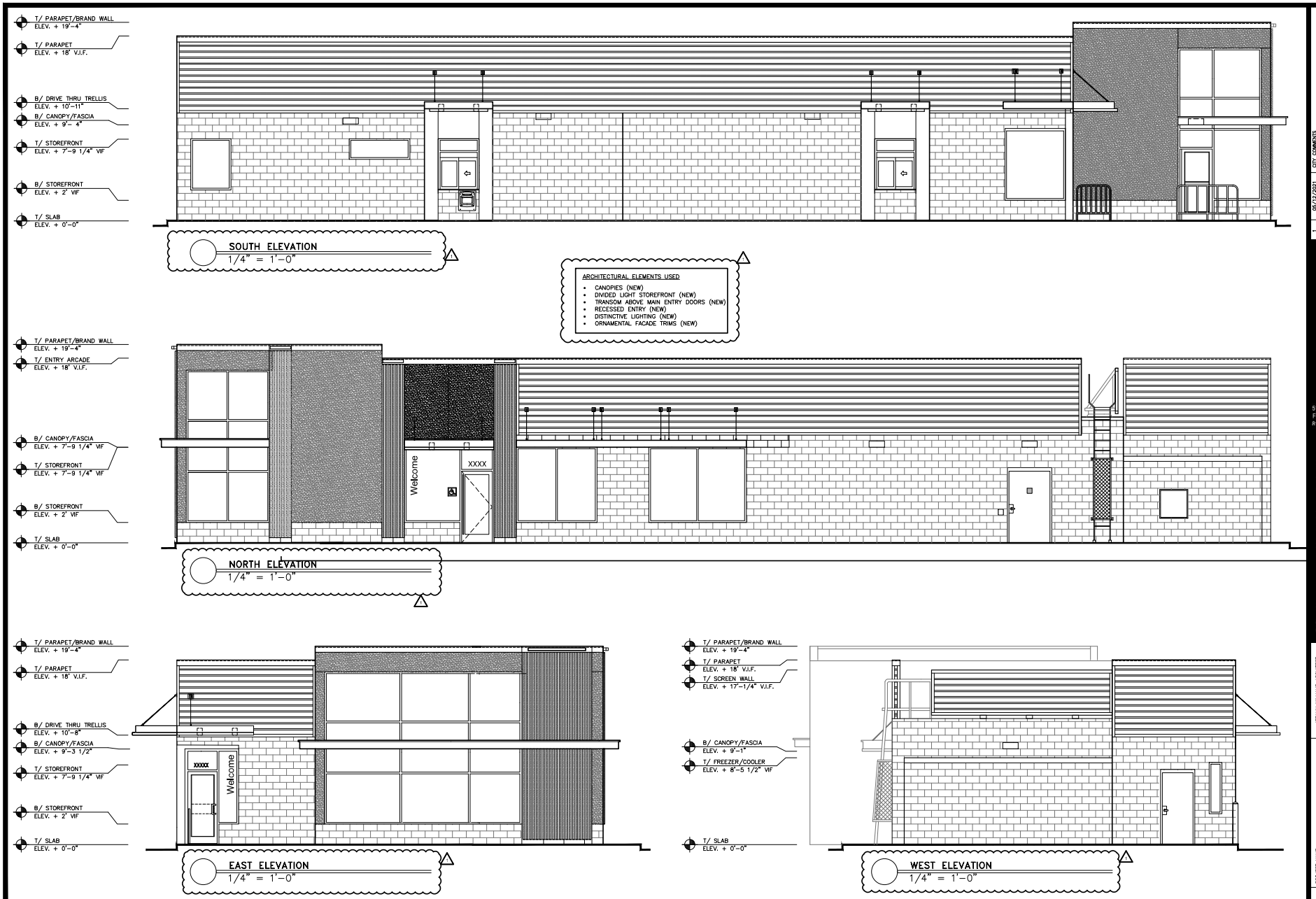
EXHIBIT E



1 | PRELIMINARY ELEVATIONS SCALE 1/4" = 1'-0"

1	05/12/2021	CITY COMMENTS

PRELIMINARY DESIGN

ROGUE ARCHITECTS
513 MAIN STREET, SUITE 200
FORT WORTH, TEXAS 76102
817.820.0433 p 817.705.3387 f

McDonald's USA, LLC
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JERARD WILLIAMS ARCHITECT	
PROTOTYPE ISSUE DATE	2016
REVIEWED	JAW
FIRST ISSUE DATE	01/12/2021
CAD FILENAME	200312-1

PROJECT NAME
McDONALD'S MAJOR REMODEL

DESCRIPTION
EXISTING WOOD BEARING WALLS
EXISTING STEEL ROOF FRAMING MEMBERS

SITE ID: 043-1317
SITE ADDRESS: 3205 S GARLAND AVENUE GARLAND, TX 75041

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3. c.**
Meeting Date: 07/20/2021
Item Title: Z 21-19 Simon Property Group (Texas), L.P. (District 1)
Submitted By: Will Guerin, Planning Director

Summary of Request/Problem
Zoning Ordinance Z 21-19 Simon Property Group (Texas), L.P.

Recommendation/Action Requested and Justification
Consider adoption of the attached ordinance.

Attachments
Z 21-19 Ordinance
Z 21-19 Exhibit A
Z 21-19 Exhibit B

ZONING FILE NO. Z 21-19

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 03-53 TO ALLOW ADDITIONAL COMMERCIAL USES ON APPROXIMATELY 68.107 ACRES OF LAND LOCATED AT 245 CEDAR SAGE DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 14th day of June, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of an Amendment to Planned Development (PD) District 03-53 to allow Additional Commercial Uses made by **Simon Property Group (Texas), L.P.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving an Amendment to Planned Development (PD) District 03-53 to allow Additional Commercial Uses on approximately 68.107 acres of land located at 245 Cedar Sage Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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 Exhibit B 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 Exhibit B of 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

ZONING FILE NO. Z 21-19

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

PASSED AND APPROVED this _____day of_____, 2021.

CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File No. Z 21-19

BEING Lot 1R2 and Lot 7R1 in Block 1 of Firewheel Center, Fifth Replat, as per plat thereof recorded as Instrument Number 201800224003, in the official public records of Dallas County, Texas, and containing approximately 68.107 acres.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-19

245 Cedar Sage Drive

I. Statement of Purpose: The purpose of this Planned Development (PD) 03-53 amendment is to allow additional Commercial Uses.

II. Statement of Effect: This Planned Development shall not affect any term or condition found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this Ordinance, except as expressly provided herein.

III. General Regulations: All terms and conditions of the Garland Development Code and Planned Development (PD) Districts 02-25, 03-53, 12-08, and 12-36 are hereby included by reference and shall remain in full force and effect, save and except as expressly amended by this Ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan approved in Planned Development (PD) 03-53. New development shall be required to obtain Detail Plan approval. In the event there is conflict between the approved Detail Plan and the Specific Conditions below, the Specific Conditions shall apply.

V. Specific Conditions:

A. Permitted Uses: In addition to those uses permitted in Planned Development (PD) 03-53, the following uses are permitted accordingly:

- Convenience Store (1,000 – 5,000 sf)(P)
- Studio, Fitness or Performing Arts (P)
- Auto Sales, New (Indoors Only) (S)
- Breweries, Wineries, and Distilleries (limited to no more than 15,000 square feet) (S)

(P) Denotes land use is allowed by right.

(S) Denotes land use is allowed only upon approval

of a Specific Use Provision.

B. Automobile Sales, New (Indoors only):

1. Vehicles displayed outdoors for sales purposes are prohibited. However, test drive vehicles and vehicles that have been purchased by customers and are waiting to be picked up (no more than 5 vehicles in aggregate) may be temporarily stored outdoors. The vehicles must be in designated parking spaces and, other than markings or displays permanently affixed to the vehicle, there shall be no markings, displays, or signs on or adjacent to a vehicle.
2. Used vehicle sales are prohibited.
3. Vehicle repair on site is prohibited.

C. Breweries/Wineries/Distilleries: A Brewery, Winery, or Distillery shall include a dining or tasting area for patrons on site.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **4.**

Meeting Date: 07/20/2021

Item Title: Consider a Resolution Retaining Contingency Fee Counsel to Recover Unpaid Franchise Fees from Various Video Service Providers

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

This matter was considered by the City Council on written briefing at the June 7, 2021 Work Session.

Although subscription video entertainment services like Netflix, Disney, and Hulu have only recently gained in popularity, Texas law long ago contemplated that such services be treated like traditional cable companies when it comes to paying fees to the cities in which such services are provided. Back in 2007, when the Texas Legislature allowed cable companies to disavow their cable franchise agreements with cities, the Legislature had the foresight to include "video service providers" ("VSPs") within the definition of the class of providers that must pay state-set fees in lieu of the franchise fees that had been paid under the traditional model of cable regulation. Nonetheless, none of the VSPs has been paying the state-mandated fees to the City, or to any city within Texas to our knowledge.

As such, a group of cities that includes Dallas, Waco, Plano, Frisco and soon others is forming to jointly pursue VSPs for unpaid fees and to require the payment of such fees in the future. It is likely that a lawsuit will have to be filed in order to make that happen.

The City Attorney recommends retaining the services of outside counsel for that purpose on a contingent fee basis for the reasons detailed in the accompanying resolution and public notice. State law regulates the hiring of contingent fee counsel by governmental entities and requires a certain process to be followed, including the making of certain findings before hiring contingent fee counsel. That law also regulates and governs the terms of any contract for contingent fee legal services and requires the contract for such services to be submitted to and approved by the Texas Attorney General.

Recommendation/Action Requested and Justification

Council is requested to approve the attached resolution authorizing the City Manager to execute a contingent fee legal services contract, subject to the approval of the City Attorney and the Texas Attorney General and the requirements of State law.

Attachments

VSP resolution
VSP public notice

RESOLUTION NO. _____

WHEREAS, the City intends to pursue claims for monetary damages, declaratory relief, and other legal remedies ("Damages") against Netflix, Inc., Hulu LLC, Disney DTC LLC, and other video service providers ("VSPs"), as determined, for non-payment of franchise fees as are required to be paid to the City in the Texas Video Service Providers Act, Texas Utilities Code Sec. 66 (the "Litigation"); and

WHEREAS, the City's desired outcome in the Litigation is to recover from the VSPs Damages owed to the City for failure to pay franchise fees and obtain an order requiring the VSPs to pay the franchise fees going forward, in addition to other relief allowed under the law; and

WHEREAS, the VSPs deliver video programming to their customers via broadband internet through wireline facilities located at least partially in the public right of way; and

WHEREAS, the VSPs have not paid and do not pay franchise fees to the City as required in section 66.005 of the Texas Utilities Code; and

WHEREAS, due to the complexity and logistics of the Litigation, the City has a substantial need of the legal services of counsel to represent it in the Litigation; and

WHEREAS, the City requires legal counsel that specialize in complex litigation and are highly knowledgeable and experienced in the legal issues surrounding the non-payment of franchise fees by the VSPs; and

WHEREAS, the City now desires to enter into a contingent fee contract ("Contract") for legal services with McKool Smith, P.C., Ashcroft Sutton Reyes LLC, and Korein Tillery LLC ("Counselors") to represent the City in the Litigation; and

WHEREAS, Subchapter C of Chapter 2254 of the Texas Government Code ("Chapter 2254") requires that a political subdivision of the State of Texas, including the City, may enter into a contingent fee contract for legal services only after: (i) the governing body of the political subdivision has provided written notice to the public stating certain provisions enumerated within Chapter 2254; (ii) the governing body of the political subdivision approved such contract in an open meeting called, in part or in whole, for the purposes of considering such contract; and (iii) the governing body of the political subdivision stated in writing certain findings made by the governing body upon the approval of such contract; and

WHEREAS, before the contingent fee contract for legal services is effective and enforceable, the City must receive approval of the Contract by the Office of the Attorney General of Texas or the Contract is otherwise allowed under Tex. Gov't Code §2254; and

WHEREAS, the City has caused notice of this Resolution, the meeting at which this Resolution will be considered, and certain provisions enumerated within Chapter 2254 to be provided to the public in accordance with the Texas Open Meetings Act and Chapter 2254; and

WHEREAS, the meeting at which this Resolution is being considered is an open meeting called, in part or in whole, for the purpose of considering: (i) the City's need for legal counsel to represent it in the Litigation; (ii) terms of the Contract; (iii) the competence, qualifications, and experience of the Counselors; and (iv) the reasons that the Contract is in the best interest of the City and complies with Chapter 2254; and

WHEREAS, the City Council hereby finds and determines that the adoption of this Resolution is in the best interests of the residents of the City;

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

Section 1

That the recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 2

That the City Council hereby finds that: (i) there is a substantial need for the legal services to be provided in the Litigation; (ii) the legal services to be provided in the Litigation cannot adequately and cost-effectively be performed by the attorneys and supporting personnel currently employed by the City; (iii) the legal services to be provided in the Litigation cannot reasonably be obtained from attorneys in private practice under a contract providing only for the payment of hourly fees, without regard to the outcome of the matter, because of the nature of the Litigation and without imposing an unnecessary cost and burden on the City's finances; and (iv) the relationship between the City or the City Council and the Counselors is not improper and would not appear improper to a reasonable person.

Section 3

That based on the findings by the City Council described above, the City Council hereby authorizes the City Manager to execute a legal services contract with McKool Smith, P.C., Ashcroft Sutton Reyes LLC, and Korein Tillery LLC, approved as to form by the City Attorney, effective only upon approval by the Office of the Attorney General of Texas or as otherwise allowed under Tex. Gov't Code §2254.

Section 4

That it is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551 as amended, Texas Government Code.

Section 5

That the City will pay the Counselors a contingency fee and expenses in accordance with the rates in Attachment A to this Resolution and contingent upon the recovery, if any, by the City in the Litigation.

Section 6

That this Resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Garland, and it is accordingly so resolved.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

ATTACHMENT A

The fees for legal services provided by the Counselors in connection with the Litigation are contingent upon the recovery by the City of Damages in the Litigation and will be paid out of such recovery, if any, as follows:

If the City obtains a recovery and collection on behalf of the City before a trial or appeal, the Counselors will receive attorneys' fees in the amount of Thirty Percent (30%) of the gross recovery. If recovery for the City occurs after (1) the beginning of trial (at the beginning of opening argument), or (2) upon appeal of any judgment, the Counselors will instead receive attorneys' fees in the amount of the Thirty-Three and One-Third (33 1/3%).

The Counselors will advance all costs associated with the Litigation. The City agrees to reimburse the Counselors for all reasonable costs out of its share of the gross recovery.

PUBLIC NOTICE
In association with Resolution No. ____

This notice is given pursuant to Tex. Gov't Code § 2254.1036.

A. The City of Garland, Texas ("City") intends to pursue claims for monetary damages, declaratory relief, and other legal remedies ("Damages") against Netflix, Inc., Hulu LLC, Disney DTC LLC, and other video service providers ("VSPs"), as determined, for non-payment of franchise fees as set forth under the Texas Video Services Providers Act, Tex. Util. Code Sec. 66 (the "Litigation"). The City's desired outcome in pursuing the Litigation is to recover from the VSPs Damages owed to the City for failure to pay franchise fees and obtain an order requiring the VSPs to pay the franchise fees going forward, in addition to other relief allowed under the law. Therefore, there is substantial need for the legal services.

B. The City wishes to engage the following three law firms ("Counselors"): McKool Smith, P.C., Ashcroft Sutton Reyes LLC, and Korein Tillery LLC. Details regarding their competence, qualifications and experience are attached at Exhibit 1.

C. The relationship with the three Counselors would span from the time of engaging them in the Litigation until it is completed. The City has had no prior relationship with the Korein Tillery firm or the Ashcroft Sutton Reyes firm. The City was a member of a class of cities represented by McKool Smith and Mr. Wolens to recover municipal hotel occupancy taxes. The City was pleased with the representation provided by McKool Smith and Mr. Wolens.

D. The legal services for which the Counselors are retained cannot be adequately or cost-effectively performed by the attorneys and supporting personnel of the City. The City's budget is strained and has limited resources for its legal department. The City Attorney's office is engaged in multiple complex transactional matters and in overseeing, managing and litigating hundreds of legal matters for the City. In addition, the investigation, research, and litigation of the claims will require the expenditure of large sums of money and require the work of numerous attorneys, paralegals and others who are familiar

with the VSPs' wrongful actions and/or inactions. Thus, the City does not have the resources it believes will be necessary to engage in protracted, time-consuming, and expensive litigation.

E. The legal services for which the law firms are retained cannot reasonably be obtained from attorneys in private practice under a contract providing for the payment of hourly fees without regard to the outcome of the matter for the following reasons:

(1) TIME: It is not economically feasible for the City to pay outside counsel on an hourly basis for what the City anticipates will require significant hours of attorney time and significant costs advanced in pursing the relief the City expects to achieve.

The issues involved in the City's claim have not been adjudicated and determined since the Texas Video Services Providers Act was passed in 2005. As an unsettled matter of law, the VSPs will likely aggressively oppose all aspects of the Litigation. It will require the skill of attorneys who have familiarity with complex litigation. It is the City's experience that attorneys with this familiarity and experience have high billable hourly rates and are not receptive to taking on contingency fee cases such as this where recovery is not certain; doing so would preclude them from taking other cases on an hourly paid basis.

(2) COMPLEXITY/DAMAGES: Besides legal issues, determining damages may be complicated to calculate. Damages will be based, in part, on: 1) gross receipts of each VSP, with data going back thirteen years to 2007, and 2) individual subscriptions to residents of the City. It is unclear in what format the data is kept to determine gross receipts, but it is anticipated to be complex and difficult to understand. It will require experienced lawyers with the assistance of experts to decipher the data and determine a mathematical or formulaic calculation for each defendant for receipts generated over 13-plus years. Because there are at least three distinct defendants, it is likely that they have different business practices and ways of maintaining their data.

(3) EXPENSES: Finally, the Counselors the City requests to employ have agreed to advance expenses in the case, which are

likely to be significant given the need for experts in several fields and the general high expense of litigation. These expenses include but are not limited to: filing and service fees; costs of investigative services; travel expenses; deposition expenses and court reporter fees; outside trial services providers; expert witness fees; trial equipment rental and operation fees; preparation of exhibits and graphics; the costs of briefs and transcripts on appeal; and miscellaneous copying, postage, shipping, and courier expenses.

F. The advance of expenses is risky because, under the terms of the legal services agreement, expenses are reimbursed only out of any recovery. Because the City has limited funds to advance for litigation expenses, it is especially in the City's interest, and that of its residents, to have attorneys advance those expenses and only be reimbursed by the City out of any recovery if the City is successful. Entering a contingent fee contract for legal services is in the best interest of the residents of the City because it will allow the City to recoup franchise fees owed the City since approximately 2007 and obtain a declaratory judgment ordering the VSPs to pay the fees in the future. Franchise fees recovered in the Litigation will be used to support other essential City services. Retaining counsel who will advance expenses in the litigation will allow the City to use those funds instead to support necessary city services.

EXHIBIT 1

McKOOL SMITH P.C.

McKool Smith was founded in 1991 with offices in Dallas, Austin, Houston, Marshall, Los Angeles, and New York. It represents clients in complex commercial litigation, insurance recovery, intellectual property, bankruptcy, and white-collar defense matters.

In the past 15 years, the firm has secured 12 nine-figure jury verdicts and 15 eight-figure jury verdicts. It has also won more VerdictSearch and The National Law Journal "Top 100 Verdicts" than any other law firm in the country. Recent recognitions include:

> Recognized by BTI Consulting as one of ten "Awesome Opponents," the firms most feared by senior in-house counsel, in its annual Litigation Outlook Report (2019-2020).
>
> Ranked a "Tier 1" law firm for bankruptcy, commercial, securities, banking & finance, intellectual property, patent, real estate, and regulatory enforcement litigation by U.S. News & World Report - Best Law Counselors (2020).
>
> Ranked as a leading firm for Commercial Litigation, Insurance Policyholder Litigation, and Securities Plaintiff Litigation by Chambers USA (2020).
>
> Ranked as a "Highly Recommended" Litigation Firm and Plaintiff Firm by Benchmark Litigation (2020).
>
> Awarded "Insurance Group of the Year" by Law360 (2020).
>
> Recognized as a "Texas Powerhouse Firm" by Law360 (2019).
>
> Awarded "Trial Group of the Year" by Law360 (2018).

Steven Wolens is a principal at McKool Smith. He has practiced law since 1976. He received a B.A. with distinction from Stanford University in 1973, and a J.D. from Southern Methodist University Law School in 1976. He represents clients in complex class-action claims and commercial litigation. He is peer-reviewed as an AV rated lawyer by Martindale Hubbell.

In certifying a class action on behalf of 173 Texas cities in *City of San Antonio v Hotels.com, t*he district court found "With regard to adequacy of counsel, the Court must determine whether class counsel has the qualifications, experience and training to litigate the case to its conclusion…The lead attorneys in this case are Steven Wolens and Gary Cruciani. Both attorneys have a wealth of experience in complex litigation, including substantial class action experience." *City of San Antonio v. Hotels.com,* No. SA-06-CA-381-OG, 2008 WL 2486043, at *8 (W.D. Tex. May 27, 2008).

For 24 years, he served as a member of the Texas Legislature and authored landmark legislation covering partnerships and limited liability corporations, ethics reforms, antitrust laws, and electric deregulation. Texas Monthly magazine named him one of the "Ten Best Legislator" in the state on six separate occasions. He currently serves on the Texas Ethics Commission, which he chaired from 2017–2019.

ASHCROFT SUTTON REYES LLC

Ashcroft Sutton Reyes LLC (d/b/a/ Ashcroft Law Firm) was founded in 2008 by former U.S. Attorney General, Governor, and Senator John Ashcroft. Together with the select group of seasoned, respected, and experienced senior executives he recruited to join him—many of whom helped to lead the U.S. Department of Justice during a significant time in our nation's history following the attacks on 9/11—the Ashcroft Firm has earned a reputation for integrity and a track record for accelerating successful resolutions of even the most complex matters.

In addition to General Ashcroft, the Ashcroft Firm is comprised of the former U.S. Attorney for the Western District of Texas, former Deputy Assistant to the President of the United States, former member of the Executive Administration of the Texas Attorney General's Office, former Assistant United States Attorney, former Deputy Associate Attorney General and Chief of Staff in the U.S. Department of Justice, former General Counsel and Assistant General Counsel to the Special Inspector General for Iraq Reconstruction, former Assistant General Counsel to the Governor of Texas, and several other highly skilled and experienced attorneys, all of whom know and understand government.

The Ashcroft Firm's attorneys are litigators who have led multi-plaintiff lawsuits against formidable foes, like the federal government, other states, and local government entities. Ashcroft attorneys have appeared in federal and state courts throughout the United States and internationally, ranging from the Supreme Court of the United States to municipal courts in Texas.

Additionally, the Ashcroft Firm provides legal and consulting services to world-leading clients, including Fortune 500, nation states, elected officials, multi-national corporations, and corporate executives. The Ashcroft Firm regularly leads large entities (government and private) through a large range of regulatory matters including issues involving the FCPA, FATCA, OFAC, SOX, ITAR, FCA, the FAR and the Bank Secrecy Act (Anti- Money Laundering).

Ashcroft attorneys have tried countless civil and criminal cases to verdict in state and federal courts throughout the country. The legal experience and efforts of Ashcroft attorneys has resulted in governmental entities recovering billions for contractual breaches, theft, tax evasion, waste, fraud, and abuse.

KOREIN TILLERY LLC

Korein Tillery — based in Chicago and St. Louis — is one of the country's most successful plaintiffs' complex-litigation firms, representing a broad array of clients in high-stakes lawsuits and delivering over $18 billion in verdicts and settlements over the last 16 years. The National Law Journal has consistently deemed Korein Tillery to be one of the country's top plaintiffs' firms by naming it to its "Plaintiffs' Hot List" seven times in the past 16 years. In 2014 and 2015, Korein Tillery was named by the NLJ as a member of its top 50 Elite Trial Lawyers.

Since 2007, Korein Tillery has represented Missouri municipalities in litigation that sought to recover unpaid license taxes. In suits against wireless and wireline carriers, Korein Tillery

recovered hundreds of millions of dollars of license tax revenues—both retrospectively and prospectively—for more than 350 cities throughout Missouri. Korein Tillery has recovered more than $1 billion for Missouri municipalities. As a result of their work in these cases, the Missouri Lawyers Weekly recognized Korein Tillery partners with awards in the "largest plaintiff wins" category in 2007, 2009, 2010, 2015, and 2017. On two separate occasions corporate defendants have secured state legislation banning the litigation. In both instances Korein Tillery has successfully challenged the legislation as unconstitutional in the Supreme Court of Missouri. *See, e.g.*, *State ex rel. Collector of Winchester v. Jamison*, 357 S.W.3d 589 (Mo. 2012).

Steven Berezney is a partner in Korein Tillery's St. Louis office. He received his J.D. from the University of Illinois in 2003, where he served as Editor-in-Chief of the Law Review. After graduation, Mr. Berezney served as a judicial law clerk for Judge Laura Denvir Stith of the Supreme Court of Missouri.

While in private practice at Husch Blackwell, Mr. Berezney was part of the team that won a $1 billion judgment that, at the time, was the fourth largest patent infringement jury verdict in U.S. history, according to Bloomberg. *Monsanto Co. v. E.I. DuPont de Nemours & Co.*, 4:09-cv-00686-ERW (E.D. Mo. Aug. 1, 2012). At Korein Tillery, Mr. Berezney managed and litigated all aspects of multi-billion-dollar cases in federal trial and appellate courts against Wall Street investment banks arising from misrepresentations made about residential mortgage-backed securities. Mr. Berezney played a significant role in obtaining over $5 billion in recoveries. Mr. Berezney has also been part of the team litigating Sherman Act price fixing conspiracy claims raised against 16 investment bank defendants in *In re: Foreign Exchange Benchmark Rates Antitrust Litigation*, No. 13-cv-07789-LGS (S.D.N.Y.), resulting in $2.3 billion in recoveries to date.

Garrett Broshuis received his J.D. from Saint Louis University, where he graduated valedictorian and served as Editor-in-Chief of the Law Journal. Before law school, Mr. Broshuis played six years as a pitcher in the San Francisco Giants' organization, working at all levels of minor league baseball.

Since joining Korein Tillery, Mr. Broshuis has represented minor league baseball players in a novel case seeking to increase the players' pay, which recently had its class action status affirmed and expanded by the Ninth Circuit Court of Appeals. *Senne v. Kansas City Royals Baseball Corp.*, 934 F.3d 918, 922 (9th Cir. 2019). He also represents classes of Missouri municipalities in several actions against Fortune 500 and other large companies.

Mr. Berezney and Mr. Broshuis are both responsible for litigating the first known filed lawsuit (in Missouri) seeking to require streaming companies to pay franchise fees to municipalities. They are litigating similar cases in Indiana and Georgia.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **5.**

Meeting Date: 07/20/2021

Item Title: Abandonment and Conveyance of City Right-of-Way Orpheus Drive

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

The City was approached by the Two Worlds-Apollo Residents Association (HOA) requesting the abandonment and conveyance of Orpheus Drive ROW from Pegasus Drive to the adjacent alley. See Attachment A. Residents of the subdivision utilize Orpheus Drive for access to off-street parking located on two (2) HOA lots on either side of the 27' ROW. The HOA would like to install a gate across the ROW as to control access to the parking area and to maintain the paving.

When the subdivision was constructed, the plan was for Orpheus Drive to extend south through the adjacent subdivision; however, it ultimately was not extended and now intersects the adjacent alley. A fence divides the two subdivisions and eliminates any access from Orpheus Drive to the alley. The City has determined the ROW for Orpheus Drive is no longer needed for public use and should be abandoned and conveyed to Brentwood Village Homeowner's Association.

Abandonment and conveyance of this property would strike it from the City's inventory list and alleviate any use of City resources for maintenance in the future.

This item was considered by the Council at the June 21, 2019 Work Session.

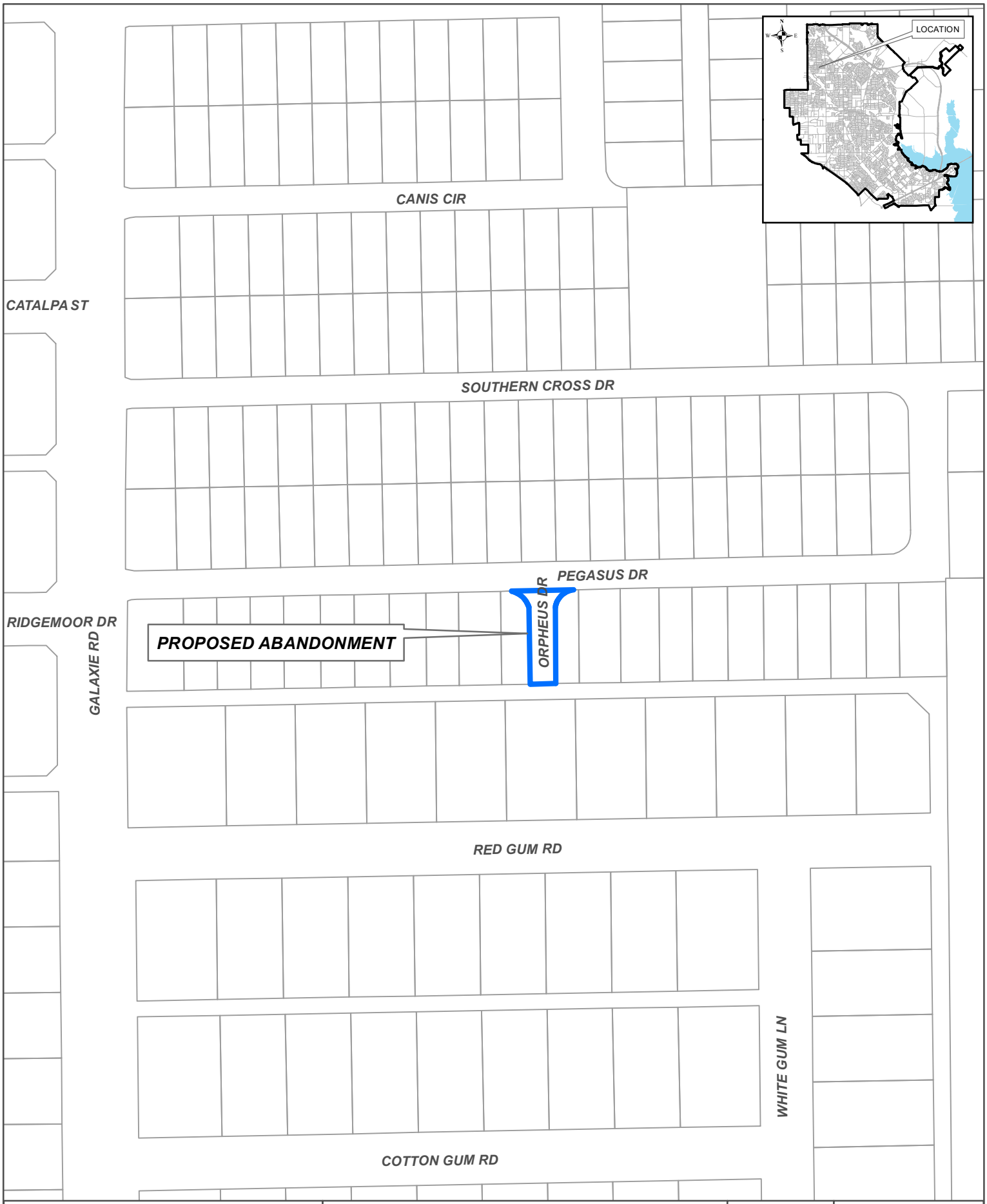
Recommendation/Action Requested and Justification

Approve a Resolution authorizing the Mayor to abandon and convey Orpheus Drive Right-of Way (ROW) in its entirety from Pegasus Drive to the adjacent alley and conveying the tract to the Two Worlds-Apollo Residents Association.

Attachments

Orpheus Drive Location Map

Orpheus Drive Resolution



GARLAND ENGINEERING

ORPHEUS DR ABANDONDMENT

Scale: NTS
Date: 5/19/2021
Drawn: JW
File: OrpheusDr.mxd

Sheet 1 of 1

N

Not to Scale

RESOLUTION NO.

A RESOLUTION APPROVING THE ABANDONMENT, RELEASE, AND CONVEYANCE OF A PUBLIC RIGHT OF WAY, ORPHEUS DRIVE RIGHT-OF-WAY; AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO TWO WORLDS – APOLLO RESIDENTS'ASSOCIATION (A/K/A BRENTWOOD VILLAGE HOMEOWNERS ASSOCIATION); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a certain public right-of-way, as dedicated by Two Worlds – Apollo No. 1, an addition to the City of Garland, Texas, according to the plat thereof, recorded in Volume 72026, Page 32, of the Official Public Records of Dallas County, Texas and more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein by reference ("Property");

WHEREAS, the City has determined that the Property is no longer needed for public use and should be abandoned and conveyed to the abutting property owner, Two Worlds – Apollo Residents' Association("Grantee");

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

Section 1

That the abandonment and conveyance of the Property by the City of Garland to the Grantee is hereby approved.

Section 2

That the Mayor is hereby authorized to execute a Deed Without Warranty, the form and substance of which is attached as Exhibit "A" and incorporated herein by reference, conveying the Property to the Grantee.

Section 3

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

PASSED AND APPROVED this the ___ day of _____, 2021.

CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

_____
City Secretary

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **6.**

Meeting Date: 07/20/2021

Item Title: 2021 Capital Improvement Program Budget Amendment No. 1

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

At the July 5, 2021 Work Session, Council reviewed a Policy Report recommending the amendment of the 2021 Adopted Capital Improvement Program (CIP). For Council's consideration is an ordinance amending the 2021 Adopted CIP to appropriate funding for improvements to Downtown Garland pedestrian railroad crossings in the Railroad Crossing Improvements Program.

Recommendation/Action Requested and Justification

Approval of CIP Budget Amendment No. 1 to increase the appropriation for Railroad Crossing Improvements in the 2021 Capital Improvement Program.

Attachments

Ordinance Amending 2021 CIP (Amendment No. 1)

Policy Report - 2021 CIP Budget Amendment No. 1

ORDINANCE NO. XXXX

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2021 CAPITAL IMPROVEMENT PROGRAM (2021 CIP AMENDMENT NO. 1); PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE RAILROAD CROSSING IMPROVEMENTS PROGRAM; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2021 Capital Improvement Program and appropriated the necessary funds for the improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the CIP Budget as deemed necessary in the public interest; and

WHEREAS, the City Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the Railroad Crossing Improvements Program;

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

Section 1

The City Council hereby authorizes and approves an amendment to the 2021 Capital Improvement Program for an additional amount of $585,000 for improvements to Downtown Garland pedestrian railroad crossings.

Section 2

The City Council hereby partially amends Ordinance No. 7198, Section 1(B) in the following particulars:

> Increasing appropriations for Street/Transportation projects in the amount of $585,000, to be used for improvements to Downtown Garland pedestrian railroad crossings.

Section 3

That Ordinance No. 7198 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

This ordinance shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 20th day of July, 2021.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
POLICY REPORT

City Council Work Session Agenda
Meeting Date: July 5, 2021
Item Title: 2021 CIP Budget Amendment No. 1
Submitted By: Allyson Bell Steadman, Budget Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend the 2021 Capital Improvement Program (CIP) to appropriate $585,000 for the Downtown Garland Pedestrian Crossing Improvements.

OPTIONS

(A) Approve Capital Improvement Program Budget Amendment No. 1 as proposed.
(B) Do not approve Capital Improvement Program Budget Amendment No. 1.

RECOMMENDATION

Option (A) - Approve Capital Improvement Program Budget Amendment No. 1 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the July 20, 2021 Regular Meeting.

BACKGROUND

Downtown Garland Pedestrian Crossing Improvements

On April 20, 2021, the Project Management Office took forward a Purchasing report to improve the Downtown Garland pedestrian crossings in an effort to promote pedestrian connectivity in partnership with Kansas City Southern Railway Company. Staff seeks an amendment to the 2021 CIP, providing for the supplemental appropriation of $585,000 for the Downtown Garland pedestrian crossings in the Railroad Crossing Improvements program.

CONSIDERATION

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

Attachments

Downtown Garland Pedestrian Crossing Improvements Purchasing Report

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **7.**

Meeting Date: 07/20/2021

Item Title: West Avenue F Parking Restrictions

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Parking along West Avenue F by students attending Garland High School have become an issue on the south side of Avenue F between Flook Street and 12th Street. The Homeowner along this section has requested this parking restriction.

Recommendation/Action Requested and Justification

Adopt the attached ordinance to prohibit parking on the south side of West Avenue F from Flook Street to 12th Street between the hours of 9:00 AM - 10:00 AM and 1:00 PM - 2:00 PM on school days.

Attachments

Avenue F Parking Restrictions

ORDINANCE NO. ____

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

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

Section 1

That Sec. 33.49(D) of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following:

"Street	Extent	Side
"W. Avenue F	Flook Street to Twelfth Street	South"

Section 2

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 3

That Chapter 33, "Transportation", of the Code of Ordinances ofthe 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 That the terms and provisions of this Ordinance are severableand 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_____, 2021.

ATTEST:

_____
City Secretary

CITY OF GARLAND, TEXAS

_____
Mayor

PUBLISHED:

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **8.**
Meeting Date: 07/20/2021
Item Title: City Health Plan Third-party Administrator Extension
Submitted By: Kristen Smith, HR Director

Summary of Request/Problem

The city partners with a third-party administrator, Blue Cross Blue Shield of Texas (BCBSTX), to manage health & prescription claims, provider networks and related programming for employees and pre-65 retirees. Our contractual commitment with BCBSTX is ending December 31, 2021 at which time we have the option to pursue additional partners through a formal request for proposal (RFP) or extend our current agreement for an additional year.

BCBSTX has been an effective partner since 2011, providing expanded rebates and incentives which reduce the cost impact to the group health fund. Examples include…

- $1,403,953 average annual increase in pharmacy rebates
- $125,000 annual incentive for wellness programming

In addition, the city benefits from BCBSTX partner programming, focused on our highest cost drivers related to disease management and prevention. Employees and their dependents have low or reduced cost access to these important resources, which are managed and administered as a standard health claim.

- Airrosti- Chronic pain and injury reduction
- Hinge Health- Musculoskeletal therapy and surgery avoidance
- Livongo- Condition management for diabetes and hypertension
- MD Live- Virtual health visits
- Ovia Health- Pregnancy and post-partum care
- WondrHealth- Weight loss management
- Blue Distinction Centers- Facilities offering quality healthcare with minimal/reduced complication rates

Recommendation/Action Requested and Justification

Our current incentive/rebate structure is based on historical utilization trends which are directly tied to our partnership with BCBSTX. Pursuing a formal RFP at this time could have the following impact…

- **Loss of rebates** following a trend of higher than projected utilization, COVID-related impact and an increase in high-cost claimants
- **Disruption of current provider networks** including doctors, pharmacies and in/out-patient facilities
- **Disruption to members** for medically necessary medications and access to care
- **Loss of programming partners** for condition management and prevention
- **Loss of incentives** which would increase required funding for internal programs like Commit to Wellness (C2W)

Staff is recommending a one-year extension to our BCBSTX agreement. Granting the extension will ensure that we capitalize on our current pricing structure and allow further separation from the impacts of COVID-19 that have yet to be realized.

A formal RFP will be conducted in 2022 to ensure cost competitiveness, however, periodic market checks have indicated that we are receiving best in class pricing through our partnership with BCBSTX.

At this time, City Council is asked to approve the contract extension through December 31, 2022. No cost impact is anticipated to the group health fund at this time.

Attachments

BCBSTX Ext

City Council Work Session Agenda

Meeting Date:	Monday, July 19, 2021
Item Title:	City Health Plan Third-party Administrator Extension
Submitted By:	Kristen Smith, Managing Director

BACKGROUND

The city partners with a third-party administrator, Blue Cross Blue Shield of Texas (BCBSTX), to manage health & prescription claims, provider networks and related programming for employees and pre-65 retirees. Our contractual commitment with BCBSTX is ending December 31, 2021 at which time we have the option to pursue additional partners through a formal request for proposal (RFP) or extend our current agreement for an additional year.

BCBSTX has been an effective partner since 2011, providing expanded rebates and incentives which reduce the cost impact to the group health fund. Examples include…

- $1,403,953 average annual increase in pharmacy rebates
- $125,000 annual incentive for wellness programming

In addition, the city benefits from BCBSTX partner programming, focused on our highest cost drivers related to disease management and prevention. Employees and their dependents have low or reduced cost access to these important resources, which are managed and administered as a standard health claim.

- Airrosti- Chronic pain and injury reduction
- Hinge Health- Musculoskeletal therapy and surgery avoidance
- Livongo- Condition management for diabetes and hypertension
- MD Live- Virtual health visits
- Ovia Health- Pregnancy and post-partum care
- WondrHealth- Weight loss management
- Blue Distinction Centers- Facilities offering quality healthcare with minimal/reduced complication rates

IMPACT

Our current incentive/rebate structure is based on historical utilization trends which are directly tied to our partnership with BCBSTX. Pursuing a formal RFP at this time could have the following impact…

- **Loss of rebates** following a trend of higher than projected utilization, COVID-related impact and an increase in high-cost claimants
- **Disruption of current provider networks** including doctors, pharmacies and in/out-patient facilities
- **Disruption to members** for medically necessary medications and access to care
- **Loss of programming partners** for condition management and prevention
- **Loss of incentives** which would increase required funding for internal programs like Commit to Wellness (C2W)

RECOMMENDATION

Staff is recommending a one-year extension to our BCBSTX agreement. Granting the extension will ensure that we capitalize on our current pricing structure and allow further separation from the impacts of COVID-19 that have yet to be realized.

A formal RFP will be conducted in 2022 to ensure cost competitiveness, however, periodic market checks have indicated that we are receiving best in class pricing through our partnership with BCBSTX.

At this time, City Council is asked to approve the contract extension through December 31, 2022. No cost impact is anticipated to the group health fund at this time.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **9.**

Meeting Date: 07/20/2021

Item Title: Interlocal Agreement with the City of Dallas to Utilize Communication Tower Space on Garland Owned Towers

Submitted By: Steven Niekamp, Chief Information Officer

Summary of Request/Problem

The City of Garland and the City of Dallas are requesting to enter into an Interlocal Agreement for the sharing of communication tower space. The City of Garland currently has physical tower space to accommodate the City of Dallas request for the installation of their P25 public safety communication systems. This agreement stipulates the conditions that the City of Dallas must adhere to in order to install their communications equipment on the Garland owned towers. All financial costs are the burden of the City of Dallas. The City of Dallas has agreed to provide Garland with radio communication channels on the Dallas P25 radio communication network to serve as back up communications for the Garland radio system. These back up channels will provide radio communication coverage to our first responders should our primary system fail. Dallas has also agreed to allow the current Garland Police and Fire interoperability radio communication channels to broadcast on all of the City of Dallas radio communications towers. This will further improve interoperability between Garland and other North Texas public safety agencies.

Recommendation/Action Requested and Justification

Approve by minute action the attached Interlocal Agreement, which authorizes the City Manager to execute the Interlocal Agreement with the City of Dallas.

Attachments

Interlocal Agreement

INTERLOCAL AGREEMENT REGARDING CONSTRUCTION, LOCATION, AND USE OF A PUBLIC SAFETY/PUBLIC WORKS COMMUNICATIONS FACILITY

This INTERLOCAL AGREEMENT (this "Agreement") is made and entered into in the County of Dallas, State of Texas, by and between the CITY OF DALLAS, TEXAS a municipal corporation, duly incorporated and existing under the constitution and laws of the State of Texas ("DALLAS"), and the CITY OF GARLAND, TEXAS, a municipal corporation, duly incorporated and existing under the constitution and laws of the State of Texas ("GARLAND").

WHEREAS, GARLAND, and DALLAS (the "Parties") are local governments as defined in Texas Government Code, Section 791.003(4) (the "Interlocal Cooperation Act"), that have the authority to enter into this Agreement, and have each entered into this Agreement by the action of each governing body in the appropriate manner prescribed by law; and

WHEREAS, DALLAS' existing radio communications network is at the end of its product life cycle; and

WHEREAS, pursuant to that certain Interlocal Agreement between DALLAS and County of Dallas, Texas ("COUNTY"), ("County ILA"), DALLAS and COUNTY partnered, secured and committed financial funding for the modernization and upgrading of DALLAS' dated communications network (current radio system and infrastructure) to create a P25 compliant trunk voice radio communications system in compliance with state and federal requirements and capable of countywide coverage for use by both public safety and public works groups in DALLAS, COUNTY, and all Dallas County cities seeking to engage the system for their local needs through subscriber agreements approved by DALLAS (hereinafter the "P25 Radio System Project" or "Project"); and

WHEREAS, in 2017, to achieve the purposes of the County ILA, DALLAS procured and entered into a contract with Motorola Solutions Inc. for completion of the P25 compliant countywide digital public radio system and added a microwave backbone that can be shared in the DALLAS' Public Safety and Public Works communications system (the "Project"); and

WHEREAS, in order to obtain the maximum radio interoperability and reliability of the Project between DALLAS, other governmental entities in Dallas County, and governmental entities within the regionally interoperable radio communications area surrounding DALLAS, including incidental interoperability use by these other non-DALLAS entities during catastrophic or special use circumstances or during daily operations based on agreed subscriber terms, it is necessary to establish and enable a countywide equipment installation to achieve Project coverage spanning beyond DALLAS jurisdictional boundaries; and

WHEREAS, DALLAS acknowledges and agrees the most expeditious and protective manner to achieve the Project and establish a P25 countywide coverage, is for DALLAS to expand Project components beyond its jurisdictional boundaries by either (i) licensing COUNTY and other cities' real property to utilize, upgrade, and/or retrofit existing equipment and infrastructure located thereon to P25 standards or (ii) licensing COUNTY and other cities' real property to install new

P25 Radio System equipment and infrastructure beyond its jurisdictional boundaries and onto existing communication tower sites installations on real property or facility sites owned by COUNTY or other Dallas County, Texas cities; and

WHEREAS, GARLAND has P25 Radio System equipment and infrastructure inside its jurisdictional boundaries and on existing communications towers and installations on real property for the GARLAND Project 25 Radio System; and

WHEREAS, DALLAS and COUNTY presently co-locate on an existing communications towers owned by GARLAND (collectively, the "Towers"); and

WHEREAS, one of the Towers located at an existing radio communications site owned by COUNTY located at 719 Rowlett Road, Garland, Texas 75043 (the "Rosehill Tower") that is used currently for DALLAS and COUNTY Radio Communications; and

WHEREAS, a second Tower is at an existing radio communications site owned by the City of Sachse and located at 6428 Sachse Road, Sachse, Texas 75048 ("Sachse Tower") that is used currently for DALLAS and COUNTY Radio Communications; and

WHEREAS, COUNTY and GARLAND maintain an interlocal agreement for GARLAND to have and maintain the Towers; and

WHEREAS, DALLAS has requested to co-locate on the Towers, for use as a site for the Project (the identified property hereinafter the "site"); and

WHEREAS, GARLAND is willing and agrees to allow DALLAS to co-locate on the Towers, in accordance with the terms of this Agreement; and

WHEREAS, DALLAS is willing to co-locate on the Towers for use in the Project, in accordance with the terms of this Agreement; and

WHEREAS, DALLAS and GARLAND covenant and agree that the use of the Towers shall be for Project 25 radio communications purposes, pursuant to the terms and conditions hereinafter set forth; and

WHEREAS, GARLAND's existing towers, and existing equipment described further in this Agreement and located on the Towers, not installed by DALLAS, are to be administered solely by GARLAND communications staff on behalf of GARLAND; and

WHEREAS, pursuant to all the foregoing, the Parties desire to enter into this Agreement pursuant to the Interlocal Cooperation Act, as amended; to set forth the terms of their cooperation, rights, and obligations in the Project, including, but not limited to, GARLAND's grant to DALLAS of the right to non-exclusive use of each of the Towers in consideration for DALLAS providing GARLAND interoperability access to DALLAS's P25 system and providing GARLAND with a limited number of talk-groups for backup should GARLAND's P25 system ever fail. Dallas agrees to allow the twenty-two (22) P25 talk-groups referred to as GMRS Law and Fire Call

interoperability channels through the Motorola Critical Connect solution with allowing all GMRS subscribers access to all of the Dallas and Dallas County P25 tower sites for seamless automatic roaming features.

NOW, THEREFORE, IN CONSIDERATION of the mutual terms, conditions, promises, and covenants hereinafter set forth, the Parties agree to perform the following acts and to be bound by the following statements to establish, operate, and maintain DALLAS's P25 Radio Systems Project (the "Project"):

I. DESIGNATION AND NON-EXCLUSIVE LICENSE AND ASSIGNMENT OF TOWER SPACE FOR PROJECT USE

A. ROSEHILL TOWER

1. Tower Selection. DALLAS and COUNTY have collaboratively identified a radio tower owned by GARLAND but installed on land located at 719 Rowlett Road, Garland, Texas 75043, and owned by COUNTY (the "Rosehill Tower") and commonly known as the Rosehill Tower Site, as shown in Exhibit A-1. The Rosehill Tower has been identified as suitable for a Project radio communications site. GARLAND and DALLAS shall coordinate the location of all Project infrastructure on the Rosehill Tower, which final placement shall be subject to GARLAND's consent and shall be definitively marked and notated within the agreed upon location on the tower depicted in the Tower Drawings, as set forth in this Agreement.

2. Designation of Tower. GARLAND will and hereby does designate, authorize, grant, and assign non-exclusive use of the Rosehill Tower to DALLAS for incorporation into the Project and for DALLAS' non-exclusive use in accordance with the terms of this Agreement.

3. Term of Tower Use. DALLAS and GARLAND agree that DALLAS' specific Rosehill Tower location for Project use will be and is hereby designated, reserved, according to approved tower drawings attached hereto, and assigned to DALLAS for Project use, inclusive of any existing Rosehill Tower improvements the parties agree are also available and usable by DALLAS for Project use, for a term of fifteen (15) years from the Effective Date (the "Term"). This Agreement may be extended for additional terms upon written mutual agreement of the parties.

4. Termination of Tower Use. Either party may terminate the provisions of this Agreement pertaining to the Rosehill Tower, at will and without cause, by giving advance written notice of termination to the other party not less than 365 days prior to the date of termination. Upon termination, DALLAS shall remove all Project radio communications equipment from the Rosehill Tower.

B. SACHSE TOWER

1. Tower Selection. DALLAS and COUNTY have collaboratively identified a radio tower owned by GARLAND but installed on land located at 6428 Sachse Road, Sachse, Texas 75048, and owned by the City of Sachse, Texas (the "Sachse Tower"), as shown in Exhibit A-2. The Sachse Tower, which final placement shall be subject to GARLAND's consent and shall be definitively marked and notated within the agreed upon location on the tower depicted in the Tower Drawings, as set forth in this Agreement.

2. Designation of Tower. GARLAND will and hereby does designate, authorize, grant, and assign non-exclusive use of the Sachse Tower to DALLAS for incorporation into the Project and for DALLAS' non-exclusive use in accordance with the terms of this Agreement.

3. Term of Tower Use. DALLAS and GARLAND agree that DALLAS' specific Sachse Tower location for Project use will be and is hereby designated, reserved, according to approved tower drawings attached hereto, and assigned to DALLAS for Project use, inclusive of any existing Sachse Tower improvements the parties agree are also available and usable by DALLAS for Project use, for a term of fifteen (15) years from the Effective Date (the "Term"). This Agreement may be extended for additional terms upon written mutual agreement of the parties.

4. Termination of Tower Use. Either party may terminate the provisions of this Agreement pertaining to the Sachse Tower, at will and without cause, by giving advance written notice of termination to the other party not less than 365 days prior to the date of termination. Upon termination, DALLAS shall remove all Project radio communications equipment from the Sachse Tower.

II. DESCRIPTION OF PERMISSIBLE TOWER USE FOR DALLAS P25 RADIO COMMUNICATIONS NETWORK

The Parties acknowledge and agree that a portion of the Towers' space is hereby designated, reserved, assigned, and authorized to DALLAS to be used and occupied for Project purposes only, as more particularly described in this Agreement, and including, but not limited to, (a) the transmission and reception of communications signals; (b) the construction, alteration, maintenance, repair, replacement and relocation of related antennas, cabling and other components of the Accessory Equipment as authorized by GARLAND; and (c) activities related to any of the foregoing, including permitted and non-interfering use by common carriers through GARLAND subscriber agreements. DALLAS shall not use the Towers, or any part thereof, for any purpose other than as stipulated in this Agreement without the written consent of GARLAND.

Upon designation of the available tower space for the Project, the Parties agree DALLAS shall only use the Towers for the Project as follows:

A. Towers' Structure. Each Tower is authorized for use by DALLAS as an elemental structure to facilitate the effective functional purposes and operations of the Project on the Towers, including equipment installations. Each Tower, which DALLAS will use

on a non-exclusive basis, shall be and is hereby licensed, assigned and authorized for cooperative use by DALLAS during the Term and ongoing operation of the Project; provided however, to the extent it does not cause interference to the Project, DALLAS shall accommodate GARLAND requests to concurrently allow subsequent private common carriers' use through GARLAND subscriber agreements.

B. Remediation and Use of Towers. Prior to utilization of either Tower, DALLAS shall, at no expense to GARLAND, have structural and loading inspections and analysis performed to determine the viability and applicability of DALLAS' intended use of that Tower, including determination of scope of remediation needed prior to utilization. If a Tower requires any remediation in order to meet applicable requirements as set forth by the Project and by GARLAND, DALLAS may decline to use that Tower and may then terminate those portions of this Agreement pertinent to that specific Tower. If at any point DALLAS declines to use either Tower, DALLAS may terminate this Agreement in full. Should DALLAS elect to proceed, DALLAS shall, at no expense to and with the express consent of GARLAND, undertake and implement all required remediation and provide all Parties with certified copies of related documentation.

Notwithstanding the foregoing or any other provision contained herein, DALLAS shall not utilize or cause remediation of either Tower unless and until DALLAS satisfies all requirements of local, state, and federal law and obtains all required approvals from GARLAND, the Federal Aviation Administration ("FAA") and Federal Communications Commission ("FCC"). DALLAS shall ensure that particular Tower complies with all applicable local, state, and federal laws and regulations.

III. PARTY OBLIGATIONS

A. Tower Remediation and Equipment Installation

1. Parties to Review Documents and Plans Prior to Equipment Installation or Tower Remediation. The Parties shall review and approve all plans, equipment, installation and materials prior to commencement of any remediation work, alterations, or improvements to either of the Towers, or installation of any equipment.

2. Right of Entry. GARLAND, in its capacity of its interests at each Tower site thereon, hereby grants and gives to DALLAS a license and right of entry in and to each of the sites and to each Tower for which DALLAS has not terminated its rights under this Agreement, to access the respective Towers for all the purposes set forth in this Agreement. To the extent any of DALLAS's activities or actions under this Agreement are carried out or performed by a contracted party, GARLAND, in its capacity of its interests at each Tower site thereon, agrees the license shall extend to such parties. If DALLAS contracts out the performance of any portion of this Agreement, DALLAS shall ensure the contractor(s) fully comply with this Agreement. During the term of this Agreement, DALLAS shall have access to the site 24-hours-a-day, 7-days-a-week. GARLAND, in its capacity of its interests at each Tower site thereon warrants and represents that neither

COUNTY nor the City of Sachse is required to consent for DALLAS to gain entry thereon for the purposes of this Agreement.

3. Maintenance and Replacement of Equipment on Tower. DALLAS shall be responsible for maintaining all Project related equipment, including making replacements as needed to ensure ongoing Project operations. As technology changes, DALLAS will continue to confer with GARLAND regarding the optimum equipment in order to maintain the most effective P25 Radio System. This maintenance obligation is more fully set forth in Part B, below.

4. Assignment or Sublease. Except for any approved common carrier subscriber agreements, DALLAS shall not assign this Agreement or sublet either Tower, or any part thereof, without first obtaining GARLAND's prior written consent.

5. Non-Interference.

a. DALLAS shall not use, nor shall DALLAS permit its lessees, licensees, employees, invitees or agents, to use the Towers in any way that interferes with the Project or interferes with the use of the Towers or the Equipment by GARLAND, or GARLAND's authorized users, licensees, employees, invitees or agents. Should DALLAS desire to upgrade existing equipment or install new or additional equipment or systems on either Tower, DALLAS shall, in coordination with GARLAND, test said equipment or systems to ensure the upgrades do not cause interference. In the event any new equipment or systems DALLAS installs on a Tower do cause interference, DALLAS shall undertake all necessary measures to eliminate the interference at no expense to GARLAND. Similarly, GARLAND shall not use, nor shall GARLAND permit its authorized users licensees, employees, invitees or agents to use any portion of either Tower in any way that interferes with Project operations. Such interference shall be deemed a material breach by the interfering Party, who shall, upon receiving notice from the other, be responsible for resolving the interference within 72 hours. In the event the interference is not resolved and eliminated, the Parties acknowledge that continuing interference may cause irreparable injury and, therefore, the injured Party shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate the Agreement immediately upon notice.

b. To the extent this Agreement provides the Parties the ability or authority to approve any matter, the Parties agree that their approval shall not be unreasonably withheld, delayed, or conditioned.

B. Lessee Obligations.

1. Title. DALLAS shall have no right, title, or interest in the Towers or Sites except the non-exclusive use thereof as expressly set forth in this Agreement. DALLAS shall retain ownership of and title to all equipment and structures installed by DALLAS on

the Towers, even though such equipment and structures may be permanently affixed to the property.

2. Electricity: DALLAS shall provide electricity for this Project, and shall secure a separate meter for same.

3. Permits, Licenses, and Regulations: DALLAS shall abide by all federal, state, and local rules and regulations pertaining to the operation of DALLAS's equipment, including without limitations those pertaining to the installation, maintenance, height, location, use, operation, and removal of its equipment, antenna systems, and other alterations or improvements authorized herein. DALLAS hereby represents that DALLAS has obtained the necessary licenses and permits required to use each Tower, or that DALLAS shall obtain said licenses or permits, at DALLAS's own expense, prior to any such use. GARLAND shall provide DALLAS a copy of the Antenna Structure Registration, if any, as provided to the GARLAND by the Federal Communications Commission ("FCC"). DALLAS is responsible for all FCC licenses for their systems. GARLAND will not be held responsible for any FCC violations.

4. Use: While using either Tower, DALLAS shall be responsible for proper operation and compliance with FCC rules. DALLAS represents that it has independently ascertained that the given Tower is adequate and proper for DALLAS's intended use and has entered into this Agreement based solely upon said independent investigation, and not by any representation by GARLAND.

5. Restrictions: DALLAS will not increase the size of its Tower Equipment or alter the wind load or structural impact of its equipment upon a Tower, without GARLAND'S prior written consent.

6. Removal Of Equipment Upon Termination: DALLAS shall remove all of its Tower Equipment (including any radios, footings, supporting foundations, guy wires, equipment, shelters, and any and all necessary appurtenances thereto) at DALLAS's sole risk and expense, within a reasonable amount of time, not to exceed 120 calendar days, after the termination of this Agreement. DALLAS shall remove the Tower Equipment in a neat, professional manner and in compliance with all applicable laws and regulations. All costs for removal (including repair of damages caused by DALLAS to a Tower or any party's equipment) will be DALLAS's responsibility. DALLAS shall remove any debris associated with the removal of the Tower Equipment. In the event DALLAS does not timely remove its Tower Equipment within this timeline, the Tower Equipment shall be considered abandoned by DALLAS and will become the property of GARLAND.

7. Coverage and Interference: GARLAND makes no representations concerning the distance at which useable radio signals may be transmitted and received from either Tower or location thereof. DALLAS is hereby notified that each Tower is subject to degradation of performance from, but not limited to, natural and man-made phenomena such as so-called "skip" interference, power line, and ignition noise,

intermodulation, co-channel interference, and interference from users of the same or other radio frequencies.

a. DALLAS shall be responsible for taking such reasonable steps as may be necessary to prevent any spurious radiation or objectionable interference with the broadcasting or transmission facilities of GARLAND or other users on each Tower, if any, caused by DALLAS. The determination of what is reasonable will be within the sole discretion of GARLAND. If DALLAS's equipment has been determined by GARLAND to cause interference to GARLAND's use of either Tower or equipment, GARLAND may, after notifying DALLAS:

(1) Disconnect power to DALLAS's equipment; and/or

(2) Require DALLAS to take reasonable corrective action necessary to eliminate such interference and/or spurious radiation.

b. If such objectionable interference or spurious radiation cannot be reduced to levels reasonably acceptable to GARLAND, GARLAND may elect to terminate this Agreement by giving DALLAS written notice. For purposes of this Agreement, objectionable interference will be deemed to exist if:

(1) A determination to that effect is made by an authorized representative of the FCC;

(2) A condition exists which constitutes interference within the meaning of the provisions of the Rules and Regulations of the FCC at the time in effect;

(3) There is a material impairment of sound, picture, data, or other transmission in any material portion of the protected service area of such activity as such area is or may be defined by the FCC at any hour during the period of operation of such activity, as compared with that which would be obtained if no other users were transmitting from a given Tower or had any equipment at a given Tower; or

(4) A user is prevented from using or having access to its equipment at reasonable and usual times to an extent which interferes to a material degree with the operation and maintenance thereof, it being understood that a reasonable temporary interference which does not materially interfere with the operation or maintenance of said equipment and which is occasioned by the installation of the new equipment by another user or by repairs to or maintenance of existing equipment of another user will not be considered objectionable interference.

8. <u>Non-exclusivity</u>: Dallas shall not have exclusive use of either Tower. Nothing contained in this Agreement will be deemed to entitle DALLAS to the exclusive

possession of any vertical span of space on either Tower, it being the intention of the Parties that the vertical span of space may be used by others at GARLAND's discretion, provided no objectionable interference is caused to DALLAS's radio transmission activity. It is understood and agreed that GARLAND intends to and shall have the right to accommodate other transmitters and/or receivers at each Tower, and in that connection it is understood and agreed that GARLAND shall have the right at any time during the term of this Agreement to locate the antenna or other equipment of other users within the same vertical space on the Towers as DALLAS may occupy, including the right to require the multiplexing or the transmission of other user(s).

9. Dallas Maintenance and Removal of Equipment and Coaxial Cables: DALLAS shall install only the equipment (including antenna and transmission line) which GARLAND approves. Installation will be done in a neat, professional manner and in compliance with all applicable laws and regulations. All costs (including repair of damages caused thereby to DALLAS's equipment) will be Dallas's responsibility. If DALLAS wants to add any additional equipment, other than DALLAS's equipment referenced herein, DALLAS will not install such additional equipment until the Parties execute an amendment to this Agreement authorizing the additional equipment.

a. DALLAS shall install all its equipment on the vertical space of each Tower and inside the equipment shelter following Motorola R56 standards. GARLAND will perform an audit of the equipment and if R56 deficiencies are noted, DALLAS will correct these as required.

b. DALLAS shall provide GARLAND detailed pictures of the installation for approval prior to powering up any equipment.

c. DALLAS shall be responsible for all maintenance of all equipment installed by or on behalf of DALLAS. If GARLAND finds that DALLAS's equipment on the vertical space requires maintenance, DALLAS will correct the issues immediately after receipt of notice from GARLAND. If the maintenance is service impacting GARLAND's equipment, GARLAND may unplug DALLAS's equipment. If DALLAS is unresponsive to GARLAND's maintenance request notification (which may be oral), such unresponsiveness shall constitute cause for which GARLAND may terminate this Agreement under Section 27(B).

10. Coordination of Installation, Repair, and Maintenance: In the event of the need for installation, repair, or maintenance of a Tower, equipment building, or other common facility, GARLAND shall coordinate such activities in a manner as to minimize any downtime that may be caused to DALLAS's operations. DALLAS shall reduce or shut down the power of its transmitter if necessary at a coordinated time so that such installation, repair, or maintenance may take place.

11. Failures and Maintenance: DALLAS is hereby notified and understands that the Towers will not provide communications 100% of the time and it will, by their very nature, fail and require maintenance from time to time without notice. Such facts have

been taken into consideration by DALLAS prior to the execution of this Agreement, and such failures shall not constitute a breach of this Agreement. GARLAND is not liable or responsible for interruptions or termination of service caused by strikes, lockouts, governmental acts, acts of God, public health crisis, pandemics, epidemics, or other conditions beyond its control. Any such interruption or termination of service will not be considered a breach of this Agreement by GARLAND. DALLAS, at its own expense, shall be fully responsible for any and all maintenance of its equipment due to lightning, power line surges, ground faults, excessive voltage, or any other causes beyond the control of GARLAND. If DALLAS's equipment has damaged a Tower and/or equipment shelter, DALLAS shall reimburse GARLAND for all expenses incurred by GARLAND in repairing the damage.

12. **Fees**. Payment of all fees shall be to the City of Garland, which shall accept payment on behalf of the Garland-Mesquite Radio System shared fund.

a. Initial payment. Within thirty days of the Effective Date, DALLAS shall make a single payment of $60,000 for the implementation cost of the Motorola Critical Connect Feature as well as the first five years of the lease on each of the Towers.

b. For each remaining year of the lease following the initial five, DALLAS shall pay Garland a lease fee of $3,000 for each of the following Towers per year: the Sachse Tower, the City of Mesquite Service Center Tower, and the City of Mesquite McKenzie Tower. These payments shall be due on each anniversary of the Effective Date.

c. The Rosehill Tower lease shall be at a cost of $10 per year after the initial five year period.

13. Structural Analysis. Following the installation of DALLAS' equipment on any Tower other than the Rosehill Tower, DALLAS shall obtain a structural analysis of the Tower. Should the Tower's load rating exceed 85% of the Tower's capacity, DALLAS shall perform any remediation necessary to reduce the Tower's load rating to no more than 85% capacity. In the case of the Rosehill Tower, the load capacity may exceed 85%; however, it must be remediated in the event the structural report does not meet industry standards set forth in ANSI/TIA 222 Revision G. Any Tower remediation efforts necessary to meet the requirements of this section shall be at DALLAS's expense.

14. Network Connection. DALLAS shall, at its sole expense, provide and maintain a reliable network connection to the local data center hosting the Motorola Critical Connect system for the duration of this Agreement. The network connection shall have a demarcation at the Garland Police Department and the Motorola data center located in Dallas. This circuit must meet the technical requirements provided by Motorola to maintain the Critical Connect connection from the Garland-Mesquite P25 radio system to the DALLAS P25 radio system and provide reliable communications.

15. Radio Talk Groups. DALLAS shall allow the broadcast of the GMRS Interoperability Radio Talk Groups on all Dallas P25 sites for the duration of this Agreement.

IV. MISCELLANEOUS

A. Waiver. Either Party may waive any requirement contained in this Agreement which is intended for the non-waiving Party's benefit but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the Party for whose benefit such requirement is intended.

B. Governing Law. This agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out this Agreement shall be in Dallas County, Texas.

C. Statutory Authority. The parties agree that this Agreement is entered into pursuant to the authority of Chapter 791 of the Texas Government Code. The parties hereto agree that this Agreement is for the performance of government function and services as described in Chapter 791. Pursuant to the Inter-local Cooperation Act, each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

D. Paragraph Headings; Construction. The paragraph headings contained in the Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. All parties have participated in the negotiation and preparation of the Agreement and this Agreement shall not be construed either more or less strongly against or for any party.

E. Complete Agreement. This Agreement contains the entire agreement between DALLAS, and GARLAND with respect to the Towers and their use in the Project, except as set forth herein, including any referenced exhibits attached hereto and in any written instruments executed in agreements, covenants, warranties or representations of any kind or character, express or implied, oral or written, with respect to the Towers or the Project. This Agreement may be amended, modified, or supplemented only by an instrument in writing executed by DALLAS and GARLAND. Any alterations, additions or deletions to the terms of this Agreement required by changes in federal or state law or regulation will be automatically incorporated into this Agreement without written amendment, and shall become effective on the date designated by such law or regulation.

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

G. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

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

or acts of the Parties hereto shall be deemed to create any relationship between the parties other than the relationship of licensor and licensee as those terms are understood herein.

I. Dispute Resolution. The Parties agree that, as a condition precedent to instituting any lawsuit or other proceeding arising from a dispute, the Parties shall take the following steps:

1. A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied Party to the other Party, which notice shall request a written response to be delivered to the dissatisfied Party not less than five (5) days after receipt of the notice of dispute.

2. If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied Party, the dissatisfied Party shall give notice to that effect to the other Party whereupon each Party shall appoint a person having authority over the activities of the respective Parties who shall promptly meet, in person, in an effort to resolve the dispute.

3. If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

J. No Waver of Immunity or Defense. Neither Party, by execution of this Agreement, waives nor shall be deemed to have waived, any immunity or defense that would otherwise be available to it including, without limitation, immunity from liability and suit for damages to one other or to any third-party except as otherwise provided by law.

K. Notice. Any notice or certification provided for in this Agreement to be given by any Party to the other must be in writing. The notice is deemed given when personally delivered or within three (3) business days after being properly addressed, deposited in the United States mail, postage prepaid, certified, return receipt requested. The Parties' addresses for purposes of providing notice are:

To City of GARLAND
Steven Niekamp, CIO
City of Garland Information Technology
1490 SH 66
Garland, Texas 75040

To City of DALLAS
William Zielinski, CIO/Director
Information and Technology Services
City of Dallas
1500 Marilla Street, Room 4DS
Dallas, Texas 75201

L. Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby. In lieu of each such illegal, invalid or unenforceable term

or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

DALLAS has executed this Agreement, signing by and through its City Manager, duly authorized pursuant to City Council Resolution No._____, approved on the ____ day of _____ 20__. GARLAND has executed this Agreement, through its duly authorized officials.

Effective as of the ____(day) of _____(month), 20__ (the "Effective Date").

APPROVED AS TO FORM:
Christopher J. Caso
City Attorney

BY _____
Assistant City Attorney

CITY OF DALLAS
T.C. BROADNAX
City Manager

BY _____
Assistant City Manager

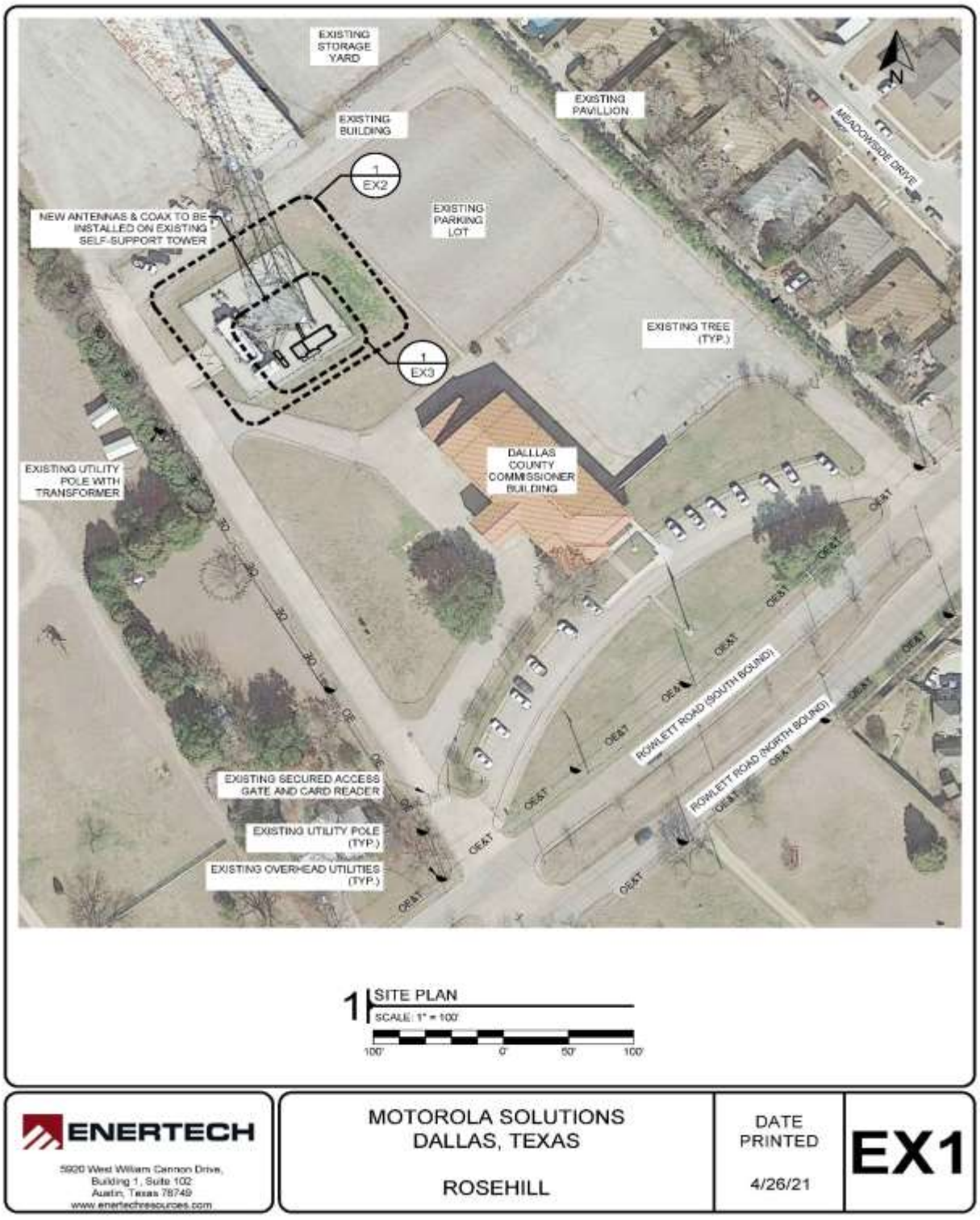
APPROVED AS TO FORM:

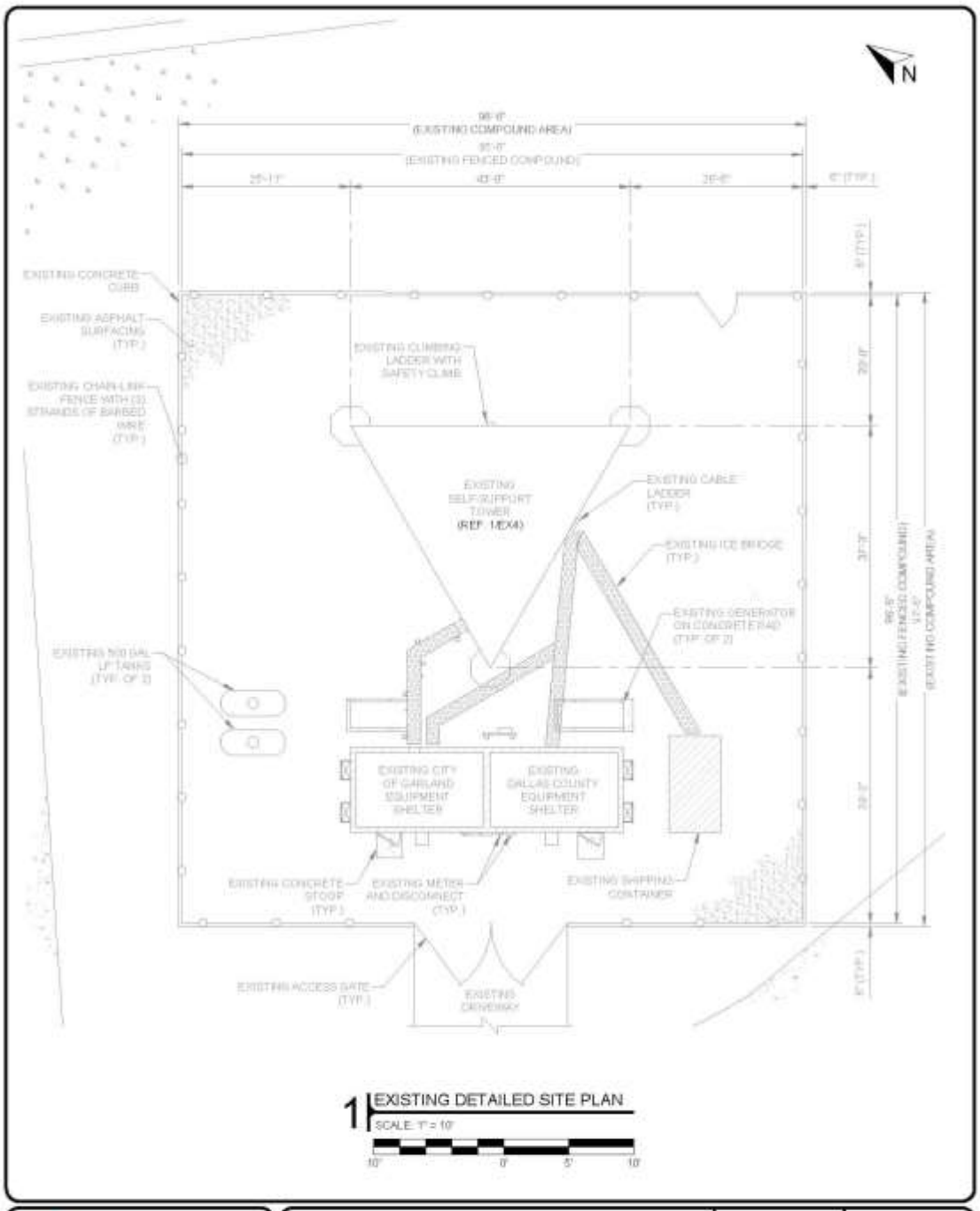
_____
Stephen M. Hines
Sr. Asst. City Attorney

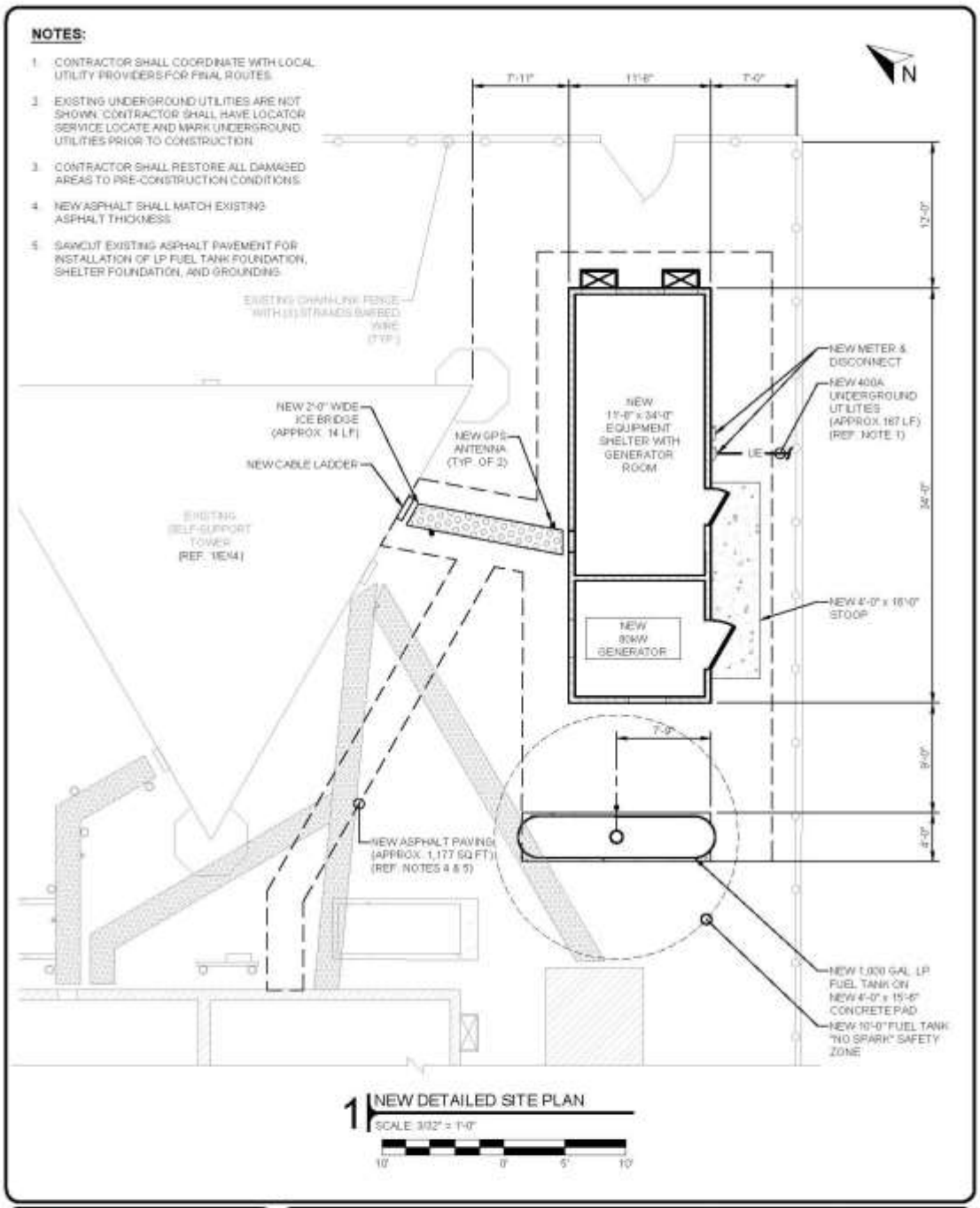
CITY OF GARLAND

_____
Bryan Bradford
City Manager

Exhibit A-1 Rosehill Radio Tower




N
EXISTING CONCRETE CURB
EXISTING ASPHALT SURFACING (TYP.)
EXISTING CHAIN LINK FENCE WITH (3) STRANDS OF BARBED WIRE (TYP.)
EXISTING CLIMBING LADDER WITH SAFETY CLIMB
EXISTING SELF-SUPPORT TOWER (REF. 1/EX4)
EXISTING CABLE LADDER (TYP.)
EXISTING ICE BRIDGE (TYP.)
EXISTING GENERATOR ON CONCRETE PAD (TYP. OF 2)
EXISTING 500 GAL. UP TANKS (TYP. OF 2)
EXISTING CITY OF GARLAND EQUIPMENT SHELTER
EXISTING DALLAS COUNTY EQUIPMENT SHELTER
EXISTING CONCRETE STOOP (TYP.)
EXISTING METER AND DISCONNECT (TYP.)
EXISTING SHIPPING CONTAINER
EXISTING ACCESS GATE (TYP.)
EXISTING DRIVEWAY
1 EXISTING DETAILED SITE PLAN
SCALE: 1" = 10'
10' 0' 5' 10'
ENERTECH
5929 West William Cannon Drive, Building 1, Suite 102 Austin, Texas 78749
www.enertechresources.com
MOTOROLA SOLUTIONS DALLAS, TEXAS
ROSEHILL
DATE PRINTED
4/26/21
EX2


NOTES:
1. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY PROVIDERS FOR FINAL ROUTES.
2. EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR SHALL HAVE LOCATOR SERVICE LOCATE AND MARK UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL RESTORE ALL DAMAGED AREAS TO PRE-CONSTRUCTION CONDITIONS.
4. NEW ASPHALT SHALL MATCH EXISTING ASPHALT THICKNESS.
5. SAWCUT EXISTING ASPHALT PAVEMENT FOR INSTALLATION OF LP FUEL TANK FOUNDATION, SHELTER FOUNDATION, AND GROUNDING.
N
7'-11"
11'-6"
7'-0"
12'-0"
34'-0"
9'-0"
4'-0"
EXISTING CHAIN-LINK FENCE WITH (3) STRANDS BARBED WIRE (TYP.)
NEW METER & DISCONNECT
NEW 400A UNDERGROUND UTILITIES (APPROX. 167 LF) (REF. NOTE 1)
NEW 2'-0" WIDE ICE BRIDGE (APPROX. 14 LF)
NEW GPS ANTENNA (TYP. OF 2)
NEW CABLE LADDER
NEW 11'-6" x 34'-0" EQUIPMENT SHELTER WITH GENERATOR ROOM
UE
EXISTING SELF-SUPPORT TOWER (REF. 1E/4)
NEW 4'-0" x 16'-0" STOOP
NEW 80kW GENERATOR
7'-0"
NEW ASPHALT PAVING (APPROX. 1,177 SQ FT) (REF. NOTES 4 & 5)
NEW 1,000 GAL. LP FUEL TANK ON NEW 4'-0" x 15'-6" CONCRETE PAD
NEW 10'-0" FUEL TANK "NO SPARK" SAFETY ZONE
1 NEW DETAILED SITE PLAN
SCALE: 3/32" = 1'-0"
10' 0' 5' 10'
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DALLAS, TEXAS
ROSEHILL
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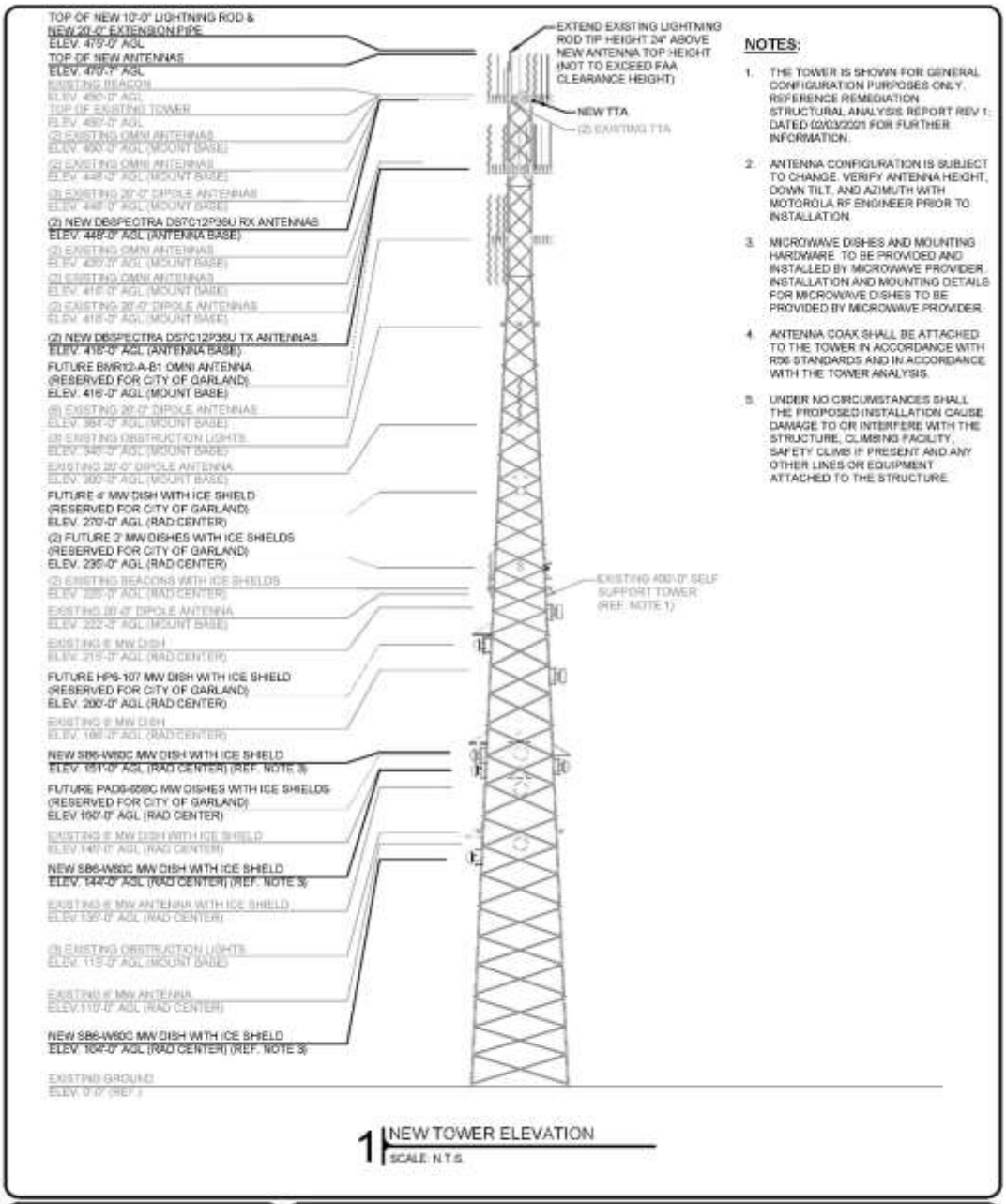
EX3


TOP OF NEW 10'-0" LIGHTNING ROD & NEW 20'-0" EXTENSION PIPE ELEV. 479'-0" AGL
TOP OF NEW ANTENNAS ELEV. 470'-7" AGL
EXISTING BEACON ELEV. 460'-0" AGL
TOP OF EXISTING TOWER ELEV. 460'-0" AGL
(2) EXISTING OMNI ANTENNAS ELEV. 450'-0" AGL (MOUNT BASE)
(2) EXISTING OMNI ANTENNAS ELEV. 448'-0" AGL (MOUNT BASE)
(2) EXISTING 20'-0" DIPOLE ANTENNAS ELEV. 448'-0" AGL (MOUNT BASE)
(2) NEW DB/SPECTRA DS7C12P36U RX ANTENNAS ELEV. 448'-0" AGL (ANTENNA BASE)
(2) EXISTING OMNI ANTENNAS ELEV. 420'-0" AGL (MOUNT BASE)
(2) EXISTING OMNI ANTENNAS ELEV. 416'-0" AGL (MOUNT BASE)
(2) EXISTING 20'-0" DIPOLE ANTENNAS ELEV. 416'-0" AGL (MOUNT BASE)
(2) NEW DB/SPECTRA DS7C12P36U TX ANTENNAS ELEV. 416'-0" AGL (ANTENNA BASE)
FUTURE BMR12-A-B1 OMNI ANTENNA (RESERVED FOR CITY OF GARLAND) ELEV. 416'-0" AGL (MOUNT BASE)
(4) EXISTING 20'-0" DIPOLE ANTENNAS ELEV. 364'-0" AGL (MOUNT BASE)
(2) EXISTING OBSTRUCTION LIGHTS ELEV. 345'-0" AGL (MOUNT BASE)
EXISTING 20'-0" DIPOLE ANTENNA ELEV. 300'-0" AGL (MOUNT BASE)
FUTURE 4' MW DISH WITH ICE SHIELD (RESERVED FOR CITY OF GARLAND) ELEV. 270'-0" AGL (RAD CENTER)
(2) FUTURE 2' MW DISHES WITH ICE SHIELDS (RESERVED FOR CITY OF GARLAND) ELEV. 235'-0" AGL (RAD CENTER)
(2) EXISTING BEACONS WITH ICE SHIELDS ELEV. 235'-0" AGL (RAD CENTER)
EXISTING 20'-0" DIPOLE ANTENNA ELEV. 222'-0" AGL (MOUNT BASE)
EXISTING 6' MW DISH ELEV. 215'-0" AGL (RAD CENTER)
FUTURE HPX-107 MW DISH WITH ICE SHIELD (RESERVED FOR CITY OF GARLAND) ELEV. 200'-0" AGL (RAD CENTER)
EXISTING 8' MW DISH ELEV. 186'-0" AGL (RAD CENTER)
NEW SB6-W60C MW DISH WITH ICE SHIELD ELEV. 161'-0" AGL (RAD CENTER) (REF. NOTE 3)
FUTURE PAD6-65BC MW DISHES WITH ICE SHIELDS (RESERVED FOR CITY OF GARLAND) ELEV. 150'-0" AGL (RAD CENTER)
EXISTING 6' MW DISH WITH ICE SHIELD ELEV. 140'-0" AGL (RAD CENTER)
NEW SB6-W60C MW DISH WITH ICE SHIELD ELEV. 124'-0" AGL (RAD CENTER) (REF. NOTE 3)
EXISTING 6' MW ANTENNA WITH ICE SHIELD ELEV. 120'-0" AGL (RAD CENTER)
(2) EXISTING OBSTRUCTION LIGHTS ELEV. 115'-0" AGL (MOUNT BASE)
EXISTING 6' MW ANTENNA ELEV. 110'-0" AGL (RAD CENTER)
NEW SB6-W60C MW DISH WITH ICE SHIELD ELEV. 104'-0" AGL (RAD CENTER) (REF. NOTE 3)
EXISTING GROUND ELEV. 0'-0" (REF.)
EXTEND EXISTING LIGHTNING ROD TIP HEIGHT 24" ABOVE NEW ANTENNA TOP HEIGHT (NOT TO EXCEED FAA CLEARANCE HEIGHT)
NEW TTA
(2) EXISTING TTA
EXISTING 480'-0" SELF SUPPORT TOWER (REF. NOTE 1)
NOTES:
1. THE TOWER IS SHOWN FOR GENERAL CONFIGURATION PURPOSES ONLY. REFERENCE REMEDIATION STRUCTURAL ANALYSIS REPORT REV 1, DATED 02/03/2021 FOR FURTHER INFORMATION.
2. ANTENNA CONFIGURATION IS SUBJECT TO CHANGE. VERIFY ANTENNA HEIGHT, DOWN TILT, AND AZIMUTH WITH MOTOROLA RF ENGINEER PRIOR TO INSTALLATION.
3. MICROWAVE DISHES AND MOUNTING HARDWARE TO BE PROVIDED AND INSTALLED BY MICROWAVE PROVIDER. INSTALLATION AND MOUNTING DETAILS FOR MICROWAVE DISHES TO BE PROVIDED BY MICROWAVE PROVIDER.
4. ANTENNA COAX SHALL BE ATTACHED TO THE TOWER IN ACCORDANCE WITH R56 STANDARDS AND IN ACCORDANCE WITH THE TOWER ANALYSIS.
5. UNDER NO CIRCUMSTANCES SHALL THE PROPOSED INSTALLATION CAUSE DAMAGE TO OR INTERFERE WITH THE STRUCTURE, CLIMBING FACILITY, SAFETY CLIMB IF PRESENT AND ANY OTHER LINES OR EQUIPMENT ATTACHED TO THE STRUCTURE.
1 NEW TOWER ELEVATION
SCALE: N.T.S.
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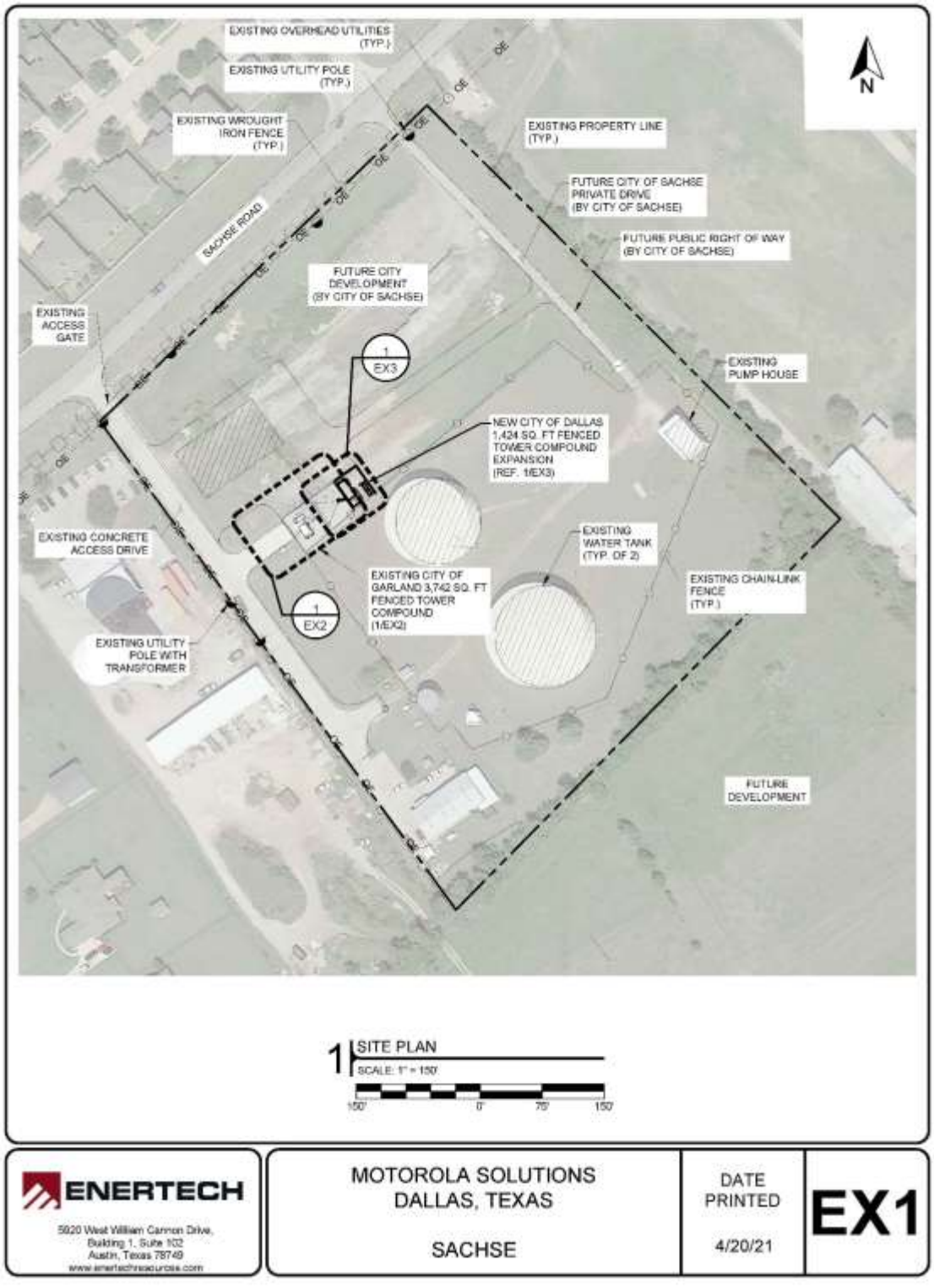
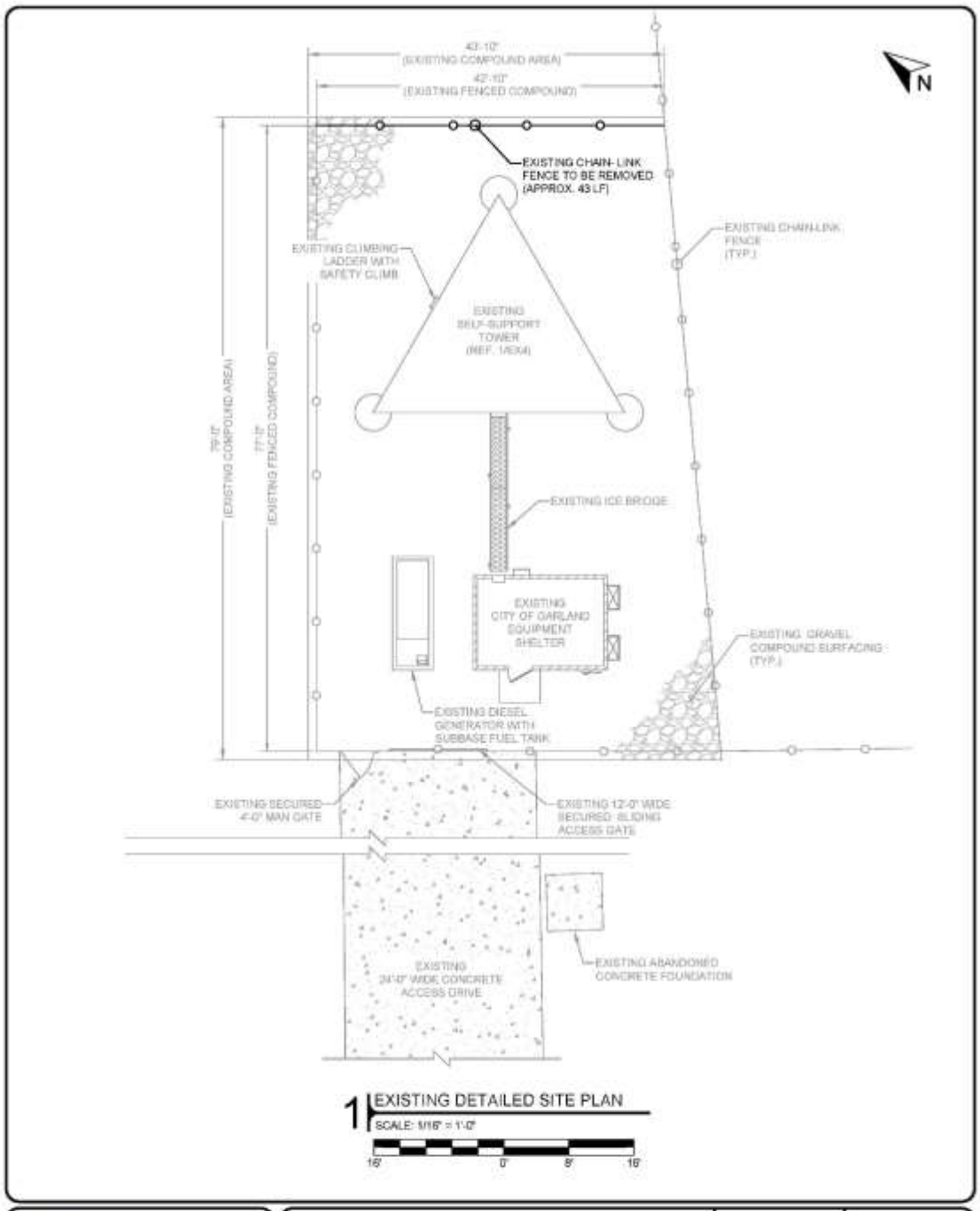
EX4

Exhibit A-2 Sachse Radio Site




43'-10"
(EXISTING COMPOUND AREA)
42'-10"
(EXISTING FENCED COMPOUND)
N
EXISTING CHAIN- LINK FENCE TO BE REMOVED (APPROX. 43 LF)
EXISTING CLIMBING LADDER WITH SAFETY CLIMB
EXISTING CHAIN-LINK FENCE (TYP.)
EXISTING SELF-SUPPORT TOWER (REF. 1/EX4)
75'-0"
(EXISTING COMPOUND AREA)
77'-0"
(EXISTING FENCED COMPOUND)
EXISTING ICE BRIDGE
EXISTING CITY OF GARLAND EQUIPMENT SHELTER
EXISTING GRAVEL COMPOUND SURFACING (TYP.)
EXISTING DIESEL GENERATOR WITH SUBBASE FUEL TANK
EXISTING SECURED 4'-0" MAN GATE
EXISTING 12'-0" WIDE SECURED SLIDING ACCESS GATE
EXISTING 24'-0" WIDE CONCRETE ACCESS DRIVE
EXISTING ABANDONED CONCRETE FOUNDATION
1 EXISTING DETAILED SITE PLAN
SCALE: 1/16" = 1'-0"
16'
0'
8'
16'
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DALLAS, TEXAS
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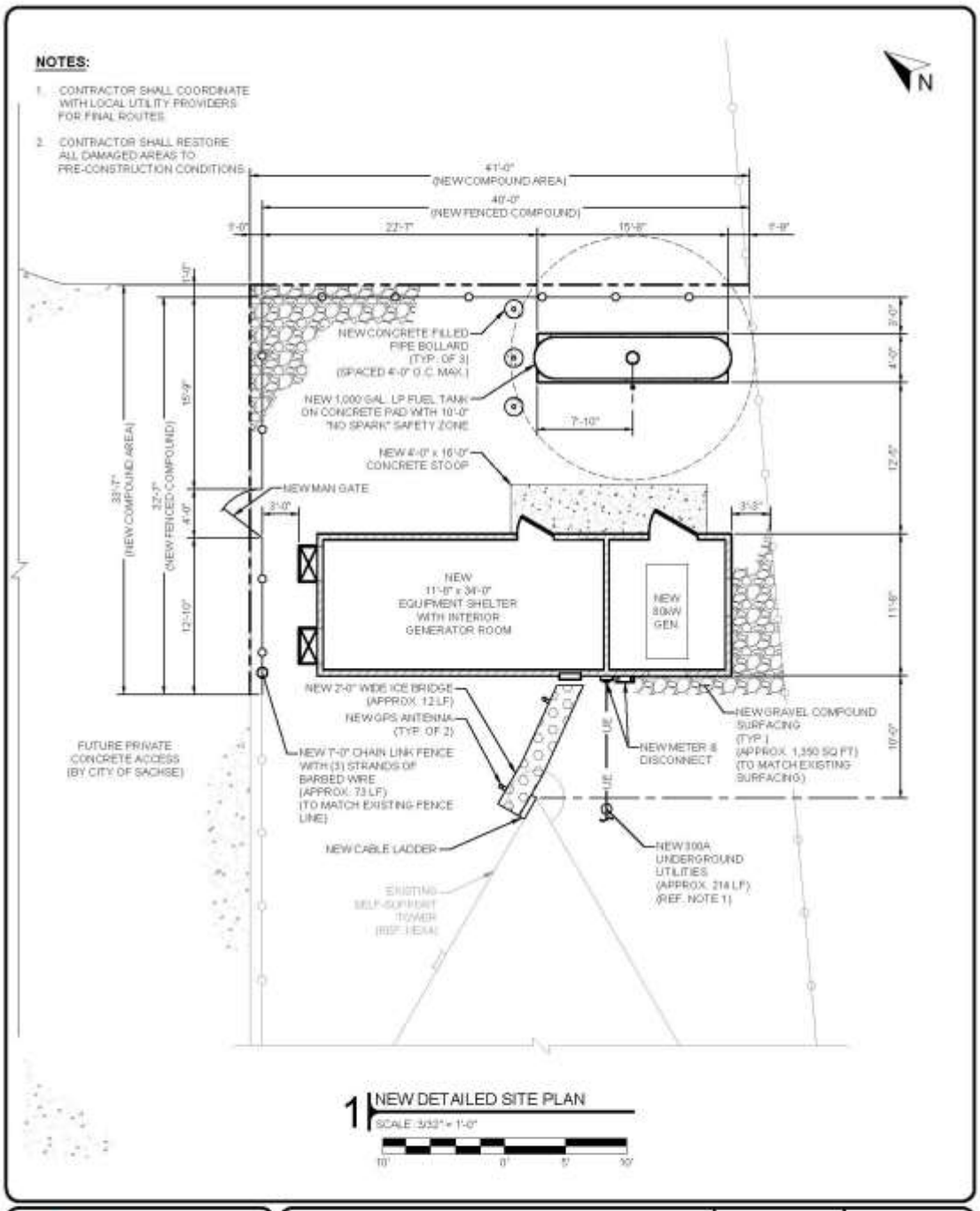
EX2


NOTES:
1. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY PROVIDERS FOR FINAL ROUTES
2. CONTRACTOR SHALL RESTORE ALL DAMAGED AREAS TO PRE-CONSTRUCTION CONDITIONS
N
41'-0" (NEW COMPOUND AREA)
40'-0" (NEW FENCED COMPOUND)
22'-7"
15'-8"
NEW CONCRETE FILLED PIPE BOLLARD (TYP. OF 3) (SPACED 4'-0" O.C. MAX.)
NEW 1,000 GAL. LP FUEL TANK ON CONCRETE PAD WITH 10'-0" "NO SPARK" SAFETY ZONE
7'-10"
NEW 4'-0" x 16'-0" CONCRETE STOOP
NEW MAN GATE
3'-0"
33'-7" (NEW COMPOUND AREA)
32'-7" (NEW FENCED COMPOUND)
NEW 11'-0" x 34'-0" EQUIPMENT SHELTER WITH INTERIOR GENERATOR ROOM
NEW 80kW GEN.
NEW 2'-0" WIDE ICE BRIDGE (APPROX. 12 LF)
NEW GPS ANTENNA (TYP. OF 2)
NEW 7'-0" CHAIN LINK FENCE WITH (3) STRANDS OF BARBED WIRE (APPROX. 73 LF) (TO MATCH EXISTING FENCE LINE)
FUTURE PRIVATE CONCRETE ACCESS (BY CITY OF SACHSE)
NEW METER & DISCONNECT
NEW GRAVEL COMPOUND SURFACING (TYP.) (APPROX. 1,350 SQ FT) (TO MATCH EXISTING SURFACING)
NEW CABLE LADDER
NEW 300A UNDERGROUND UTILITIES (APPROX. 214 LF) (REF. NOTE 1)
EXISTING SELF-SUPPORT TOWER (REF. NEXT)
1 NEW DETAILED SITE PLAN
SCALE: 3/32" = 1'-0"
10' 0' 5' 10'
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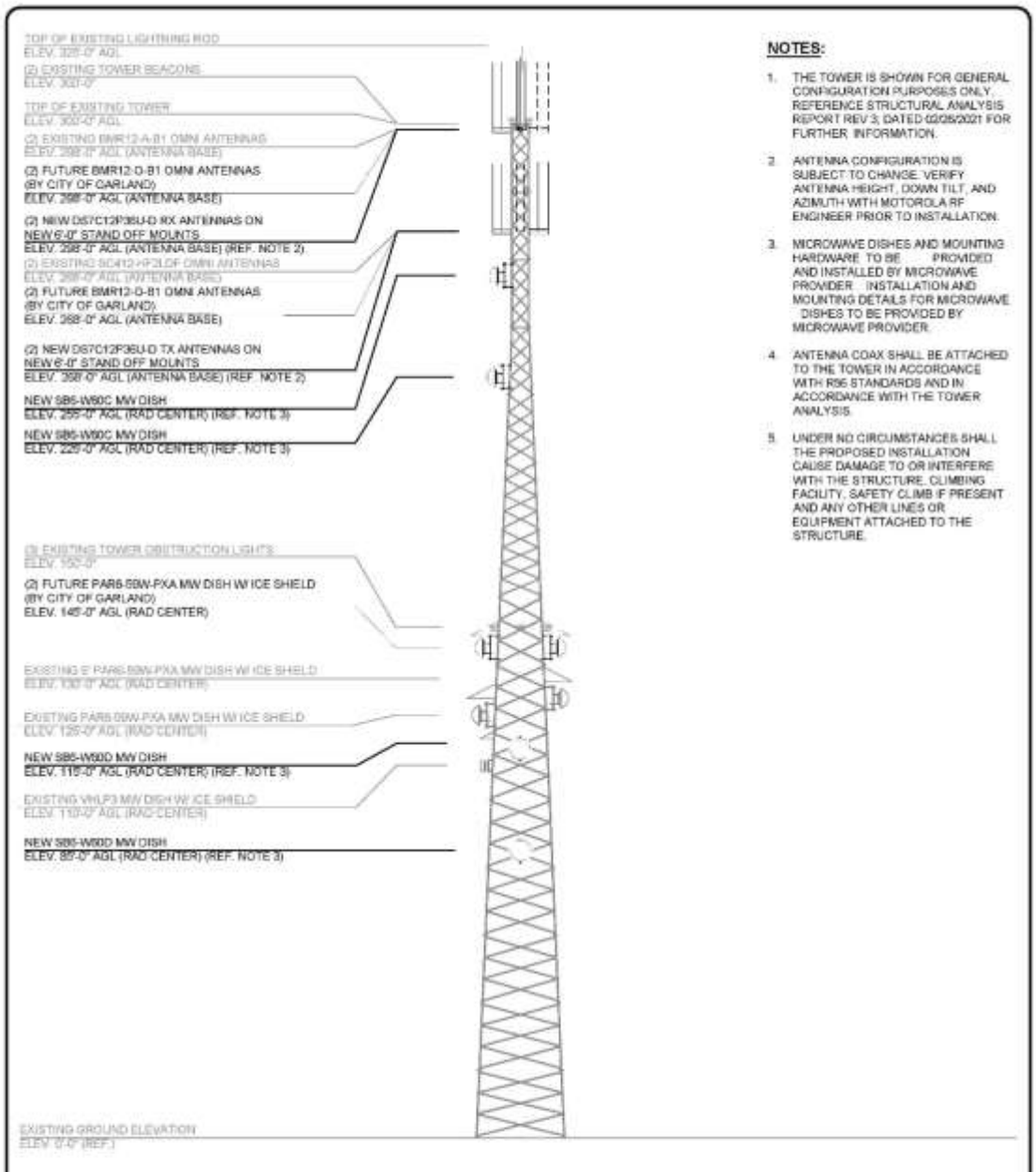
TOP OF EXISTING LIGHTNING ROD
ELEV. 325'-0" AGL
(2) EXISTING TOWER BEACONS
ELEV. 302'-0"
TOP OF EXISTING TOWER
ELEV. 302'-0" AGL
(2) EXISTING BMR12-A-B1 OMNI ANTENNAS
ELEV. 298'-0" AGL (ANTENNA BASE)
(2) FUTURE BMR12-D-B1 OMNI ANTENNAS
(BY CITY OF GARLAND)
ELEV. 298'-0" AGL (ANTENNA BASE)
(2) NEW DS7C12P36U-D RX ANTENNAS ON
NEW 6'-0" STAND OFF MOUNTS
ELEV. 298'-0" AGL (ANTENNA BASE) (REF. NOTE 2)
(2) EXISTING SC412-HF2LDF OMNI ANTENNAS
ELEV. 288'-0" AGL (ANTENNA BASE)
(2) FUTURE BMR12-D-B1 OMNI ANTENNAS
(BY CITY OF GARLAND)
ELEV. 288'-0" AGL (ANTENNA BASE)
(2) NEW DS7C12P36U-D TX ANTENNAS ON
NEW 6'-0" STAND OFF MOUNTS
ELEV. 288'-0" AGL (ANTENNA BASE) (REF. NOTE 2)
NEW SB6-W60C MW DISH
ELEV. 255'-0" AGL (RAD CENTER) (REF. NOTE 3)
NEW SB6-W60C MW DISH
ELEV. 228'-0" AGL (RAD CENTER) (REF. NOTE 3)
(3) EXISTING TOWER OBSTRUCTION LIGHTS
ELEV. 150'-0"
(2) FUTURE PAR6-59W-PXA MW DISH W/ ICE SHIELD
(BY CITY OF GARLAND)
ELEV. 145'-0" AGL (RAD CENTER)
EXISTING 6' PAR6-59W-PXA MW DISH W/ ICE SHIELD
ELEV. 130'-0" AGL (RAD CENTER)
EXISTING PAR6-59W-PXA MW DISH W/ ICE SHIELD
ELEV. 125'-0" AGL (RAD CENTER)
NEW SB6-W60D MW DISH
ELEV. 115'-0" AGL (RAD CENTER) (REF. NOTE 3)
EXISTING VHLP3 MW DISH W/ ICE SHIELD
ELEV. 110'-0" AGL (RAD CENTER)
NEW SB6-W60D MW DISH
ELEV. 85'-0" AGL (RAD CENTER) (REF. NOTE 3)
EXISTING GROUND ELEVATION
ELEV. 0'-0" (REF.)
NOTES:
1. THE TOWER IS SHOWN FOR GENERAL CONFIGURATION PURPOSES ONLY. REFERENCE STRUCTURAL ANALYSIS REPORT REV 3, DATED 02/25/2021 FOR FURTHER INFORMATION.
2. ANTENNA CONFIGURATION IS SUBJECT TO CHANGE. VERIFY ANTENNA HEIGHT, DOWN TILT, AND AZIMUTH WITH MOTOROLA RF ENGINEER PRIOR TO INSTALLATION.
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4. ANTENNA COAX SHALL BE ATTACHED TO THE TOWER IN ACCORDANCE WITH R56 STANDARDS AND IN ACCORDANCE WITH THE TOWER ANALYSIS.
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1 TOWER ELEVATION
SCALE: N.T.S
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GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **10.**

Meeting Date: 07/20/2021

Item Title: Consider the Appointment of an Interim City Attorney

Submitted By: Brian England, Deputy City Attorney

Summary of Request/Problem

Due to the impending retirement of City Attorney Brad Neighbor and the winding down and transition of duties, Council will consider appointing Brian England as Interim City Attorney effective July 21, 2021.

Recommendation/Action Requested and Justification

Council discussion.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **11.**

Meeting Date: 07/20/2021

Item Title: Texas Municipal Power Agency Appointment

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

At the July 19, 2021 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Texas Municipal Power Agency Board of Directors for a two-year term beginning July 20, 2021.

Recommendation/Action Requested and Justification

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

Attachments

Tom Jefferies - TMPA Letter

Israel Ramos - TMPA Letter/Application

James Vessels - Resume

From: Dowl, Rene
To: Vanover, Courtney
Subject: TMPA BOARD
[redacted]

See below:

Eloyce René Dowl, TRMC, CMC
City Secretary
200 N. 5th Street
4th Floor
Garland, TX 75040
P: 972-205-2404
F: 972-205-2504
rdowl@garlandtx.gov
www.garlandtx.gov

ATTENTION PUBLIC OFFICIALS! A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: THOMAS JEFFERIES [redacted]
To: Dowl, Rene <RDowl@garlandtx.gov>
Cc: Janke, Jeff (GPL) <JJanke@gpltexas.org>
Subject: [EXTERNAL] TMPA BOARD

I would like to continue to serve on the TMPA Board should the Council choose to reappoint me.

Thanks
Tom Jefferies

SERVING THE CITIES OF BRYAN, DENTON, GARLAND & GREENVILLE

April 1, 2021

Mr. Bryan Bradford, City Manager
City of Garland
P.O. Box 469002
Garland, TX 75046

RE: TMPA Board Member Appointment

Dear Mr. Bradford:

Our records indicate that Tom Jefferies's term as a Member of the Board of Directors of the Texas Municipal Power Agency expires on July 18, 2021. The City of Garland will need to reinstate Mr. Jefferies or select a new member to serve for the next 2-year term.

After the City Council reaches a decision on this matter, please send me a certified resolution or certified meeting minutes specifying the person selected to represent your City on the TMPA Board of Directors.

Your cooperation is appreciated.

Sincerely,

Tracy Stracener
Assistant Secretary
TMPA Board of Directors

Cc: Jamie Ratliff
Tom Jefferies
Jeff Janke

CITY OF GARLAND
RECEIVED
MAY 14 2021
CITY SECRETARY

Dear Board Committee,

I would like to apply for a position of Board position with the City of Garland. I am an active community member with a background in human resources and would love the chance to give back by lending my advisory skills to an organization such as yours.

I am a seasoned professional with 12+ years of team leadership and talent management experience in the human resources, customer service, and educational sectors. Recognized for demonstrating a natural aptitude for understanding the challenges business leaders face and creating positive outcomes to achieve operational excellence, as well as for creating strategies that assist employers in finding the right talent, at the right time, and with the right message, I have a verifiable history of contributing directly to company growth and expansion throughout my career. Professional focal points include the recruiting lifecycle, human resources, strategy development, employee engagement, benefits administration, new hire orientations, customer service, cross-functional team collaboration, technology solutions, and project management. Delivering superior administration on the latter areas of expertise requires the utilization of effective communication skills, negotiation skills, as well as business acumen, systems analysis, and resource management to support efficiency and maximum returns.

Currently, I am a Human Resources Generalist with Milliman. Under my leadership, I oversee various human resources functions ranging from recruitment, on-boarding, new hire orientation, compensation administration, benefits, rewards/recognition, and HR data and metrics. In addition, I liaise with senior leadership, stakeholders, and internal teams to ensure the company's support structure is driving the business forward with minimal expenditures.

Colleagues describe me as a progressive, driven, down-to-earth, passionate and managerial expert who can be relied on to offer superior solutions that deliver measurable results. I would be thrilled to have the opportunity to serve on your board and put my knowledge to use.

I am confident you'll find me a good fit for your needs as a Board Member to the City of Garland. Please contact me by phone or email at a convenient time for you so that we may set up an in-person meeting. I look forward to hearing from you and thank you so much for your time.

Sincerely,

Israel Ramos

Enclosures: Application for City of Garland Boards/Commissions/Committees

CITY OF GARLAND
RECEIVED
MAY 14 2021
CITY SECRETARY

GARLAND
TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 5/13/2021

Name: Israel Ramos Phone: [redacted] *(Home)*

Address: 2645 Dodson St. Phone: _____ *(Other*

City, State, Zip: Garland, TX 75042 Email: [redacted]

Resident of Garland for 7 months years Resident of Texas for 29 years

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

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

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

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

I am a seasoned professional with 12+ years of team leadership and talent management experience in th

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

N/A

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

North Texas Food Bank, The A21 Campaign, and Richland Community College Alumni Committee Memb

What is your educational background?

Bachelor of Applied Arts and Sciences with a focus on Human Resources Management, Marketing and N

What is your occupational experience?

Human Resources Generalist

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

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* TMPA

FOR OFFICE USE ONLY

Ad Valorem Tax Status Current ✓ Past Due ___

Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓

Clerk Signature & Date Courtney Vanover 5.14.21

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018

JAMES VESSELS

[redacted] 1022 Palm Desert Dr. Garland, TX 75044

BUSINESS ANALYST/ DEVELOPER/SUPPORT REPRESENTATIVE/CERTIFIED SCRUM MASTER

- IT Business Analyst with 10+ years of experience supporting application development for various applications, including NextGen Healthcare Information Systems, HotDocs Template development and Integration Point Import/Export Applications. Primary tasks: interpreting client needs and writing business requirements with Agile Scrum user stories for development requests, writing user guides, consulting guides and Configuration guides.
- Effectively communicating with developers to deliver workable solutions for end users/clients.
- Technical skills include supporting **XML and SQL development**, writing scripts to pull data from enterprise database into User Interface templates, as well as the ability to read, interpret and **modify Python and JavaScript**.
- Experience working on a Scrum team consisting of 8 to 15 developers, a Product Owner and a team of business specialists to take the requests from user story to business requirements to completed application/template/documents.
- Fully involved in deploying applications to testing environments; developing test scenarios before submitting ITSMs to Production Release.
- In-depth knowledge of development, system administration, file maintenance operations for NextGen, while maintaining compliance with HIPPA, meaningful use and hospital regulations implementing long-term solutions and maintaining the highest standard of quality.
- Proven track record of excellent customer service; building successful client relationships; consulting with Staff Members and Implementation Experts and resolving conflicts.

AREAS OF EXPERTISE

Nextgen Template Development/ Quality - Analysis of development projects - Microsoft SQL Server Admin - Remote & On-site IT Support - Scrum Master/Scrum Team Developer - Electronic Health Record Software Electronic Medical Record Systems - Troubleshooting & Issue Resolution - Writing Business Requirements - Software & Hardware Configurations - Customer Service & Communication - Technical Support/Development Tools

Technical Specialties: NextGen EMR, EPM and ICS | NextGen® BBP & Document Development | Crystal Reports | SQL scripts | Microsoft Office Access, Word & Excel | HotDocs Template Development.

EDUCATION & PROFESSIONAL DEVELOPMENT

Certifications: Scrum Master • NextGen EMR • NextGen ICS • NextGen EPM • NextGen SCT • HTML/XML • A+ Hardware •

WORK EXPERIENCE

SENIOR BUSINESS ANALYST • Insight Global for Thompson Reuters – Richardson, TX Sept 2019– April 2020
Worked on GTM/Integration Point software developing the following products: Entry Verification. Export Verification, Supply Chain Compliance, Business Process Modeling, and Import Security Filing. Created Features and User Stories based on client request, Led Grooming, Design and Review according to Scrum guidelines. Worked closely with the Product Owner to monitor Backlog and push development through to completion. Also wrote the Release Notes, updated User Guides, Consulting Guides and Implementation Guides according to the changes we made. Worked closely with the Scrum Master to manage our meetings and develop strong team ethic.

SENIOR BUSINESS ANALYST • Insight Global for JP Morgan Chase – Plano, TX May 2018– May 2019
Worked on the Document Automation project for JP Morgan Chase's Commercial Banking division using HotDocs Template development. Worked with Product Owner on a Scrum Team using Atlassian JIRA to identify client needs and develop stories and implementation plans for the creation of new documents, or modification of existing document for all JPMC's Lines of Business, including Middle Market, Dealer Services, Real Estate and Commercial Business. Converted user stories to business requirements, following very strict legal guidelines and maintaining professional and functional performance. Then pushed them through development, creating or modifying User Interface templates, writing XML or SQL scripts to pull data from other banking resources, followed by regressive testing of all affected components. After testing I conducted peer review of tasks completed by other team members, looking for grammatical errors and functional performance. I would then follow up

on UAT (user testing) to approve and prepare my work and the work of others through finally deployment into a production environment following strict ITSM guidelines. Worked as rotating Scrum Master for the analyst/development team.

SENIOR BUSINESS ANALYST • Tenet Healthcare – Dallas, TX 2013 – 2018

As a Senior-level Business and Technical Analyst role over the NextGen environment, I communicated with our stakeholders: doctors, nurses and office managers regarding bugs and enhancements for the NextGen Electronic Health Records software. I then wrote business requirements for template, report and document development based on the needs of thousands of doctors and staff at over 80 offices supporting all types of practices. I oversaw proper documentation, technical communication, and acted as leader for training of the help desk support and tier 3 resource for difficult issues.

- NextGen EHR/EPM is a full hospital/clinic solution where we applied enhancements and bug fixes to the out-of-the-box application. Components included electronic practice management, appointment scheduling, automated claims processing, labs processing and patient billing. The Electronic Health Records component involved reason for visit, vitals recording through devices, assuring doctors met HIPPA requirements, patient and family histories, submitting lab requests using HL7 and submitting prescriptions to the patient's pharmacy by electronic means. We also produced patient visit documents and practice level reports
- Mitigated risks by authoring business requirements, analyzing enhancements, and guiding decision making to maintain effective workflow and meet enterprise goals.
- Extensive template development from bug fixes requests and enhancement modifications for every practice type (Pediatrics, Family Practice, Neurology, ENT, and more), also building complete template sets for Cardiology practices and Bariatric Medicine. Also worked in NextGen Document builder to deliver the custom data added to templates and writing Crystal Reports to deliver metrics to Practice Managers and Doctors.
- Served as a liaison between practice managers and NextGen support staff members while cross training and directing technical teams.
- Installed KBM (Knowledge Base Model) upgrades, managed monthly medication and formulary updates and managed the File Maintenance and System Administration tools.

NEXTGEN CONSULTANT • Dell Services Consulting to Tenet Healthcare – Dallas, TX 2011 – 2013

- Same duties as above as a Dell Services contractor to Tenet
- Provided business analysis, development and support to the staff of Tenet Healthcare.
- Rolled out updates for a range of NextGen modules, tracking and installing key updates under tight deadlines

NEXTGEN SUPPORT ANALYST • Mednax/Pediatrix Medical Group – Richardson, TX 2004 – 2011

- Provided helpdesk support to 80 hospitals and clinics
- Installed monthly updates for NextGen and assisted with upgrades to the application.
- Worked on Template development for bugs and enhancements.

TROUBLE SPECIALIST• Sprint PCS - Fort Worth, TX 2002 – 2004

- Help Desk support for Sprint email, text and other technical issues

CONSULTANT • Buchanan Associates – Dallas, TX

1998 -2001

- **Provided consulting services for: Bell Helicopter, Groceryworks.com, Pioneer Natural Resources**

HELP DESK • Verio Inc. – Dallas, Tx

1997 - 1998

- Help Desk support for Verio Internet customers

HELP DESK • Stream International – Richardson, TX

1995 - 1997

- Help Desk Support for Compaq and Gateway computer companies

Vanover, Courtney

From: Dowl, Rene
Sent: Tuesday, June 1, 2021 12:22 PM
To: Vanover, Courtney
Subject: TMPA Applications
Attachments: Vessels-j 2021.doc

[redacted]

From: James Vessels <james@jamesvessels.com>
Sent: Tuesday, June 01, 2021 12:10 PM
To: Dowl, Rene <RDowl@garlandtx.gov>
Subject: [EXTERNAL] Applications

Are you still accepting applications for the positions:
North Texas Municipal Water District
And
Texas Municipal Power Agency.

I have been a resident of Garland for 6 years. I have been working as a business analyst for 21 years in the Health Care software development industry. I have followed Texas politics closely for years. I once ran for Bryan, TX City Council. I would like to participate in some level of government. I have a strong interest in the Power Agency Board, especially since our winter freeze outages.
I want Garland to be prepared for future events like this.

I have attached a resume.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **12. a.**

Meeting Date: 07/20/2021

Item Title: Z 18-19 Pankaj Patel (District 1)

Submitted By: Tracy Allmendinger, Development Services Coordinator II

REQUEST

Approval of 1) an amendment to the Planned Development (PD) District 03-53; 2) a Specific Use Provision for Hotel/Motel, Limited Service Use and 3) a Detail Plan for Hotel/Motel, Limited Service Use.

LOCATION

565 Town Center Boulevard

OWNER

Pankaj Patel

PLAN COMMISSION RECOMMENDATION

On June 28, 2021 the Plan Commission, by a vote of eight (8) to one (1), recommended approval of 1) an amendment to the Planned Development (PD) District 03-53; 2) a Specific Use Provision for Hotel/Motel, Limited Service Use and 3) a Detail Plan for Hotel/Motel, Limited Service Use. Further, the Plan Commission recommended to allow the lot coverage to be a maximum of sixty-five (65%) percent.

STAFF RECOMMENDATION

Approval of 1) an amendment to the Planned Development (PD) District 03-53; 2) a Specific Use Provision for Hotel/Motel, Limited Service Use and 3) a Detail Plan for Hotel/Motel, Limited Service Use.

BACKGROUND

In 2003 City Council approved Planned Development (PD) District 03-53 to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development. PD 03-53 requires review of a Detail Plan through a public hearing process. With PD 03-53 portions of the overall site were assigned as individual tracts.

The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall. At the north end of the core shopping area are existing urban-style multi-family complexes and townhouse-style structures.

The Development Design Intent of the overall zoned property is to create a unified development with linked vehicular and landscaped pedestrian pathways that connect throughout, including a unified architectural themed development in respect to massing, façade details, materials, roof details, and similar features. The zoning includes specific regulations for building design and landscaping.

The applicant has brought forward a proposal for development of a 0.327-acre vacant lot located within the core of the urban shopping mall. The proposal is to amend PD 03-53 to add Hotel/Motel, Limited Service use (requires a Specific Use Provision), and propose a Detail Plan for a Fairfield Inn & Suites by Marriott, with amended development standards.

SITE DATA

The site contains approximately 0.327 acres with approximately eighty-four (84) lineal feet of frontage along Town Center Drive, and 203 linear feet of frontage along Prairie Clover Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently undeveloped. The PD 03-53 identifies this site as part of Tract 1 of the Town Center and specifies development regulations for this Tract in the core area of the Firewheel Town Center. Allowed uses include retail, office, restaurant and personal services. Further, PD 03-53 is based in the Urban Business District and requires the approval of a Detail Plan on any portion of Tract 1 prior to the issuance of building permits. The GDC also requires a Specific Use Provision for a Limited Service Hotel in the Urban Business (UB) District.

The site is also zoned Planned Development (PD) 12-36 District for the regulation of freestanding signs. This application proposes no amendments to PD 12-36.

CONSIDERATIONS

1. **Detail Plan:**
   The site plan (Exhibit C) reflects the proposed 8,662 [ground floor area] square-foot building with eighty-five (85) guest rooms. The Garland Development Code defines a Limited Service Hotel/Motel as intended for overnight or temporary lodging of travelers for compensation and which may have on-site food preparation/service for guests. In comparison, a Hotel/Motel, Full Service is for overnight or temporary lodging of travelers for compensation and which has meeting facilities and on-site food service for guests.

2. The GDC states that all guest rooms must have access from only an interior hallway, which is accessible from a central lobby area contained within the building, except first floor units, which may have direct access from an interior courtyard or swimming pool area instead of, or in addition to, hallway access. In addition, all entrances and exits of any incidental business within a Hotel or Motel must be from the inside of the principal hotel building.

   The proposal complies with the above requirements.

3. **Parking**
   The proposed use requires a total of eighty-nine (89) parking spaces. Although five (5) parking spaces will be removed in order to build the hotel, the applicant has an existing shared parking agreement with Simon Property Group, L.P. to comply with the parking

requirements.

The GDC also requires a porte-cochere or covered valet area must be provided immediately adjacent to the lobby entrance and registration desk. The porte-cochere or covered area must be sufficient to accommodate the temporary parking of at least two (2) vehicles parked side-by-side for guests checking in and out. The applicant requests relief from this requirement due to site constraints. Although the applicant proposes a canopy at the entrance and the site plan (Exhibit C) also shows three (3) parking spaces at the front of the building designated as “20 Minute Parking” for guests checking in and out.

4. **Building Height:**
   Planned Development (PD) 03-53 establishes a maximum height of fifty-five (55) feet for all buildings in Tract 1. The applicant proposes the building height to be approximately eighty-one (81) feet in order to accommodate six floors.

5. **Lot Coverage:**
   The maximum lot coverage allowed per Planned Development (PD) District 03-53 is forty (40%) percent. The applicant requests to allow 63.18% lot coverage.

6. **Amenities:**
   The Garland Development Code (GDC) requires a Limited Service Hotel to have a fitness center, pantry (small sundries shop), common leisure area (minimum 1,000 square feet), meeting or conference room (minimum 700 square feet), an indoor or outdoor swimming pool (minimum 800 square feet of water surface area) and two additional amenities from Section 2.52 (11)(e)(iii).

   This proposal will include a fitness center, pantry (corner market), common leisure area, a lounge and an indoor swimming pool. The surface water area of the swimming pool will be 318 square feet. A meeting or conference room will not be provided with this development.

   In addition, the site plan shows two (2) outdoor patios that are accessible to guests.

7. **Screening and Landscaping:**
   The proposed landscape layout (Exhibit D) is in compliance with the screening and landscaping standards in Planned Development (PD) District 03-53 and the Garland Development Code (GDC). The landscape plan (Exhibit C) shows street trees and planters along Prairie Clover Drive and Town Center Boulevard to provide comfortable pedestrian pathways and to help define streets and other vehicular pathways.

8. **Building Design:**
   The proposed building elevations (Exhibit E) are in compliance with the building design standards in Planned Development (PD) 03-43 and the GDC. Planned Development 03-53 requires new buildings to be “four sided architecture” and architecturally compatible with the architectural theme of the town center core.

   The applicant states “the new building is blended with the existing outdoor mall with the existing street furnishings to match the color, texture and scale matching with the existing trash receptacles, lighting fixtures, planters, walkway and trees”.

9. **Signage:**
   No deviations have been requested for signage.

10. **Specific Use Provision:**
    The applicant requests the Specific Use Provision for the Hotel/Motel, Limited Service Use to be in effect for a time period of thirty (30) years, which aligns with the SUP Time Period Guide.

11. **Deviations:**

Development Standards	Required	Proposed	Applicant's Justification
Building Height	55 feet	81 feet	The applicant requests this deviation to allow six floors on a small infill site.
Lot Coverage	40%	63.18%	The applicant requests this deviation in order to accommodate 85 guest rooms and amenities on a small infill site.
Swimming Pool	One (1) indoor or outdoor swimming pool is required with 800 square feet of water surface area.	One (1) indoor swimming pool with 318 square feet of water surface area.	The Marriott franchise requests the proposed size due to site constraints. There is no room for a larger swimming pool.
Porte-Cochere or covered valet area	The GDC requires porte-cochere or covered valet area must be provided immediately adjacent to the lobby entrance and registration desk. The porte-cochere or covered area must be sufficient to accommodate the temporary parking of at least two (2) vehicles parked side-by-side for guests checking in and out.	The applicant proposes a canopy at the entrance, and the site plan also shows three (3) parking spaces at the front of the building designated as "20 Minute Parking" for guests checking in and out.	The applicant states that the main entry canopy has been provided in lieu of the porte cochere. The covered valet and and porte cochere are not practical in the current setting.

Meeting or Conference Room	A minimum of 700 SF meeting or conference room is required	Not provided	The applicant requests this deviation due to limited space.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations. Regional centers generally cover an area greater than 30 acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20-minute drive time, and serves a minimum population of 150,000.

The proposed land use is compatible with the Comprehensive Plan and offers a supportive use to the Firewheel Town Center.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Firewheel Town Center and its peripheral development tracts comprise a unique, mixed-use development of a regional scale. As such, it has design characteristics and requirements which necessitate unique regulation maintaining an urban walkable environment.

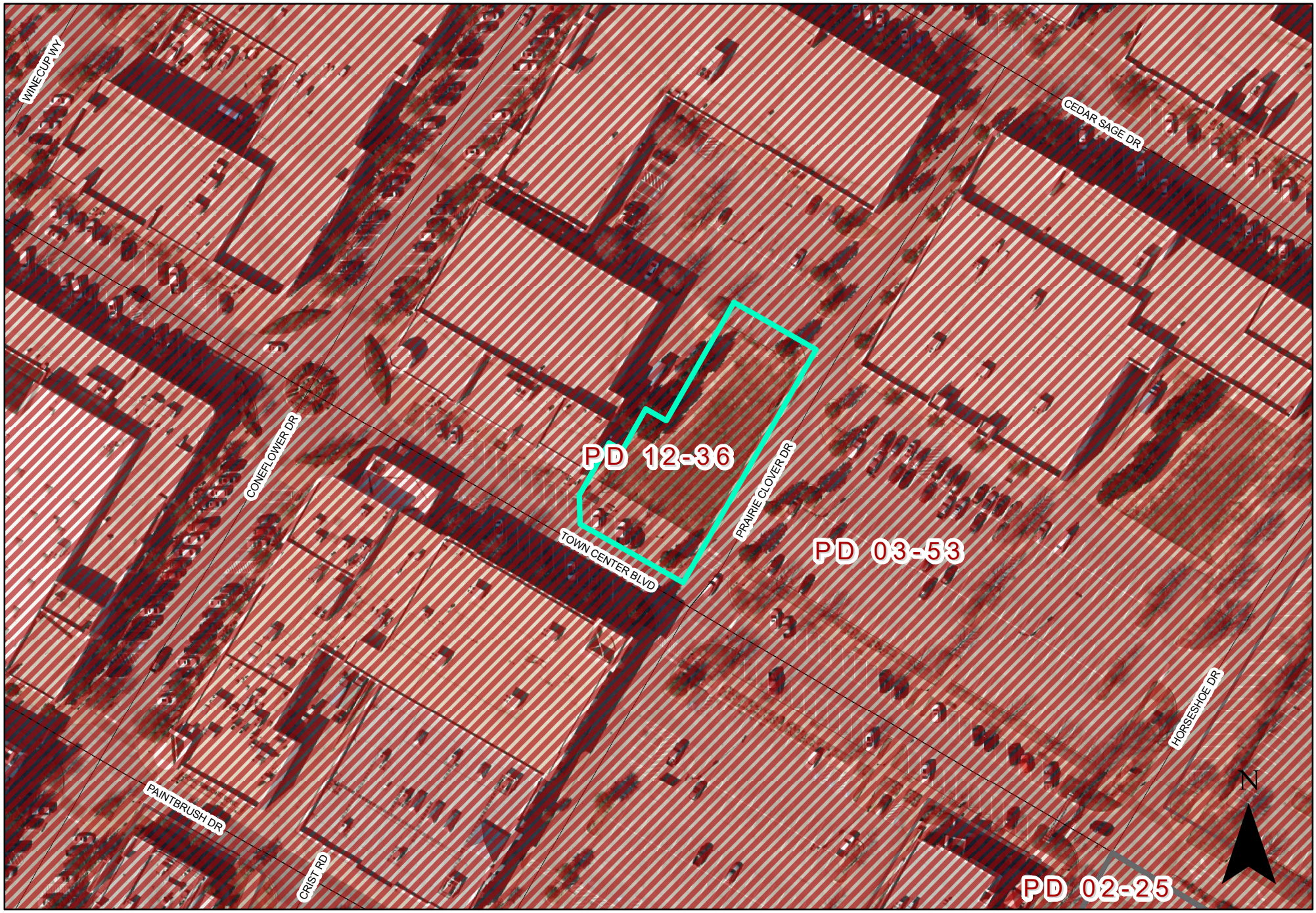
The proposed hotel will be beneficial for the Firewheel Town Center as a supportive use.

Attachments

Z 18-19 Pankaj Patel Attachments and Exhibits

Z 18-19 Pankaj Patel Responses

Z 18-19 Pankaj Patel Staff Presentation



0 50 100 Feet

1 inch = 95 feet

Zoning Map Z 18-19

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-19

565 TOWN CENTER BOULEVARD

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for a Hotel/Motel, Limited Service Use.

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 Planned Development (PD) District 03-53, 12-36 and the Urban Business (UB) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall 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: In addition to those uses permitted in Planned Development (PD) 03-53, the Hotel/Motel, Limited Service Use is permitted by Specific Use Provision (SUP).

B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Building Height: The maximum building height shall be eighty-one (81) feet.

D. Lot Coverage: The maximum lot coverage shall be 65%.

EXHIBIT B

E. Guest Rooms: The proposed development shall consist of eighty-five (85) guest rooms.

F. Meeting or Conference Room: A meeting or conference room is not required with this development.

G. Porte-Cochere or Covered Valet Area: A Porte-Cochere or Covered Valet Area is not required with this development.

H. Swimming Pool: The minimum water surface area shall be 318 square feet.

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

D. Maintenance requirements:

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

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to

any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

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

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-19

565 TOWN CENTER BOULEVARD

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Hotel/Motel, Limited Service Use.

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

II. General Regulations: All regulations of Planned Development (PD) District 12-36, 03-53 and the Urban Business (UB) 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.

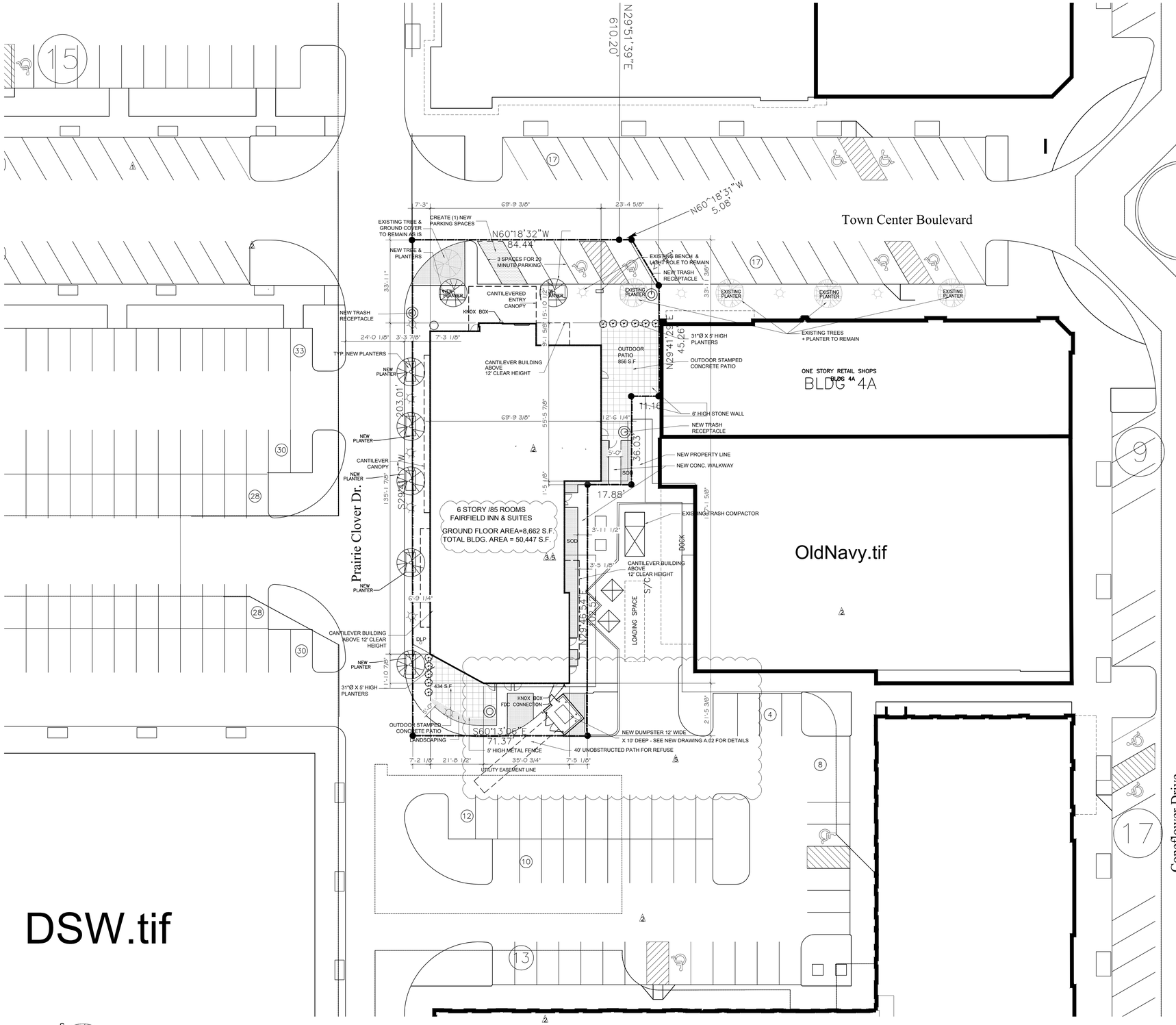
III. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision shall be in effect for thirty (30) years.

EXHIBIT B

EXHIBIT C

DSW.tif



DSW.tif

SITE - PLAN
SCALE - 1: 20'

GENERAL NOTES:
1.ALL PROPOSED MATERIALS ARE BY REPUTED AMERICAN COMPANIES.
2.PATIOS PRESENTS AN ACCESSIBLE PEDESTRIAN PATHS TO BUILDING OPENINGS.
3.BACKFLOW DEVICE REQUIRED ON ALL NON-RESIDENTIAL IRRIGATION, FIRE SPRINKLER, AND DOMESTIC WATER SERVICE LINES.

STATISTICS:

6 STORY - FAIRFIELD INN & SUITES

85 ROOMS

1. SITE AREA = 13227 s.f or 0.304 acres

2. BUILDING AREAS = (TOTAL) 50,447 S.F S.F.
* GROUND FLOOR = 8,662 S.F
* 2ND,3RD,4TH,5TH & 6TH FLOORS = 41,785 S.F (8,321 S.F EACH FLOOR)

3. ROOM BREAKDOWN:
* GROUND = 0
* SECOND FLOOR = 17 GUESTROOMS
* THIRD FLOOR = 17 GUESTROOMS
* FOURTH FLOOR = 17 GUESTROOMS
* FIFTH FLOOR = 17 GUESTROOMS
* SIXTH FLOOR = 17 GUESTROOMS

TOTAL = 85 GUESTROOMS

DLP = DECORATIVE LIGHT POLE

DETAILED INFO:

NO.	DESCRIPTION	REQUIRED	PROVIDED
1.	MIN. GUEST ROOMS	75	85
2.	BUILDING HEIGHT	MAX. 55'	80'-3 1/8"
3	LOT COVERAGE	MAX. 40% 5290.8 S.F MAX.	8357 S.F /13227 =63.18%
4.	POOL	INDOOR POOL 800 S.F	INDOOR POOL 318 SF
5.	GUEST ROOM SIZE	275 S.F	275 TO 477 S.F
6.	GUEST ROOM ACCESS	INTERIOR CORRIDOR	INTERIOR CORRIDOR
7.	CHECKIN/OUT -PARKING	2 SPACES	3 SPACES
8.	FITNESS	YES	YES
9.	SMALL SUNDRIES SHOP	YES	YES
10.	KITCHEN IN GUEST ROOM	PROHIBITED	PROHIBITED
11.	COMMON LEISURE AREA	1000 S.F	2296 S.F
12.	REQUIRED AMENITIES	MINIMUM 2: A) RESTAURANT B) BUS. CENTER C) LOUNGE D) SUNDRIES SHOP	INTERIOR C) LOUNGE D) SUNDRIES SHOP

LEISURE SPACES
- LOUNGE —— 722 S. F.
- BREAKFAST/LOUNGE —1574 S. F.

TOTAL = 2,296 S. F.

IBC 2015
BUILDING CONSTRUCTION: TYPE I-B
NON-COMBUSTIBLE BUILDING, FULLY-SPRINKLERED

KEY MAP:

ARCHITECT:
PRP ARQ CORP.
ARCHITECTURE -URBAN PLANNING -INTERIOR DESIGN
PRP.ARQ, corp.
3 Colonial Court
Frisco, Texas 75034
tel: 972 900 3104
email: ppatel2030@gmail.com
www.
Frisco TEXAS USA

CONSULTANT:

FAIRFIELD INN & SUITES® Marriott.

FAIRFIELD INN & SUITES - MARRIOTT
FIREWHEEL TOWN CENTER
TOWN CENTER BOULEVARD
GARLAND, TEXAS - 75040
FOR
GARLAND . TEXAS

CASE NUMBER : 170328-1
NWC-TOWNCENTER & PRAIRIE CLOVER DR.

4	6th SUBMITTAL	05/24/21
3	5th SUBMITTAL	04/20/21
2	3RD SUBMITTAL	03/20/19
1	1ST SUBMITTAL	02/22/19

ISSUE DESCRIPTION DATE

PROFESSIONAL SEALS

PROPOSED SITE PLAN

DRAWN BY CHECKED BY PRP
PROJECT NUMBER 15-025
PROJECT ABBREVIATION FIS-G-TX
DATE 08-12-2017
CURRENT DOCUMENTATION STAGE SCHEMATIC DESIGN

DRAWING NUMBER
SP-3

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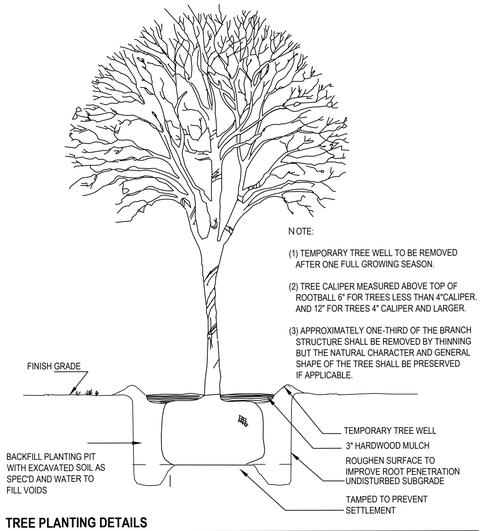
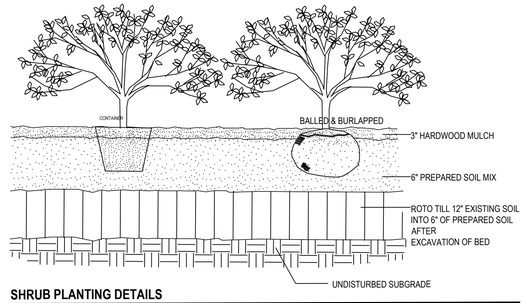
EXHIBIT D



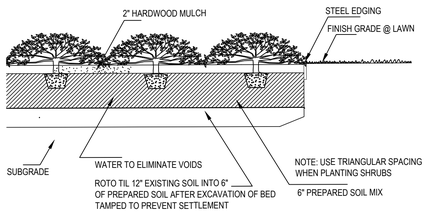
TREE PLANTING DETAILS

NTS



SHRUB PLANTING DETAILS

NTS



GROUND COVER PLANTING DETAIL

NTS

planting notes

1. USE $\frac{1}{8}$"X4" STEEL EDGING (PAINTED GREEN).
2. USE 4" "GOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
3. ALL THE LAWN AREAS TO BE HYDROMULCHED BERMUDAGRASS. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 3" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
5. THE SITE WILL BE IRRIGATED WITH BELLOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.USE DRIP IRRIGATION SYSTEM FOR THE GROUND COVER AND SHRUB AREAS.
6. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTANANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.

plant schedule

STACY-ALMA PLAZA

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
SHADE TREES				
2	Red Oak	Quercus shumardii	6" Caliper 12' ht., 6-7' sp., full, maching.	Match vareity with existing Red Oaks.
5	Magnolia	Magnolia grandiflora	6" Caliper 12' ht., 6 -7 sp, full.	Match variety with existing Magnolias.
SHRUBS & VINES				
9	Nelie R. Stevens Holly	Ilex X 'Nelie R. Stevens'	7 gal. full pot, well rooted, 48" O.C.	
16	Dwf. Abelia	Abelia grandiflora nana	3 gal. full pot, well rooted.	
	Seasonal Colors		6" pots, full pot, well rooted.	
GROUNDCOVERS, & LAWN				
122	Asian Jasmine	Trachilospermum asiaticum	1 gal pots, full pot, well rooted, 18" O.C	

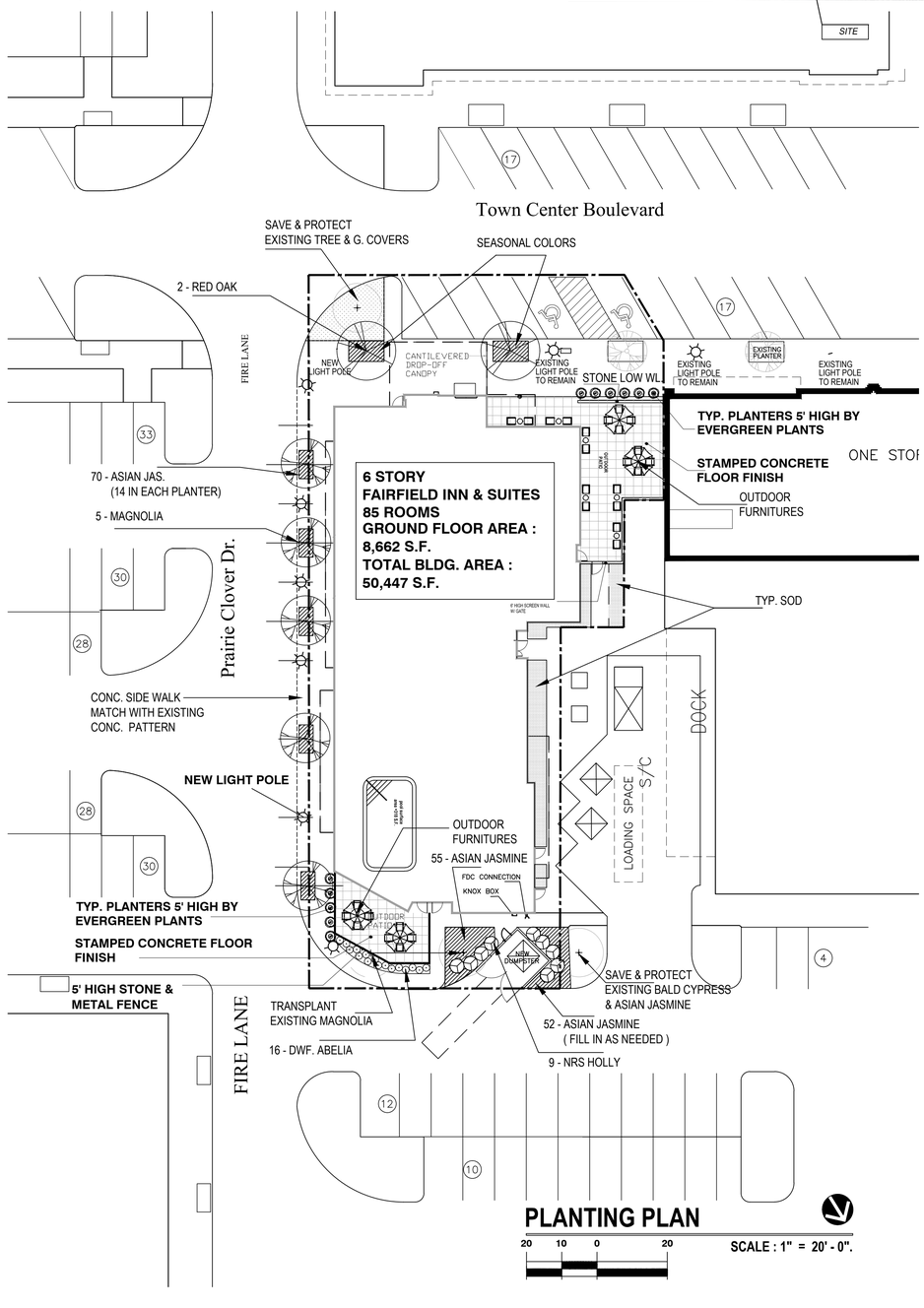
LEADER ON SHADE TREES MUST ME INTACT .
ALL TREES AND SHRUBS MUST BE CONTAINER GROWN.

exist. tree legend

+ EXISTING TREE SAVE AND PROTECT

SIDEWALK PAVING PATTERN

MATCH W/ EXISTING



PLANTING PLAN

20 10 0 20

SCALE : 1" = 20' - 0".

ARCHITECT:
PRP ARQ CORP.
ARCHITECTURE •URBAN PLANNING •INTERIOR DESIGN
PRP.ARQ, corp.
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tel: 972 900 3104
email: ppatel2030@gmail.com
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Frisco TEXAS USA

aroids
landscape architects
5901 indian hills drive, garland, texas, 75044
telephone / 214.403.2034
masalam2745@gmail.com
CONSULTANT:

FAIRFIELD INN & SUITES - MARRIOTT
FIREWHEEL TOWN CENTER
TOWN CENTER BOULEVARD
GARLAND. TEXAS - 75040
FOR
GARLAND . TEXAS

CASE NUMBER : 170328-1
NWC-TOWNCENTER & PRAIRIE CLOVER DR.

ISSUE	DESCRIPTION	DATE
5	5th SUBMITTAL	04/20/21
2	3RD SUBMITTAL	03/20/19
1	1ST SUBMITTAL	02/22/19

PROFESSIONAL SEALS

STATE OF TEXAS
MOHAMMAD A. SALAMEH
8161
REGISTERED ARCHITECT
12.20.2018

LANDSCAPE PLAN

DRAWN BY	CHECKED BY
	PRP
PROJECT NUMBER	PROJECT ABBREVIATION
15-025	FIS-G-TX
DATE	CURRENT DOCUMENTATION STAGE
08-12-2017	SCHEMATIC DESIGN

DRAWING NUMBER

SP - 5

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EXHIBIT E

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

FACADE DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
GRAY STUCCO	1,806 S.F.	-	22.5 %
WHITE SMOOTH STUCCO	4,772 S.F.	-	59.3 %
ARRISCRAFT STONE	651 S.F.	-	8.2 %
ALUCOBOND	831 S.F.	-	10 %
TOTAL	8,060 S.F.	-	100 %

MATERILA LIST MATRIX

A	PATRIOT RED PVDF 3	PATRIOT RED COLOR BY ALUCOBOND OR EQ.
B		STAILESS STEEL COLOUMN COVER.
C		OAKRIDGE -RENAISSANCE STONES BY ARRISCRAFT
D	SIMPLY WHITE OC-117	WHITE SMOOTH BAND DRYVIT STUCCO. COLOR - SIMPLY WHITE - OC-117 BY BENJAMIN MOORE OR EQ.
E		WHITE SMOOTH DRYVIT STUCCO. COLOR - WHITE CLOUD -2159-70 BY BENJAMIN MOORE OR EQ.
F		SAKURA COLOR UNDER SPECTRA BY ALUCOBOND OR EQ.
G		GRAY DRYVIT STUCCO. COLOR - SHALE 861 BY BENJAMIN MOORE OR EQ.

ARCHITECT:
PRP ARQ CORP.
ARCHITECTURE -URBAN PLANNING -INTERIOR DESIGN
PRP.ARQ. corp.
3 Colonial Court
Frisco, Texas 75034
tel: 972 900 3104
email: ppatel2030@gmail.com
www.
Frisco TEXAS USA

CONSULTANT:

FAIRFIELD INN & SUITES® Marriott.

FAIRFIELD INN & SUITES - MARRIOTT
FIREWHEEL TOWN CENTER
TOWN CENTER BOULEVARD
GARLAND. TEXAS - 75040
FOR
GARLAND . TEXAS

CASE NUMBER : 170328-1
NWC-TOWNCENTER & PRAIRIE CLOVER DR.

ISSUE	DESCRIPTION	DATE

PROFESSIONAL SEALS

REGISTERED ARCHITECT PANKAJ R. PATEL 23449 STATE OF TEXAS
FEBRUARY 10/2020

EXTERIOR ELEVATIONS COLOR

DRAWN BY
CHECKED BY PRP
PROJECT NUMBER 15-025
PROJECT ABBREVIATION FIS-G-TX
DATE 02-10-2020
CURRENT DOCUMENTATION STAGE SCHEMATIC DESIGN
DRAWING NUMBER A210

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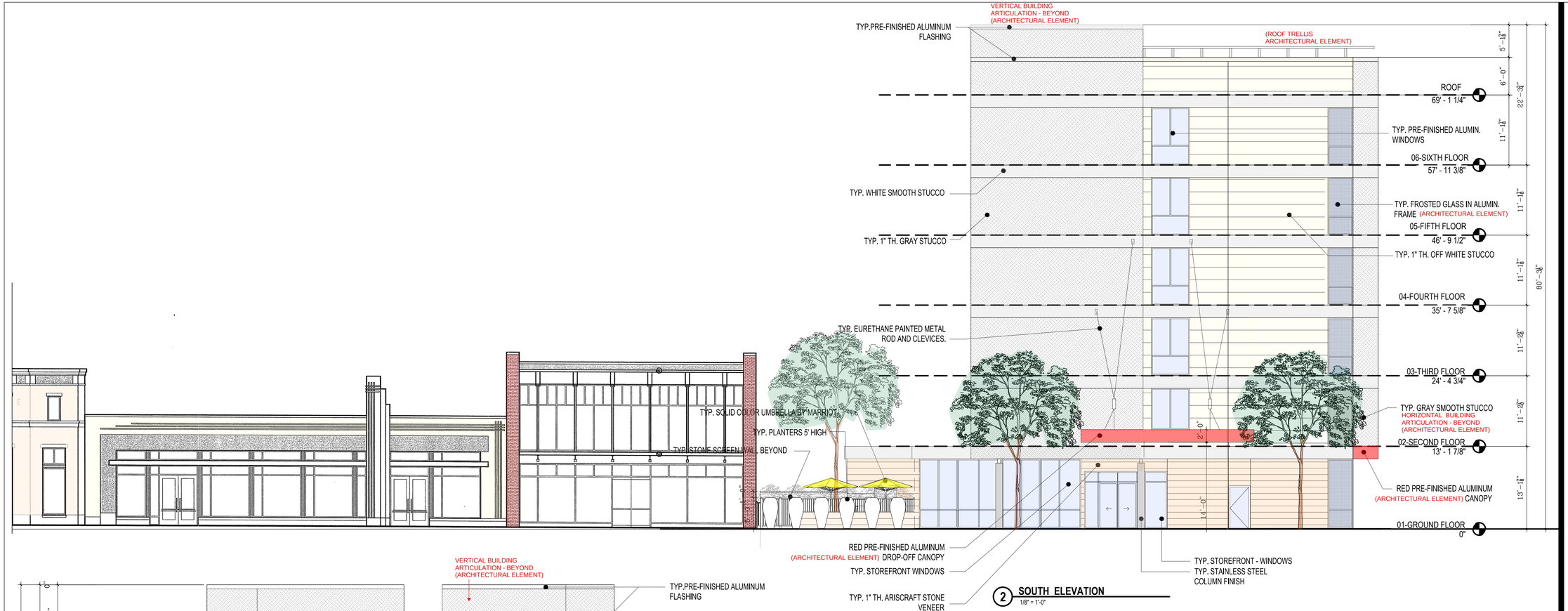
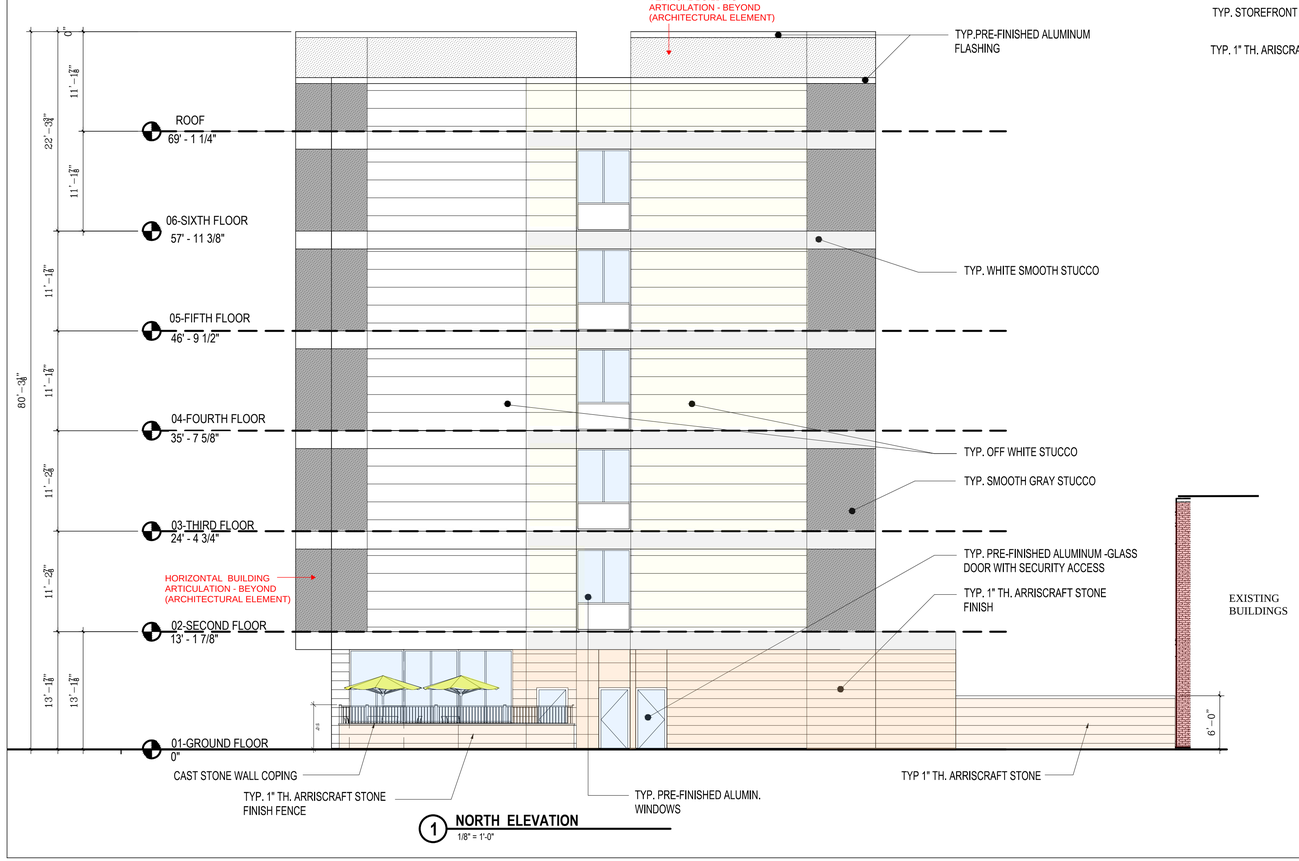
EXHIBIT E



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



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

FACADE DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
GRAY SMOOTH STUCCO	1,421 S.F.	-	31.5 %
WHITE SMOOTH STUCCO	2,881 S.F.	-	63.8 %
ARRISCRAFT STONE	214 S.F.	-	4.7 %
ALUCOBOND	-	-	-
TOTAL	4,659 S.F.	-	100 %

FACADE DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
GRAY SMOOTH STUCCO	1,186 S.F.	-	26.1 %
WHITE SMOOTH STUCCO	1,687 S.F.	-	61.8 %
ARRISCRAFT STONE	547 S.F.	-	12.1 %
ALUCOBOND	-	-	
TOTAL	4,536 S.F.	-	100 %

MATERILA LIST MATRIX

A — PATRIOT RED PVDF 3
PATRIOT RED COLOR BY ALUCOBOND OR EQ.

B
STAILESS STEEL COLOUMN COVER.

C
OAKRIDGE -RENAISSANCE STONES BY ARRISCRAFT

D — simply white OC-117
WHITE SMOOTH BAND DRYVIT STUCCO. COLOR - SIMPLY WHITE - OC-117 BY BENJAMIN MOORE OR EQ.

E
WHITE SMOOTH DRYVIT STUCCO. COLOR - WHITE CLOUD -2159-70 BY BENJAMIN MOORE OR EQ.

F
SAKURA COLOR UNDER SPECTRA BY ALUCOBOND OR EQ.

G
GRAY DRYVIT STUCCO. COLOR - SHALE 861 BY BENJAMIN MOORE OR EQ.

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CASE NUMBER : 170328-1
NWC-TOWNCENTER & PRAIRIE CLOVER DR.

ISSUE DESCRIPTION DATE

PROFESSIONAL SEALS

EXTERIOR ELEVATIONS

DRAWN BY — CHECKED BY: PRP
PROJECT NUMBER: 15-025 — PROJECT ABBREVIATION: FIS-G-TX
DATE: 02-10-2020 — CURRENT DOCUMENTATION STAGE: SCHEMATIC DESIGN
DRAWING NUMBER: A212 COLOR

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EXHIBIT E

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

EAST SIDE FACADE CALCULATION::

FACADE DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED	
GRAY SMOOTH STUCCO	3,209 S.F.	-	37.9 %	MASONRY 91%
WHITE SMOOTH STUCCO	3,411 S.F.	-	40.3 %	
ARRISCRAFT STONE	1,048 S.F.	-	12.5 %	
ALUCOBOND	789 S.F.	-	9.3 %	
TOTAL	8,457 S.F.	-	100 %	

MATERILA LIST MATRIX

A	PATRIOT RED PUSP 3	PATRIOT RED COLOR BY ALUCOBOND OR EQ.
B		STAILESS STEEL COLOUMN COVER.
C		OAKRIDGE -RENAISSANCE STONES BY ARRISCRAFT
D	SPEED WHITE OC-117	WHITE SMOOTH BAND DRYVIT STUCCO. COLOR - SIMPLY WHITE - OC-117 BY BENJAMIN MOORE OR EQ.
E		WHITE SMOOTH DRYVIT STUCCO. COLOR - WHITE CLOUD -2159-70 BY BENJAMIN MOORE OR EQ.
F		SAKURA COLOR UNDER SPECTRA BY ALUCOBOND OR EQ.
G		GRAY DRYVIT STUCCO. COLOR - SHALE 861 BY BENJAMIN MOORE OR EQ.

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GARLAND. TEXAS - 75040
FOR
GARLAND . TEXAS

CASE NUMBER : 170328-1
NWC-TOWNCENTER & PRAIRIE CLOVER DR.

ISSUE DESCRIPTION DATE

PROFESSIONAL SEALS

REGISTERED ARCHITECT PANKAJ R. PATEL 23449 STATE OF TEXAS
FEBRUARY 10/2020

EXTERIOR ELEVATIONS

DRAWN BY PRP
CHECKED BY
PROJECT NUMBER 15-025
PROJECT ABBREVIATION FIS-G-TX
DATE 02-10-2020
CURRENT DOCUMENTATION STAGE SCHEMATIC DESIGN

DRAWING NUMBER
A211

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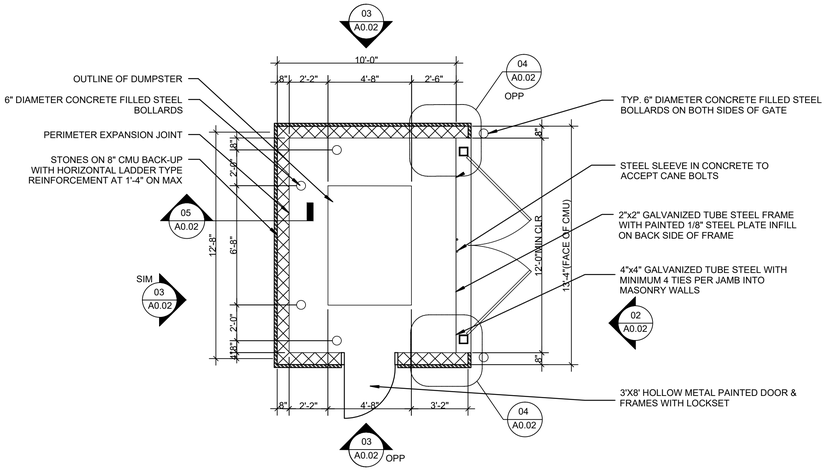
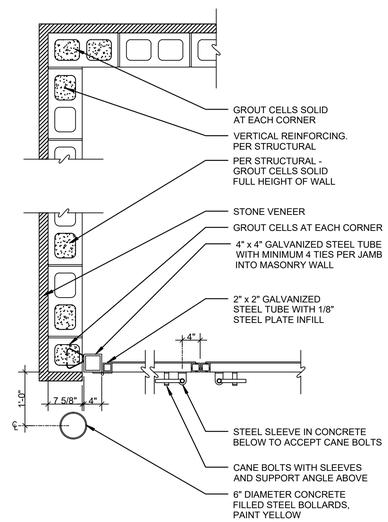
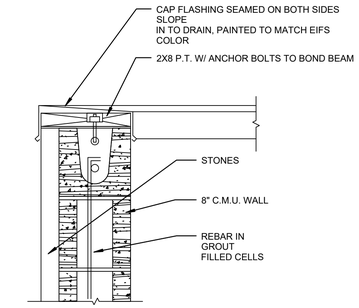


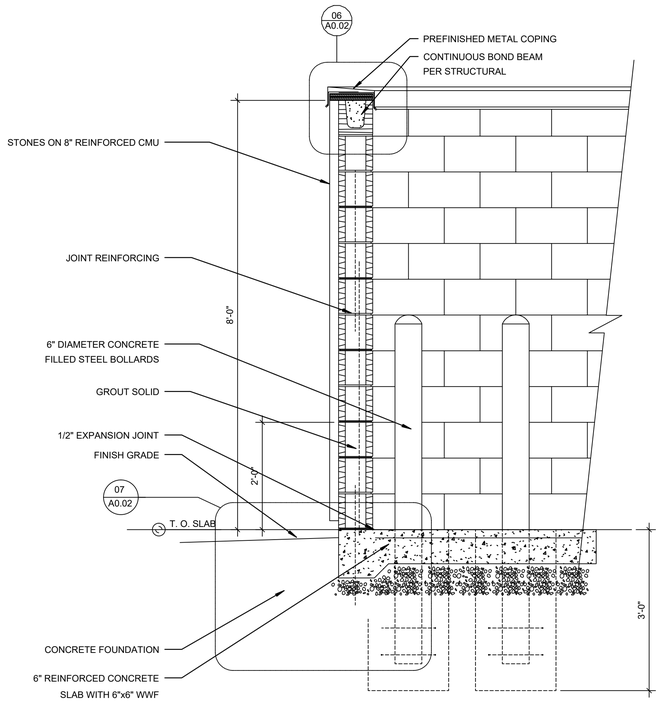
1 A1.05 ENLG - SITE - DUMPSTER PLAN
1/4" = 1'-0"



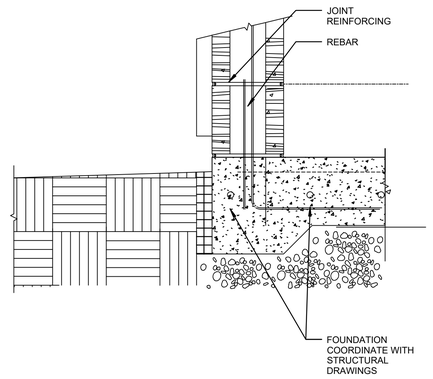
4 A1.05 SITE - PARTIAL PLAN DETAIL
3/4" = 1'-0"



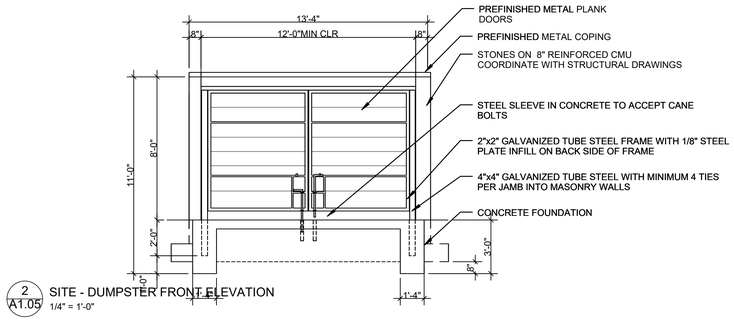
6 A1.05 SITE - COPING DETAIL @ DUMPSTER
1 1/2" = 1'-0"



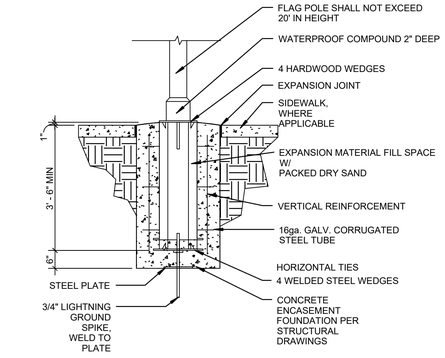
5 A1.05 SITE - SECTION @ SCREEN WALL
3/4" = 1'-0"



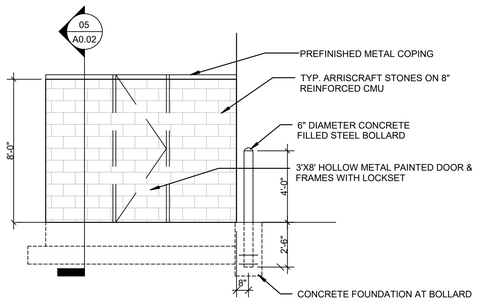
7 A1.05 SITE - FOOTING DETAIL @ DUMPSTER
1 1/2" = 1'-0"



2 A1.05 SITE - DUMPSTER FRONT ELEVATION
1/4" = 1'-0"



8 A1.05 SITE - FLAG POLE OPTION
1/2" = 1'-0"



3 A1.05 SITE - DUMPSTER SIDE ELEVATION
1/4" = 1'-0"

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GARLAND, TEXAS - 75040
FOR
GARLAND . TEXAS

CASE NUMBER : 170328-1
NWC-TOWNCENTER & PRAIRIE CLOVER DR.

4	6th SUBMITTAL	05/24/21
3	5th SUBMITTAL	04/20/21
2	3RD SUBMITTAL	03/20/19
1	1ST SUBMITTAL	02/22/19

ISSUE DESCRIPTION DATE

PROFESSIONAL SEALS

SITE DETAILS - GENERAL

DRAWN BY — CHECKED BY: PRP
PROJECT NUMBER: 15-025 — PROJECT ABBREVIATION: FIS-G-TX
DATE: 08-12-2017 — CURRENT DOCUMENTATION STAGE: SCHEMATIC DESIGN

DRAWING NUMBER
A0.02 4

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REPORT & MINUTES

P.C. Meeting, June 28, 2021

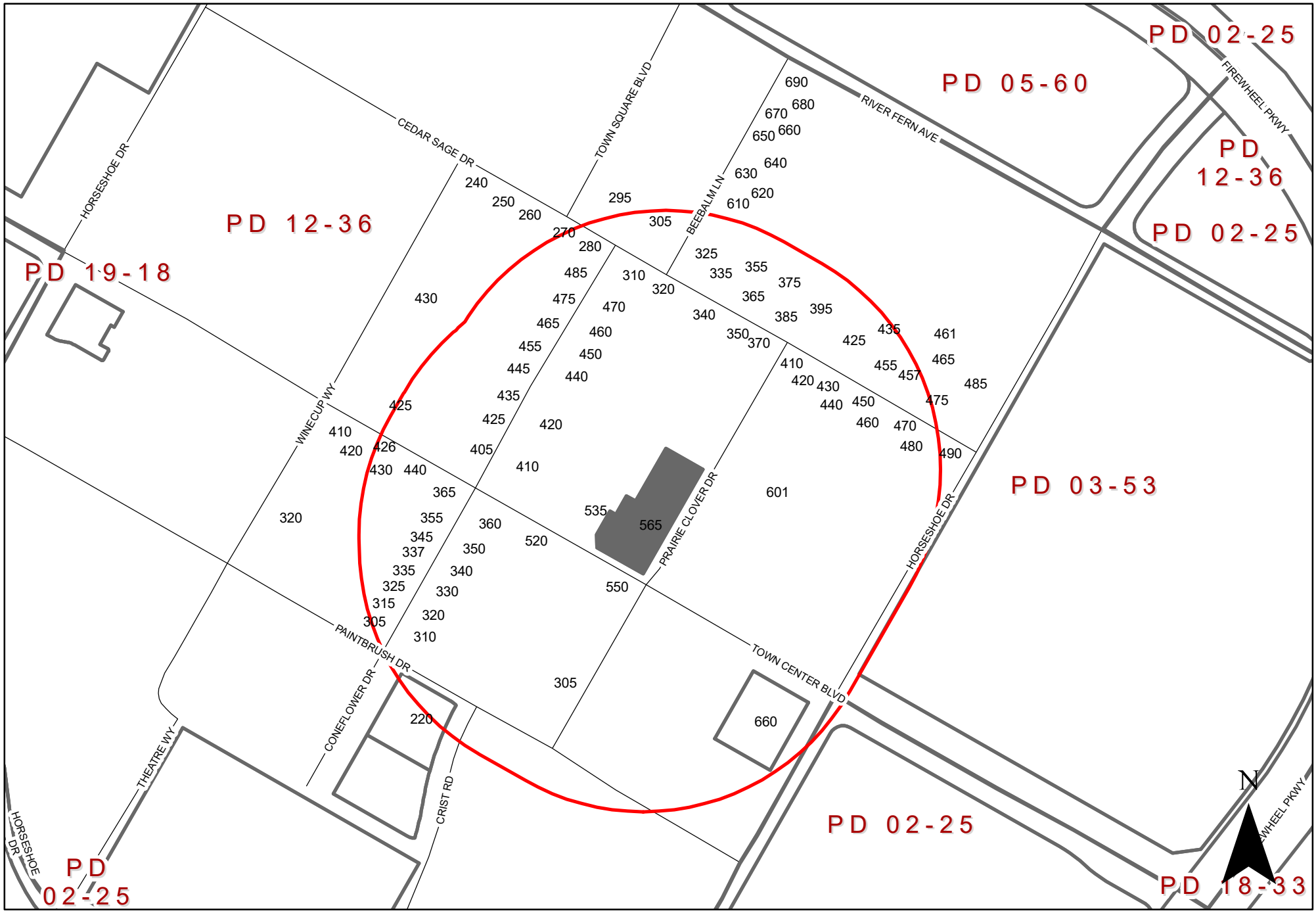
3a. APPROVED Consideration of the application of **Pankaj Patel**, requesting approval of an Amendment to Planned Development (PD) 03-53 District, 2) a Specific Use Provision for Hotel/Motel, Limited Service Use, and 3) a Detail Plan for Hotel/Motel, Limited Service. This property is located at 565 Town Center Boulevard. (This application was submitted prior to September 1, 2019.) (District 1) (File Z 18-19)

Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion between the Plan Commission and Staff.

The applicant, Pankaj Patel, 3 Colonial Court, Frisco, Texas 75034 provided additional information regarding the start of the project.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation with the additional allowance of sixty-five percent lot coverage. Seconded by Commissioner Edwards. **Motion carried: 8** Ayes, **1** Nay from Commissioner Jenkins.



0 130 260 Feet
1 inch = 212 feet

Zoning Map Z 18-19

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

565 Town Center Boulevard

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

Z 18-19

The applicant proposes a total of 85 rooms for a Limited Service Hotel (Fairfield Inn and Suites by Marriott).

[Planned Development, Detail Plan and a Specific Use Provision for a Limited Service Hotel on a property zoned Planned Development (PD) District 03-53]

City Council Meeting
July 20, 2021

GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 565 Town Center Boulevard

Applicant: Pankaj Patel

Owner: Reva Hospitality

Acreage: 0.327

Zoning: Planned Development (PD) District 03-53

Z 18-19

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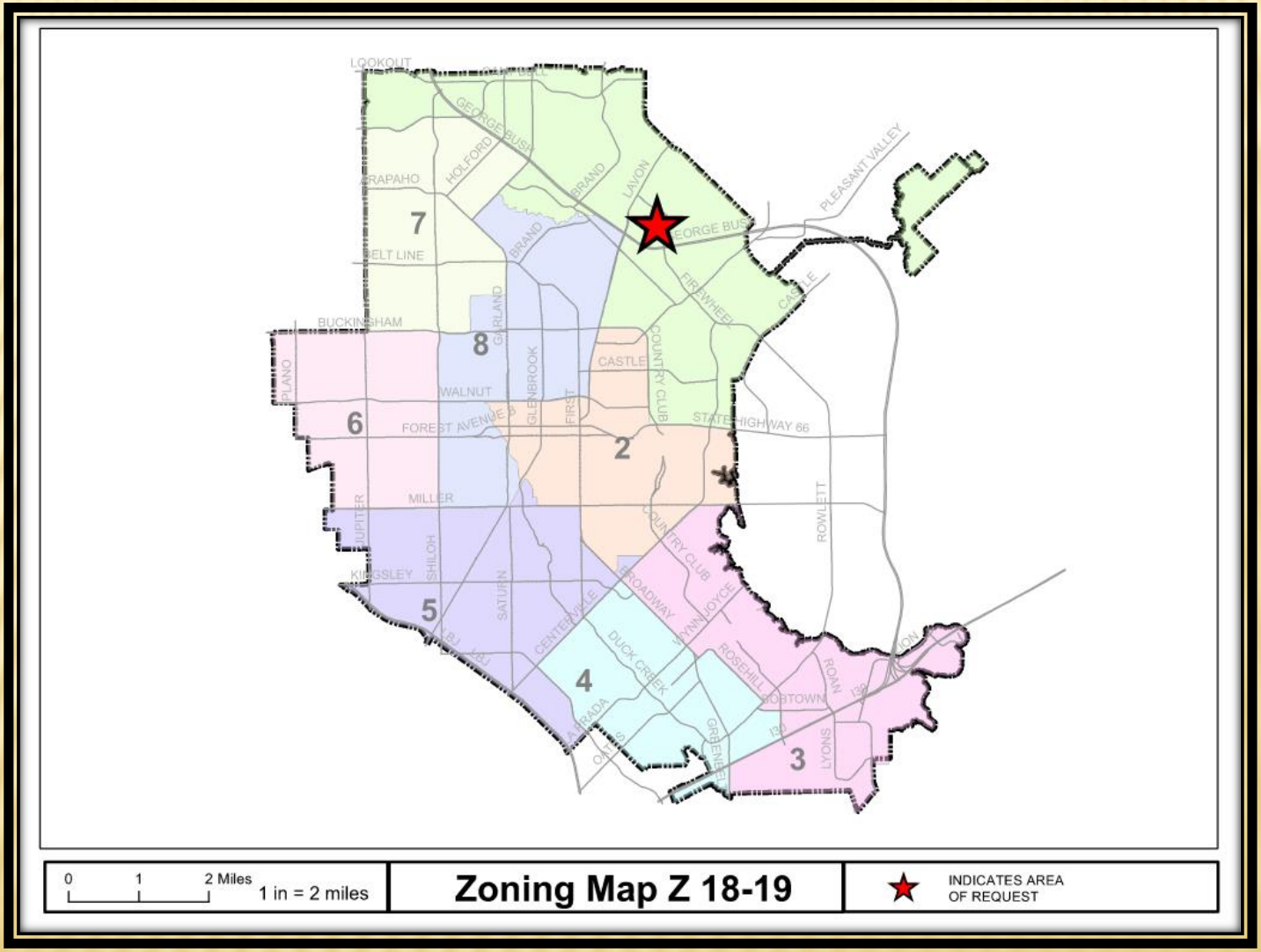
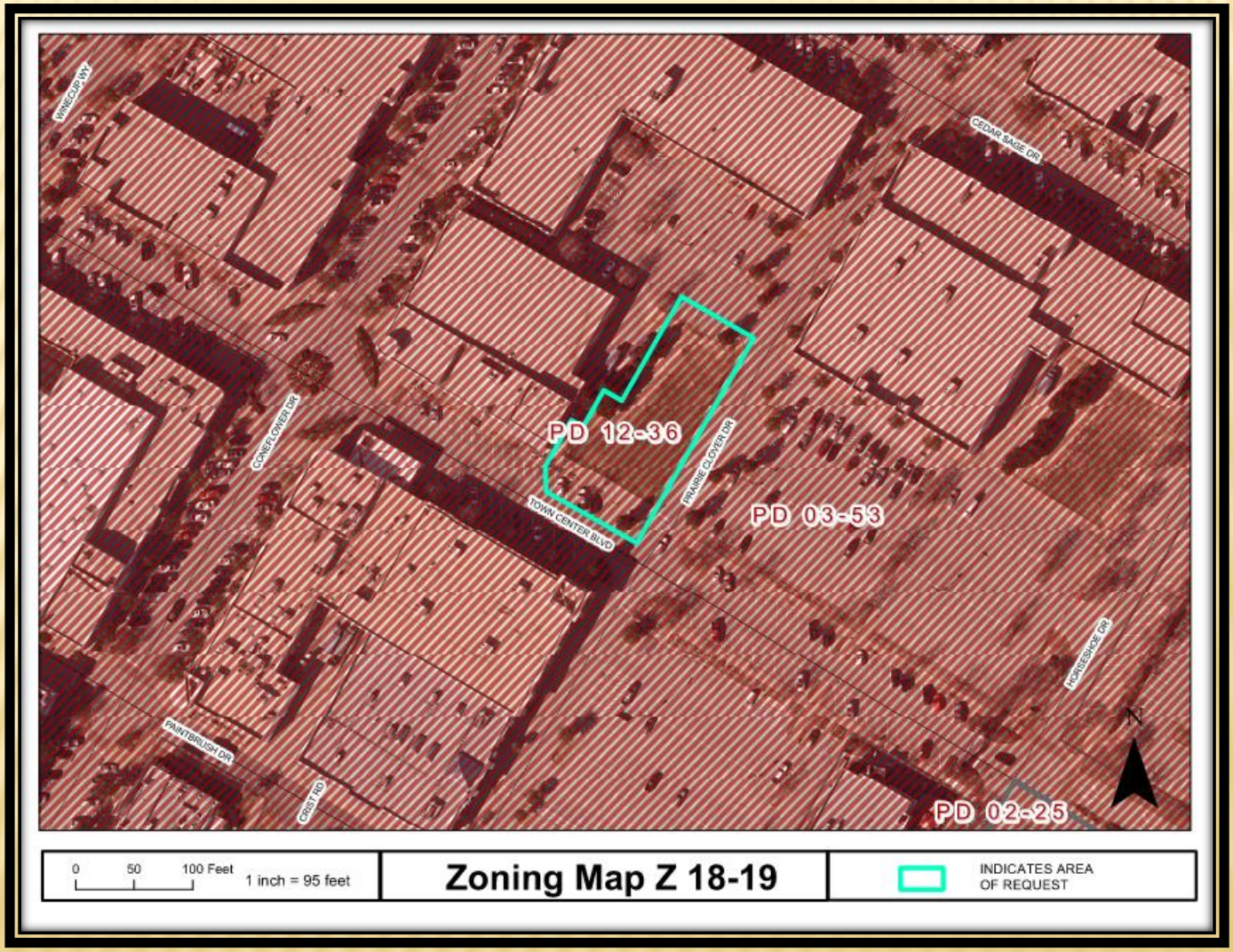
CITYWIDE LOCATION MAP

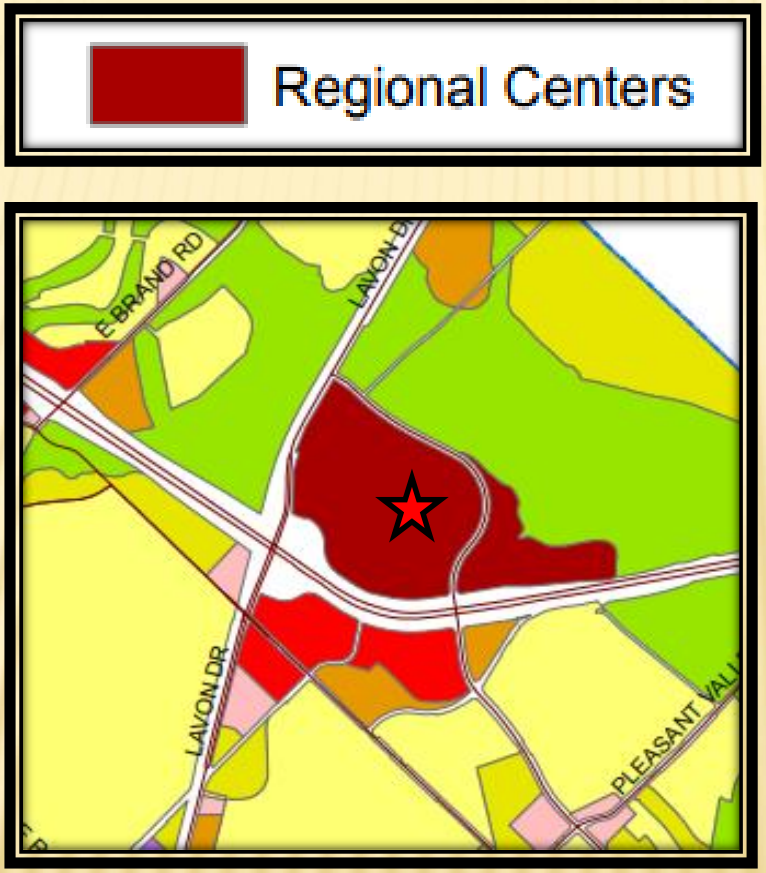


Z 18-19

LOCATION MAP



COMPREHENSIVE PLAN



Z 18-19

COMPREHENSIVE PLAN

- The Envision Garland Plan designates the subject property as Regional Centers. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations. Regional centers generally cover an area greater than 30 acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20-minute drive time, and serves a minimum population of 150,000.

- The proposed land use is compatible with the Comprehensive Plan.

PHOTOS

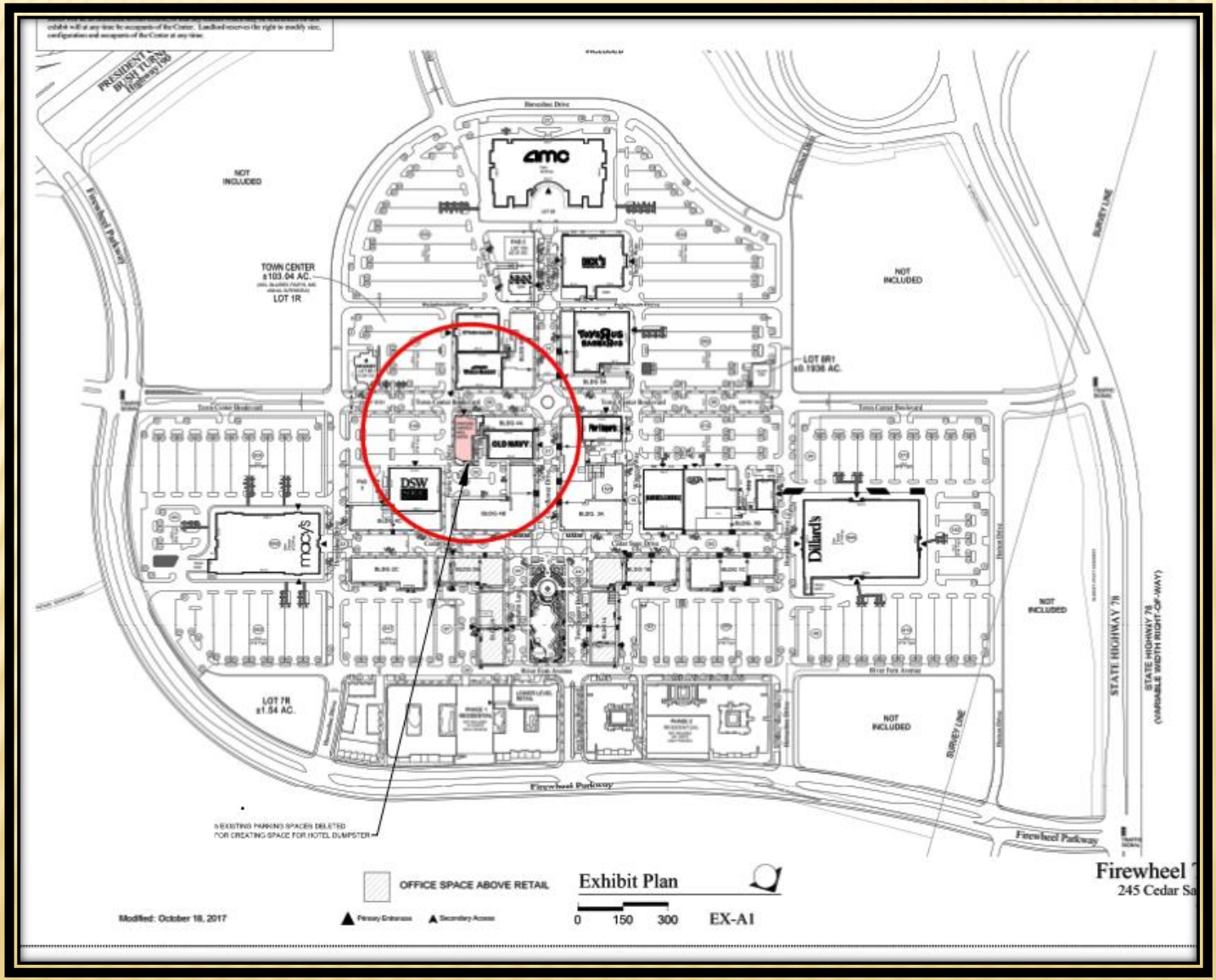
View of the subject property

Looking south of the subject property

Looking east of the subject property

Looking north of the subject property

OVERALL SITE PLAN



Z 18-19

GARLAND
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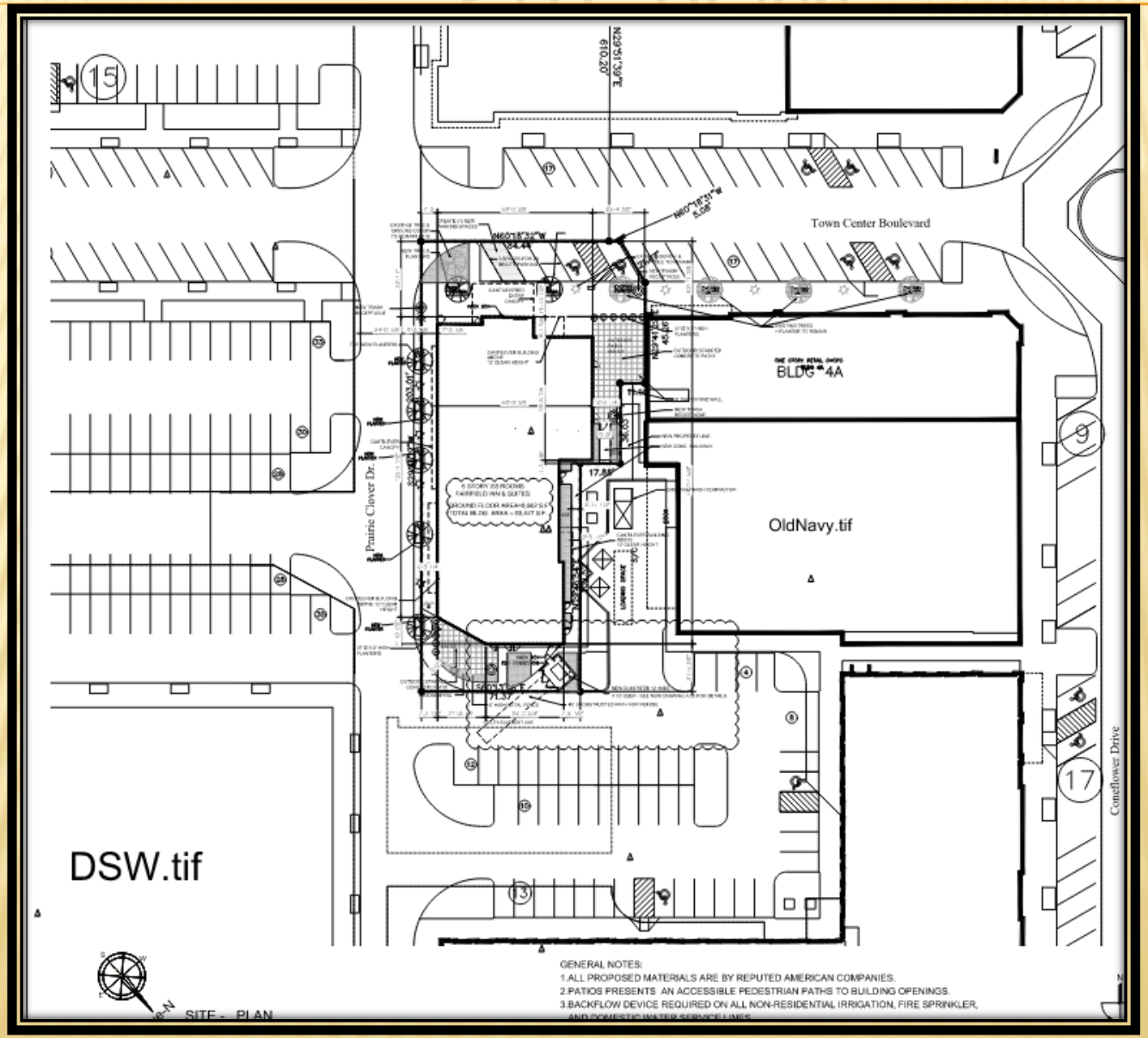
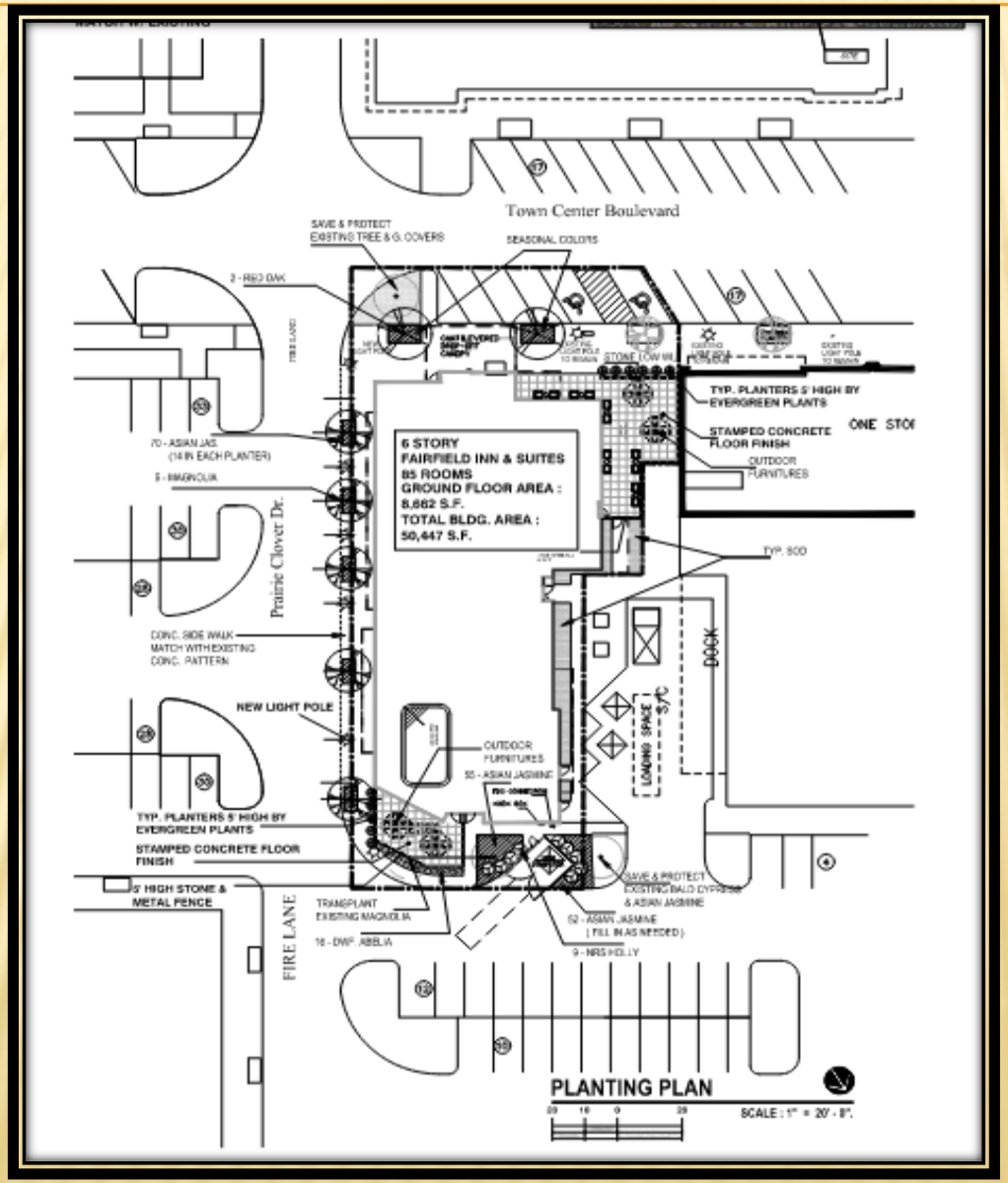
SITE PLAN



Z 18-19

LANDSCAPE PLAN



Z 18-19

GARLAND
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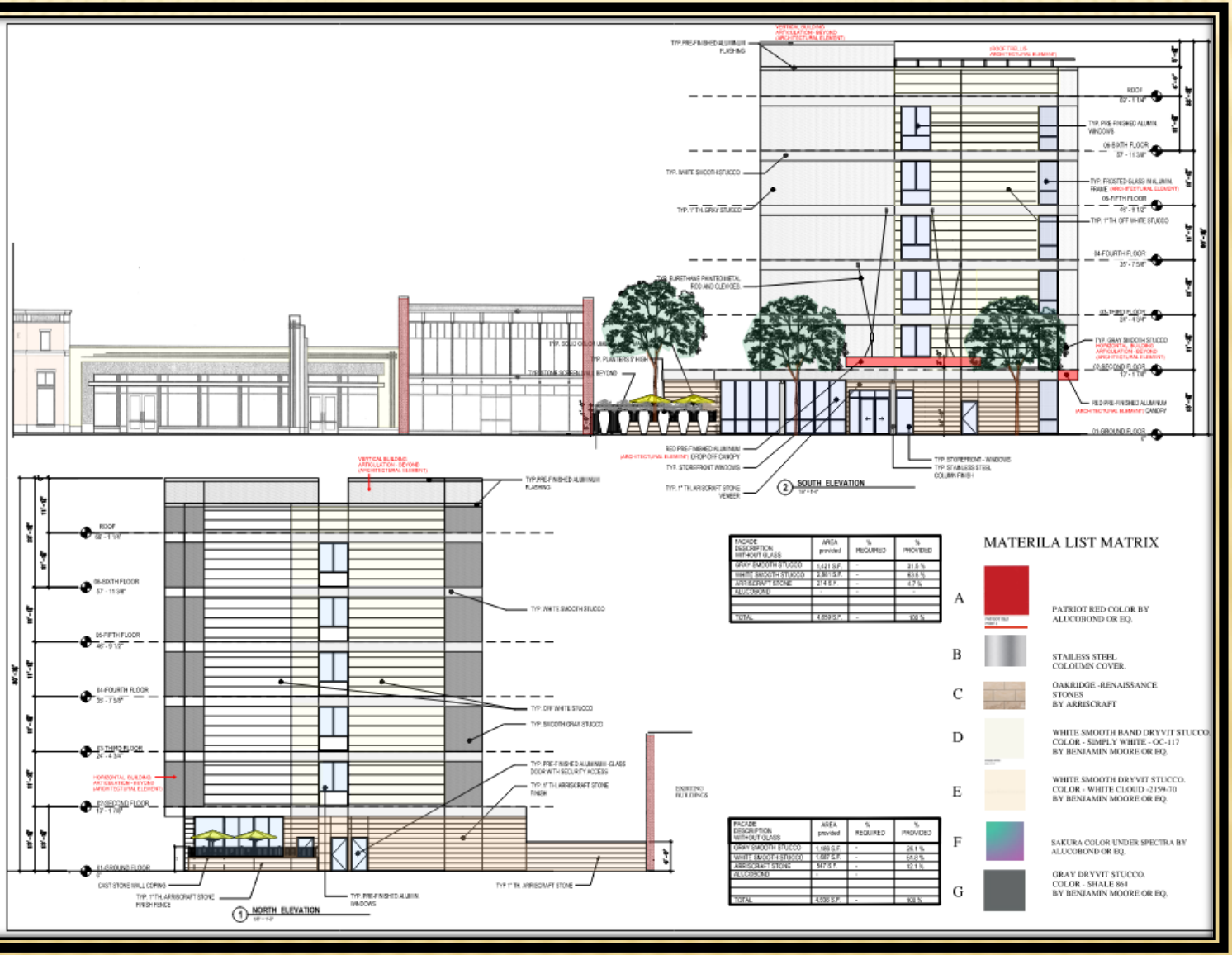
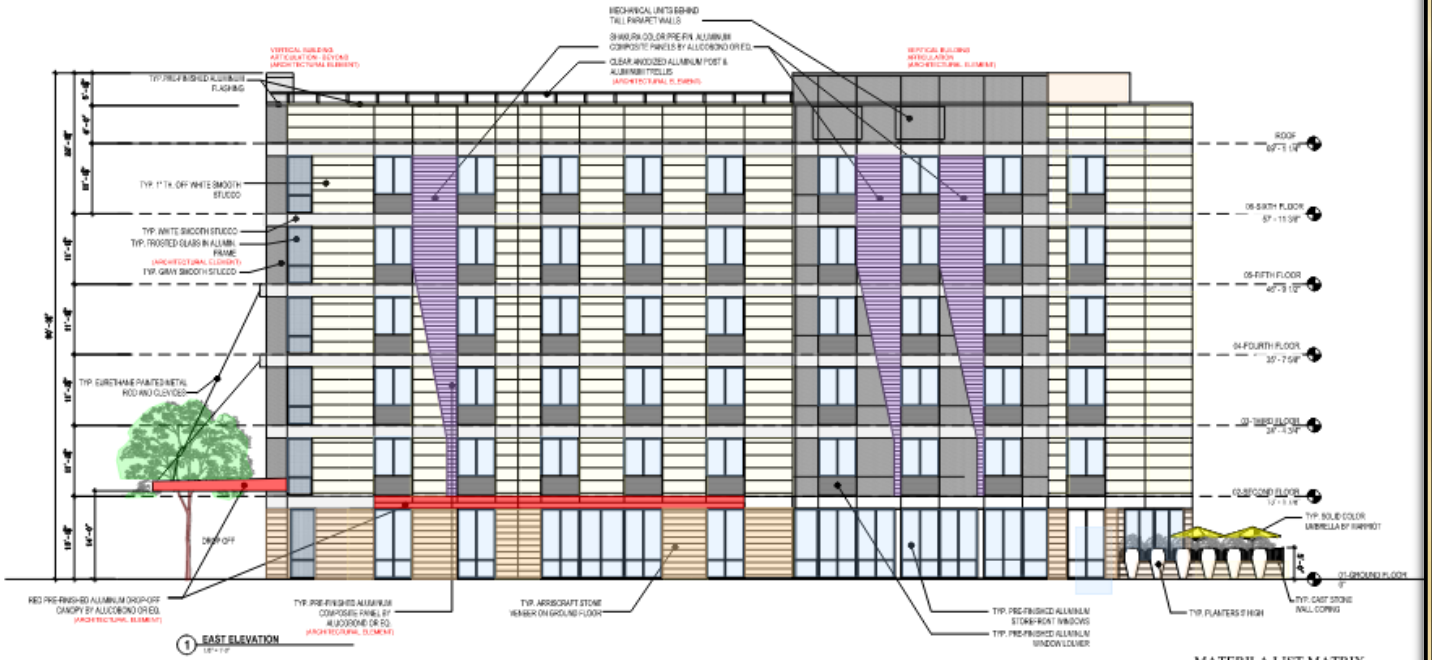
BUILDING ELEVATIONS



Z 18-19

BUILDING ELEVATIONS



FACADE DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
GRAY STUCCO	1,808 S.F.	-	22.5 %
WHITE SMOOTH STUCCO	4,772 S.F.	-	59.3 %
ARRISCRAFT STONE	651 S.F.	-	8.2 %
ALUCOBOND	831 S.F.	-	10 %
TOTAL	8,060 S.F.	-	100 %

MATERILA LIST MATRIX

A — PATRIOT RED COLOR BY ALUCOBOND OR EQ.

B — STAINLESS STEEL CHLOUMN COVER.

C — CAMBRIDGE-RENAISSANCE STONES BY ARRISCRAFT

D — WHITE SMOOTH BAND DRYVIT STUCCO, COLOR - SIMPLY WHITE - DC-117 BY BENJAMIN MOORE OR EQ.

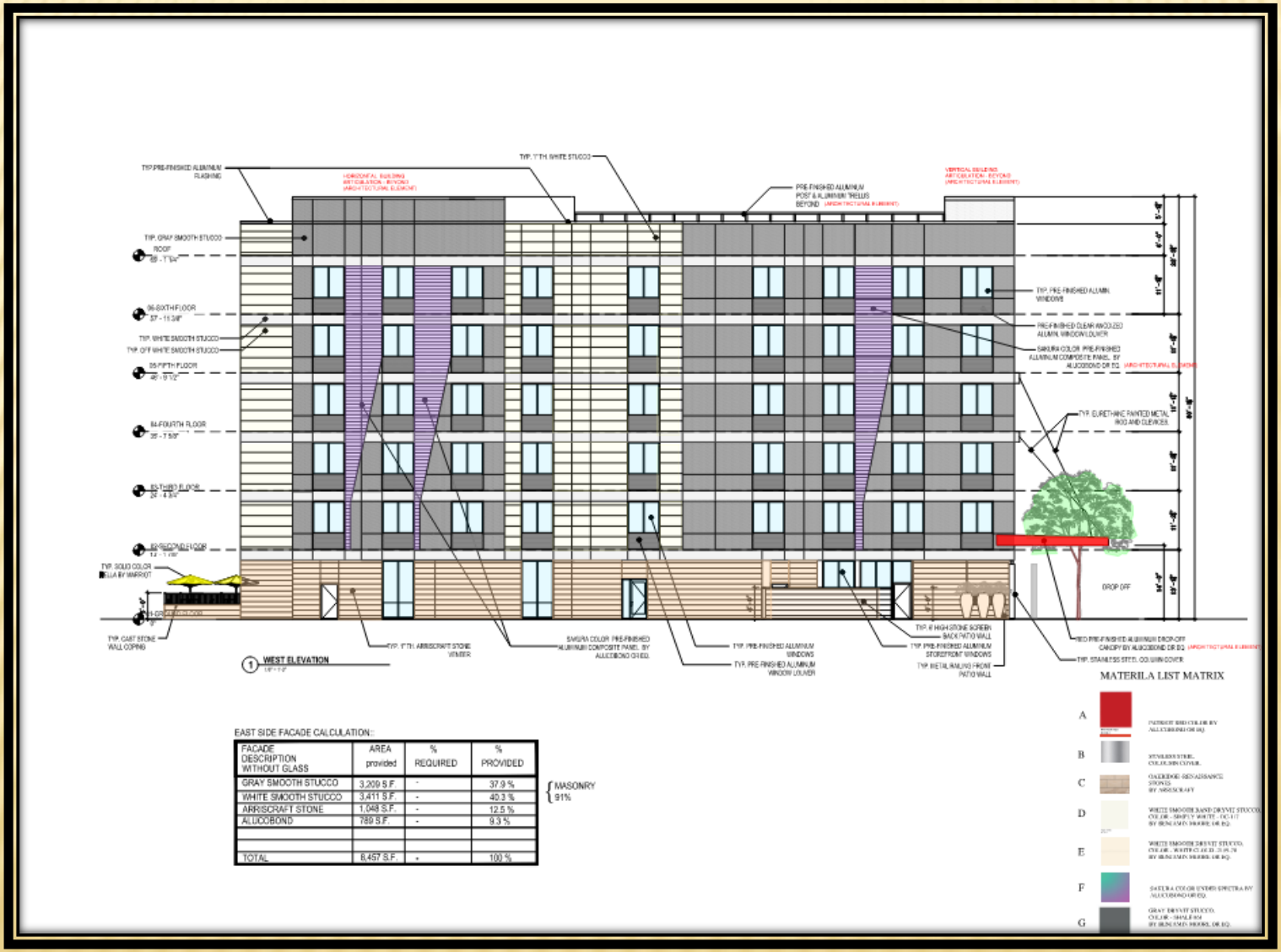
E — WHITE SMOOTH DRYVIT STUCCO, COLOR - WHITE CLOUD - 2159-70 BY BENJAMIN MOORE OR EQ.

F — SAKURA COLOR UNDER SPECTRA BY ALUCOBOND OR EQ.

G — GRAY DRYVIT STUCCO, COLOR - SHALE 981 BY BENJAMIN MOORE OR EQ.

Z 18-19

BUILDING ELEVATIONS



EAST SIDE FACADE CALCULATION::

FACADE DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
GRAY SMOOTH STUCCO	3,209 S.F.	-	37.9 %
WHITE SMOOTH STUCCO	3,411 S.F.	-	40.3 %
ARRISCRAFT STONE	1,048 S.F.	-	12.5 %
ALUCOBOND	789 S.F.	-	9.3 %
TOTAL	8,457 S.F.	-	100 %

{ MASONRY 91%

Z 18-19

GARLAND
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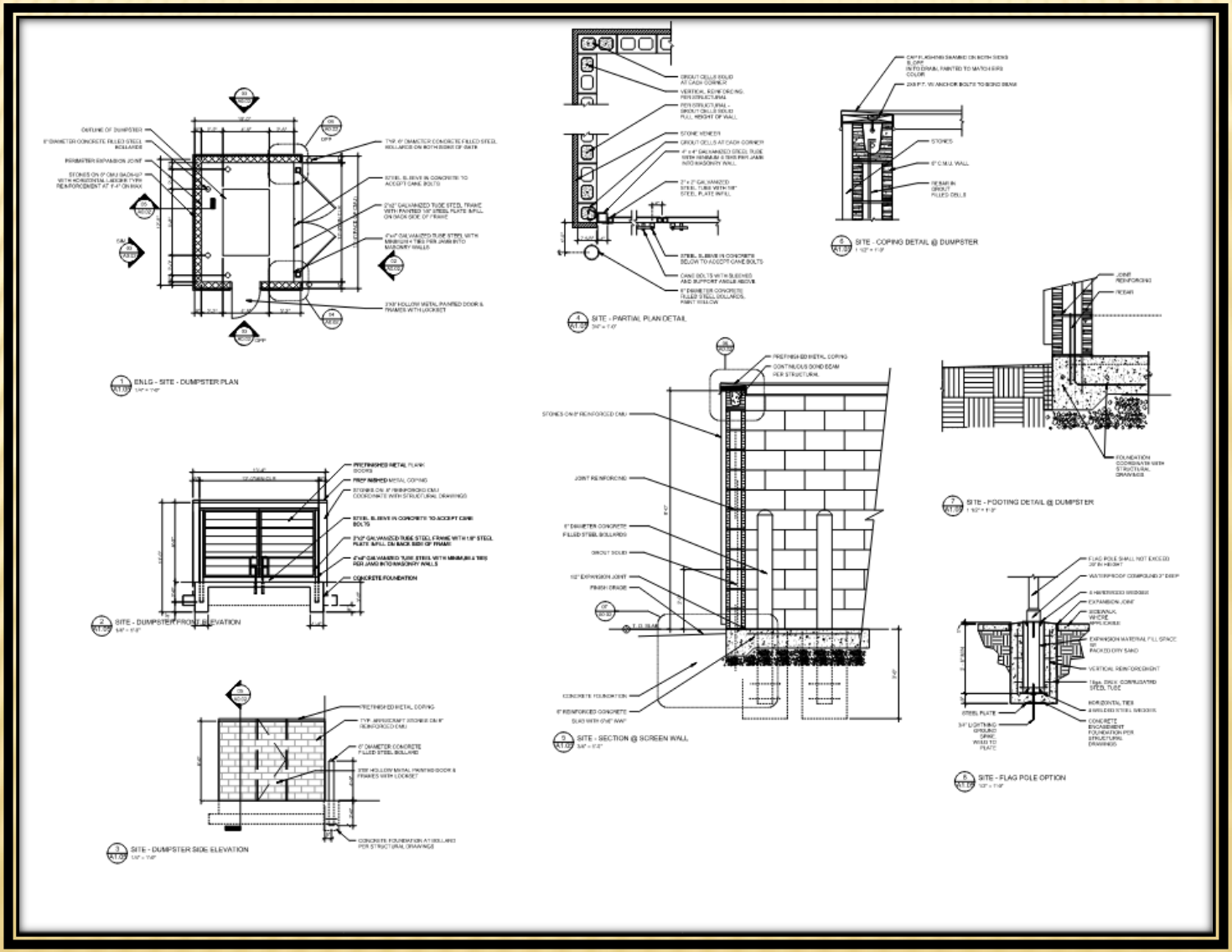
DUMPSTER ELEVATIONS



Z 18-19

SPECIFIC USE PROVISION

The applicant requests the Specific Use Provision for the Hotel/Motel, Limited Service Use to be in effect for a time period of thirty (30) years, which aligns with the SUP Time Period Guide.

GARLAND
TEXAS MADE HERE

DEVIATIONS

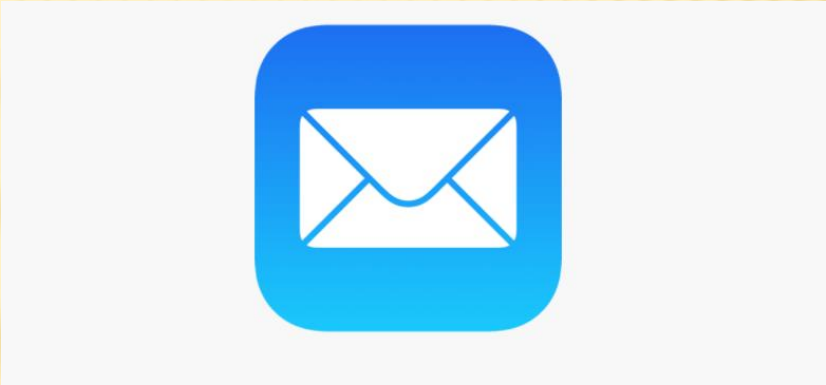
Development Standards	Required	Proposed	Applicant's Justification
Building Height	55 feet	81 feet	The applicant requests this deviation to allow six floors on a small infill site.
Lot Coverage	40%	63.18%	The applicant requests this deviation in order to accommodate 85 guest rooms and amenities on a small infill site.
Swimming Pool	One (1) indoor or outdoor swimming pool is required with 800 square feet of water surface area.	One (1) indoor swimming pool with 318 square feet of water surface area.	The Marriott franchise requests the proposed size due to site constraints. There is no room for a larger swimming pool.
Porte-Cochere or covered valet area	The GDC requires porte-cochere or covered valet area must be provided immediately adjacent to the lobby entrance and registration desk. The porte-cochere or covered area must be sufficient to accommodate the temporary parking of at least two (2) vehicles parked side-by-side for guests checking in and out.	The applicant proposes a canopy at the entrance, and the site plan also shows three (3) parking spaces at the front of the building designated as "20 Minute Parking" for guests checking in and out.	The applicant states that the main entry canopy has been provided in lieu of the porte cochere. The covered valet and and porte cochere are not practical in the current setting.
Meeting or Conference Room	A minimum of 700 SF meeting or conference room is required	Not provided	The applicant requests this deviation due to limited space.

STAFF RECOMMENDATION

Approval of 1) an amendment to the Planned Development (PD) District 03-53; 2) a Specific Use Provision for Hotel/Motel, Limited Service Use and 3) a Detail Plan for Hotel/Motel, Limited Service Use.

PLAN COMMISSION RECOMMENDATION

Approval (8-1 vote) of 1) an amendment to the Planned Development (PD) District 03-53; 2) a Specific Use Provision for Hotel/Motel, Limited Service Use and 3) a Detail Plan for Hotel/Motel, Limited Service Use. Further, the Plan Commission recommended to allow a sixty-five (65%) percent maximum lot coverage.



GARLAND
TEXAS MADE HERE

Z 18-19

GARLAND
TEXAS MADE HERE

COMPARISON TABLE

Hotel /Motel Type:	Full Service	Limited Service	This Proposal
Features Guest Rooms Guest Room Size Including	 100 275 square feet Sleeping area Bathroom Closet	 75 275 square feet Sleeping area Bathroom Closet	 85 277 square feet (minimum) Sleeping area Bathroom Closet
No Kitchens	Only microwave & under-counter refrigerators are permitted	Only microwave & under-counter refrigerators are permitted	No Kitchen
Full Service Restaurant	Required	Not Required	Not Provided
Swimming Pool	Required (800 Square Feet)	Required (800 Square Feet)	Swimming Pool (318 square feet)
Fitness Center	Required	Required	Provided
Common Leisure Area	Required (Minimum 1000 Square Feet)	Required (Minimum 1000 Square Feet)	Provided (1574 Square Feet)
Meeting or Conference Rooms	Meeting or Conference Rooms (4,000 square feet)	Meeting or Conference Rooms (700 Square Feet)	Not Provided
Required Amenities (Provide Any Two)	• Fitness Center • Business Center • Gift Shop or Lounge	• Full Service Restaurant • Business Center • Pantry • Lounge	• Pantry (Corner Market) • Lounge

Z 18-19

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **12. b.**
Meeting Date: 07/20/2021
Item Title: Z 21-11 PM Design - Zoning (District 1)
Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.

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

LOCATION

5345 North President George Bush Turnpike

OWNER

I-90 @ Garland 2016, LP.

PLAN COMMISSION RECOMMENDATION

On June 28, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.

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

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The applicant agreed to follow the recommendation and now proposes a monument sign in lieu of the pylon sign.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.

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

BACKGROUND

A medical office was built on the subject property in 1996 and was demolished in 2019. In 2019, the City Council approved a Concept Plan for three (3) tracts and a Detail Plan to allow a Retail, Fuel Pumps Use on the southern tract. No other development was proposed for the remaining two (2) tracts at the time.

The applicant requests to build a Drive-Through Restaurant at the corner of North President George Bush Turnpike and North Garland Avenue, which is an allowed use in Planned Development (PD) District 19-07. However, Detail Plan approval is required.

SITE DATA

The subject property consists of approximately 1.15 acres. The site has approximately 264 linear feet of frontage along North President George Bush Turnpike and 183 lineal feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue and North President George Bush Turnpike.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 19-07 is intended for Community Retail Uses. It is divided into three (3) tracts and one (1) tract is developed with a Retail, Fuel Pumps Use [Murphy Express]. The remaining two (2) tracts are unimproved.

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. Detail Plan The applicant proposes to construct a 2,986 square-foot building for a Restaurant with a Drive-Through [Raising Cane's] on the subject property. The restaurant would operate on the following days:

    - Monday through Thursday from 9:30 a.m. to 1:30 a.m.
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    As mentioned in the Background section, Restaurant, Drive-Through is an allowed use per PD 19-07. However, a Detail Plan is required prior to the issuance of a permit for construction.

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    Per the GDC calculation, a total of thirty (30) spaces are required. The proposal complies with the parking requirements.

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

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   The applicant agreed to follow the Plan Commission's recommendation to place a monument sign in lieu of a pylon sign along North President George Bush Turnpike. The monument sign will conform to the GDC requirements.

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The Envision Garland Plan designates the subject property as Community Center. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community Centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

The proposed land use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

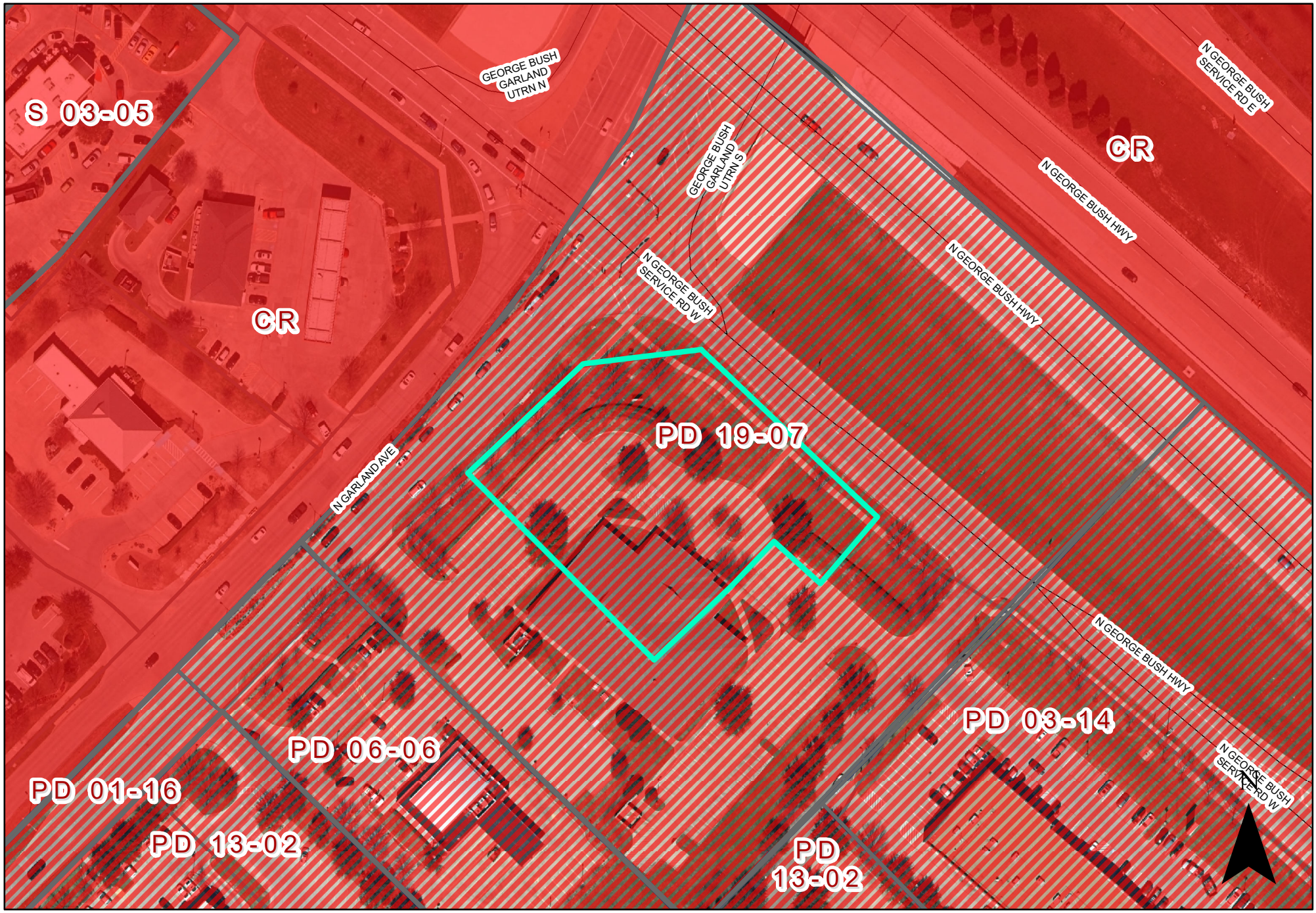
The property to the northeast across North President George Bush Turnpike is zoned Community Retail (CR) District; this property is developed with a Financial Institution. The property to the southeast is a part of Planned Development (PD) District 19-07 for Community Retail Uses; this property is currently vacant. The property to the southwest of the subject property is also part of Planned Development (PD) District 19-07; it is developed with a Gas Station. The property to the west across North Garland Avenue is zoned Community Retail (CR) District; it is also developed with a Gas Station.

Attachments

Z 21-11 PM Design Attachments (Zoning)

Z 21-11 PM Design Responses

Z 21-11 PM Design Staff Presentation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PD 03-14
N GEORGE BUSH SERVICE RD W
PD 06-06
PD 01-16
PD 13-02
PD 13-02
0 60 120 Feet
1 inch = 109 feet
Zoning Map Z 21-11
INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-11

5345 North President George Bush Turnpike

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for a Restaurant, Drive-Through.

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 Planned Development (PD) District 19-07 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall 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 permitted as in Planned Development (PD) District 19-07 for Community Retail Uses.

B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.

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

D. Maintenance requirements:

(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance

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

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

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

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

EXHIBIT B

REPORT & MINUTES

P.C. Meeting, June 28, 2021

3b. APPROVED Consideration of the application of **PM Design**, requesting approval of an Amendment to Planned Development (PD) 19-07 District for Community Retail Uses, to allow a Restaurant, Drive-Through and a Pylon Sign. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 21-11 - Zoning)

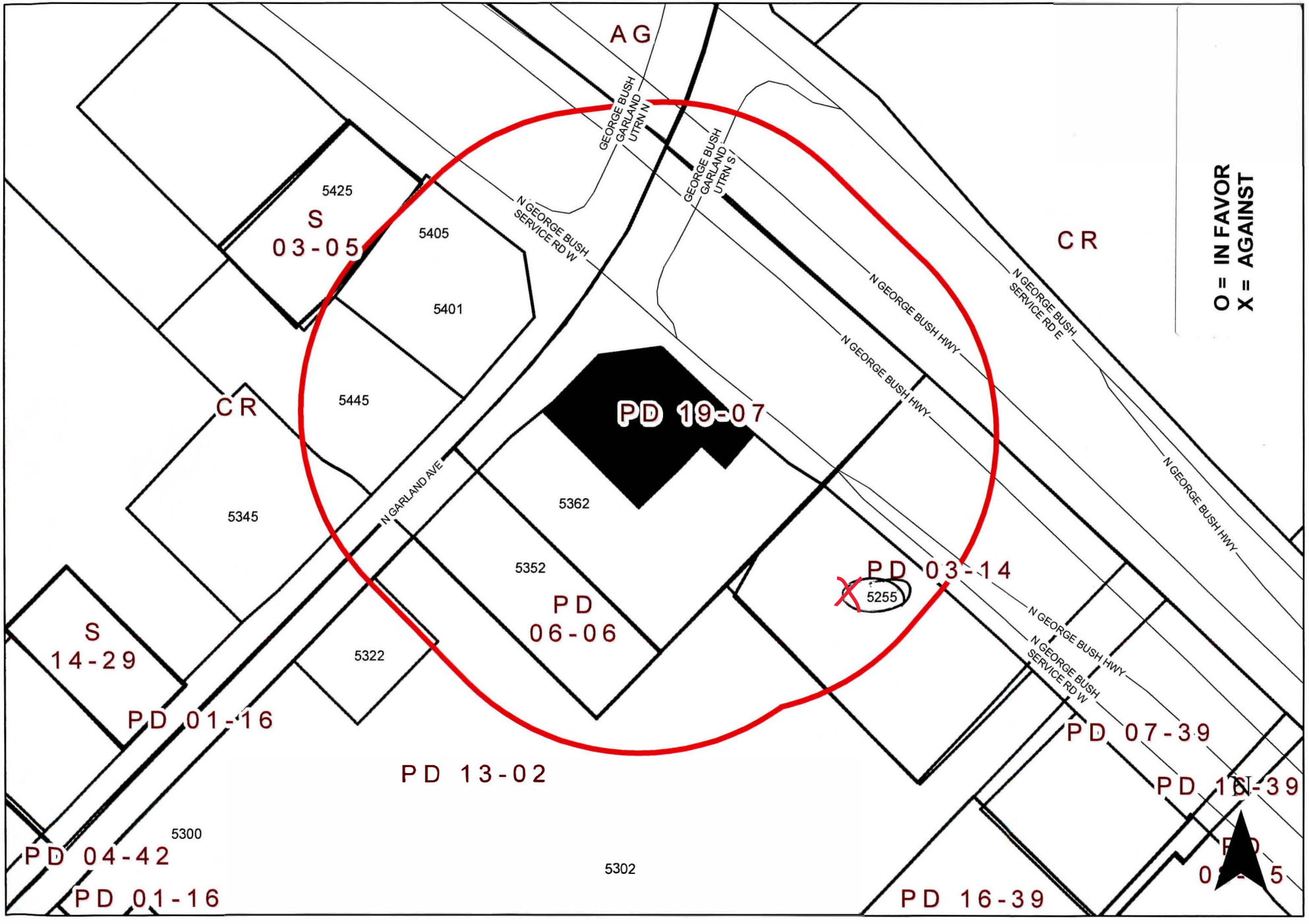
Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion between the Commission and Staff.

Representing the applicant, Angel Robinson, 309 Catlin Circle, Highland Village, Texas 75077, provided a brief overview of the request. Ms. Robinson also elaborated on the site's challenges.

There was discussion between the applicant and the Plan Commission.

Motion was made by Commissioner Dalton to **approve** the Amendment to the Planned Development (PD) 19-07 and to deny the request for the Pylon Sign. Seconded by Commissioner Jenkins. **Motion carried: 9** Ayes, **0** Nays.



0 125 250 Feet 1 inch = 208 feet

Zoning Map Z 21-11

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

5345 North President George Bush Turnpike

Comment Form
Case Z 21-11

Z 21-11 PM Design. The applicant proposes to construct a Restaurant with a Drive-Through. This site is located at 5345 North President George Bush Turnpike. (District 1)

Z 21-11 PM Design. El solicitante propone construir un restaurante con servicio de autoservicio (Drive-Through). Este sitio está ubicado en 5345 North President George Bush Turnpike. (Distrito 1)

Z 21-11 PM Design. Người nộp đơn đề xuất xây dựng một Nhà hàng có lái xe qua. Địa điểm này nằm ở 5345 North President George Bush Turnpike. (Quận 1) (xem bản đồ bao gồm)

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.

DOMINIC SCHILLACE, TENANT

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.)

5255 N. Pres George Bush Hwy #425

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

GARLAND, TX [redacted]

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

06/18/21

Date / Fecha / Ngày

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

JUN 23 '21 AM10:16

From:	Donald Mongeon
To:	Planning Group
Subject:	[EXTERNAL] Notice of Opposition - Case Z 21-11 PM Design
Date:	Wednesday, July 7, 2021 10:42:22 AM
Attachments:	Signed notice of opposition.pdf

Good morning,

Please see our attached comment form for the above referenced case for the Raising Cane's development located at 5345 North President George Bush Turnpike.

Thank you.

Don Mongeon
585-359-3000 x119
dmongeon@glazer.com

270 Commerce Drive
Rochester, NY 14623
(585) 359-3000 Office

This communication and all information contained in it is confidential and is only intended to be viewed by the addressee. This communication does not form any contractual obligation on behalf of the sender or the sender's employer, or the employer's parent company, affiliates or subsidiaries.

Comment Form
Case Z 21-11

Z 21-11 PM Design. The applicant proposes to construct a Restaurant with a Drive-Through. This site is located at 5345 North President George Bush Turnpike. (District 1)

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

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

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

5255 President George Bush Freeway

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

Firewheel Shopping Center Dallas, Tx. LLC

by:

Signature / Firma / Ch ữ ký

7/7/2021

Date / Fecha / Ngày

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

Z 21-11

The applicant proposes to construct a Restaurant with a Drive-Through.

[Planned Development and Detail Plan for a restaurant with a Drive-Through on a property zoned Planned Development (PD) District 19-07 for Community Retail Uses.]

City Council Meeting
July 20, 2021

GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 5345 North President George Bush Turnpike

Applicant: PM Design

Owner: I-90 @ Garland 2016 LP

Acreage: 1.15 acres

Zoning: Planned Development (PD) District 19-07

Z 21-11

GARLAND
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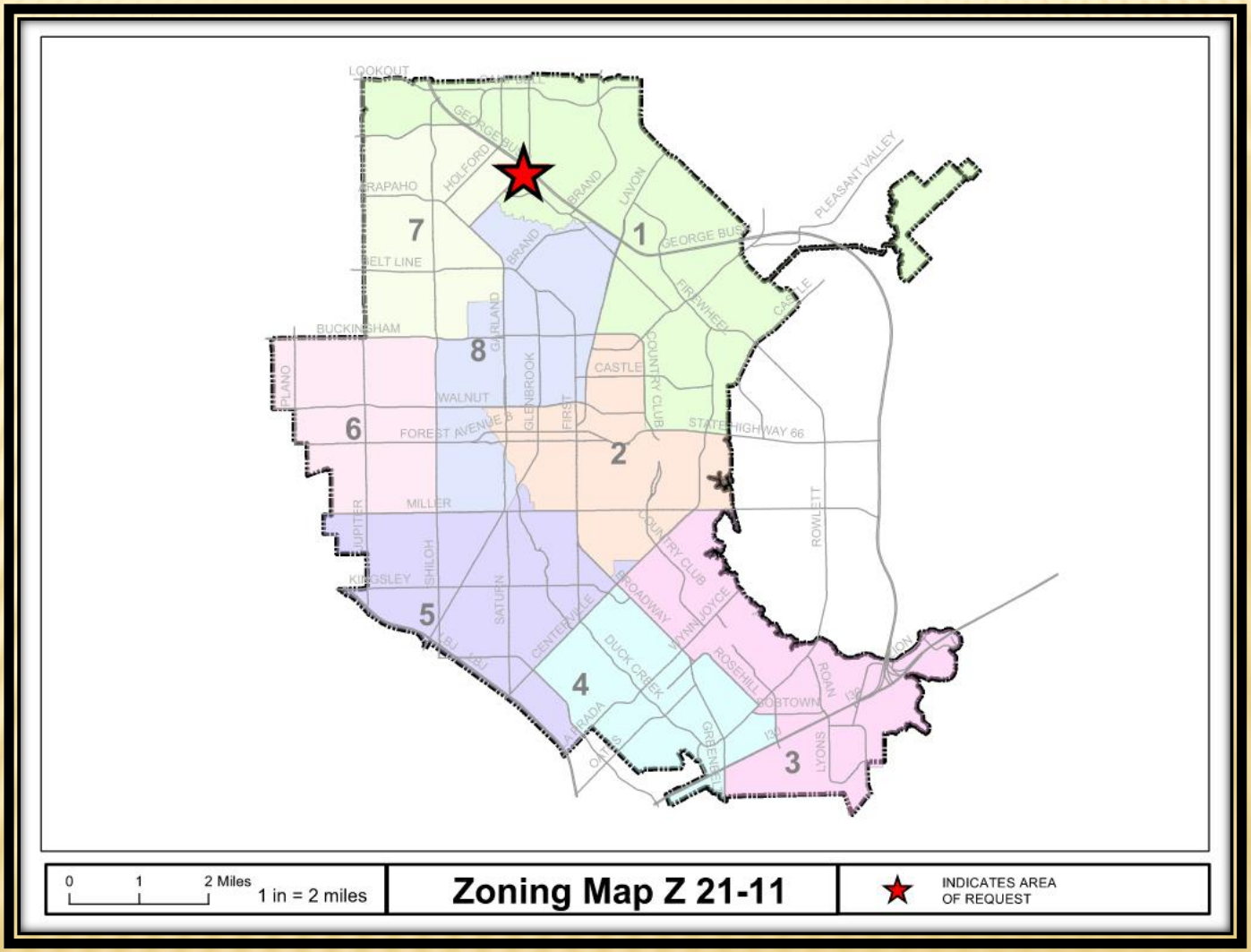
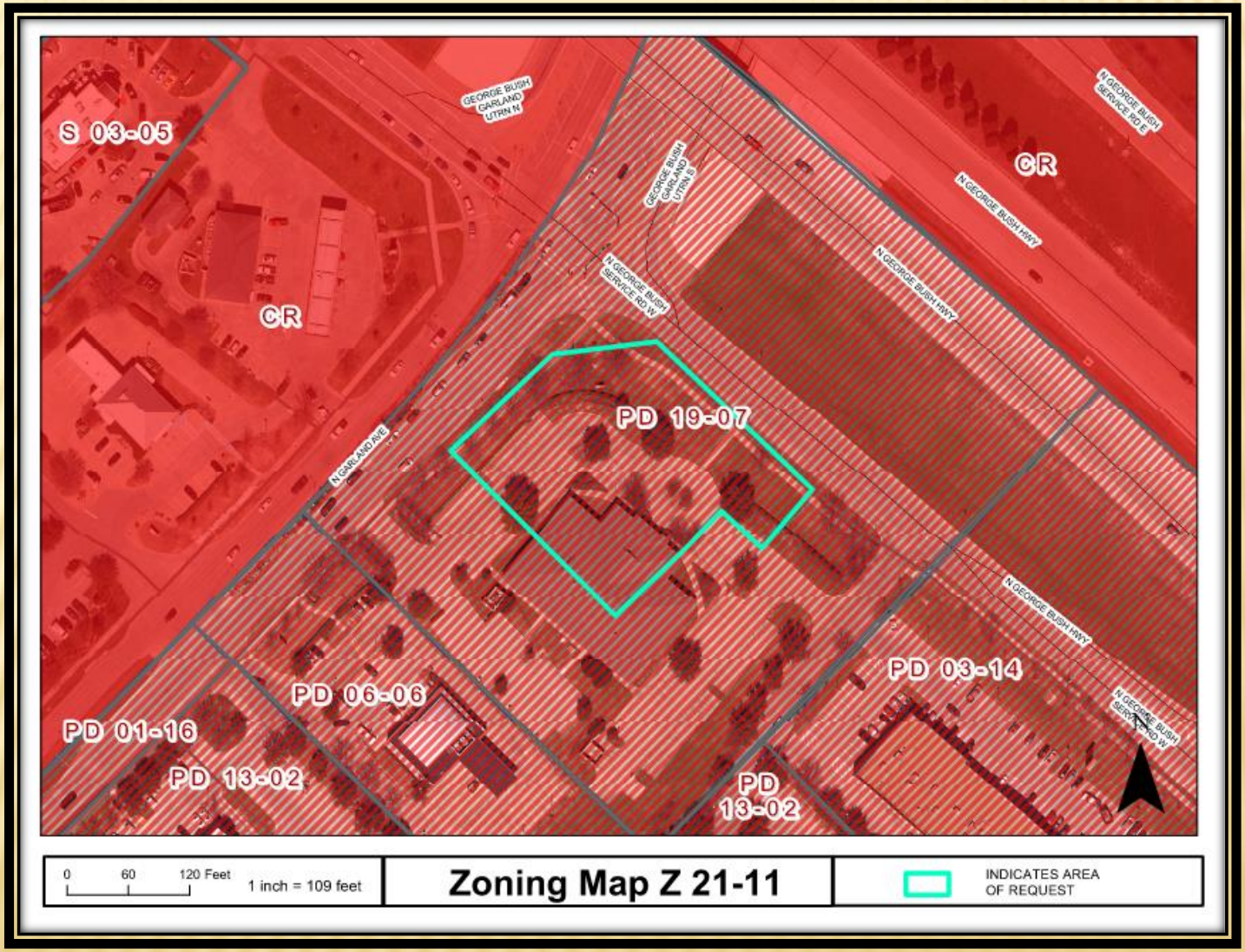
CITYWIDE LOCATION MAP



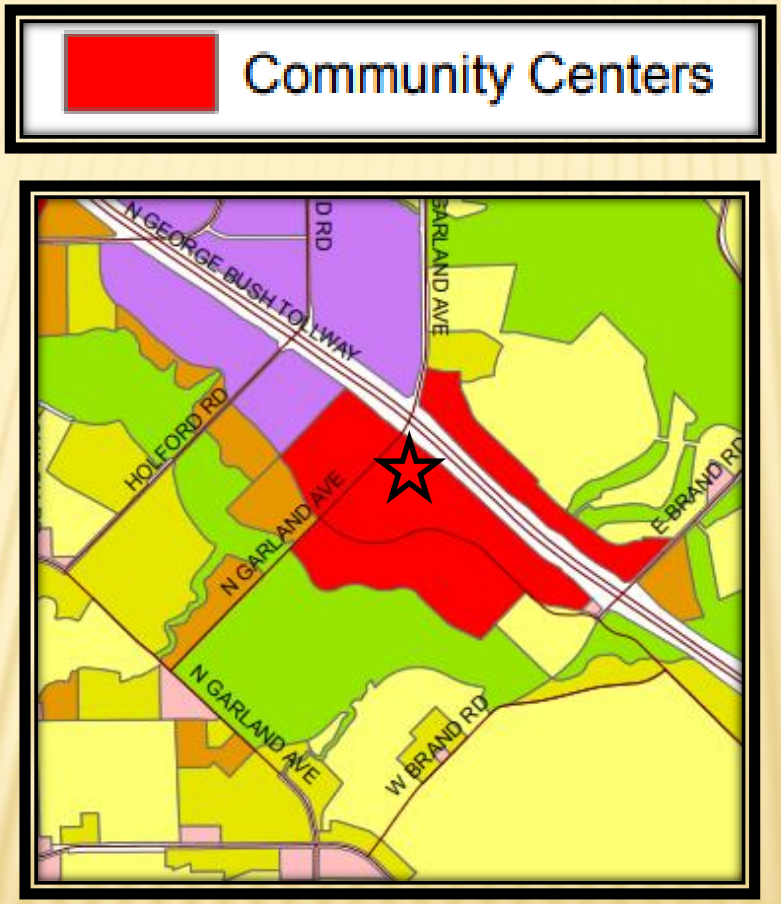
Z 21-11

LOCATION MAP



Z 21-11

COMPREHENSIVE PLAN



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The proposed land use is compatible with the comprehensive plan

PHOTOS

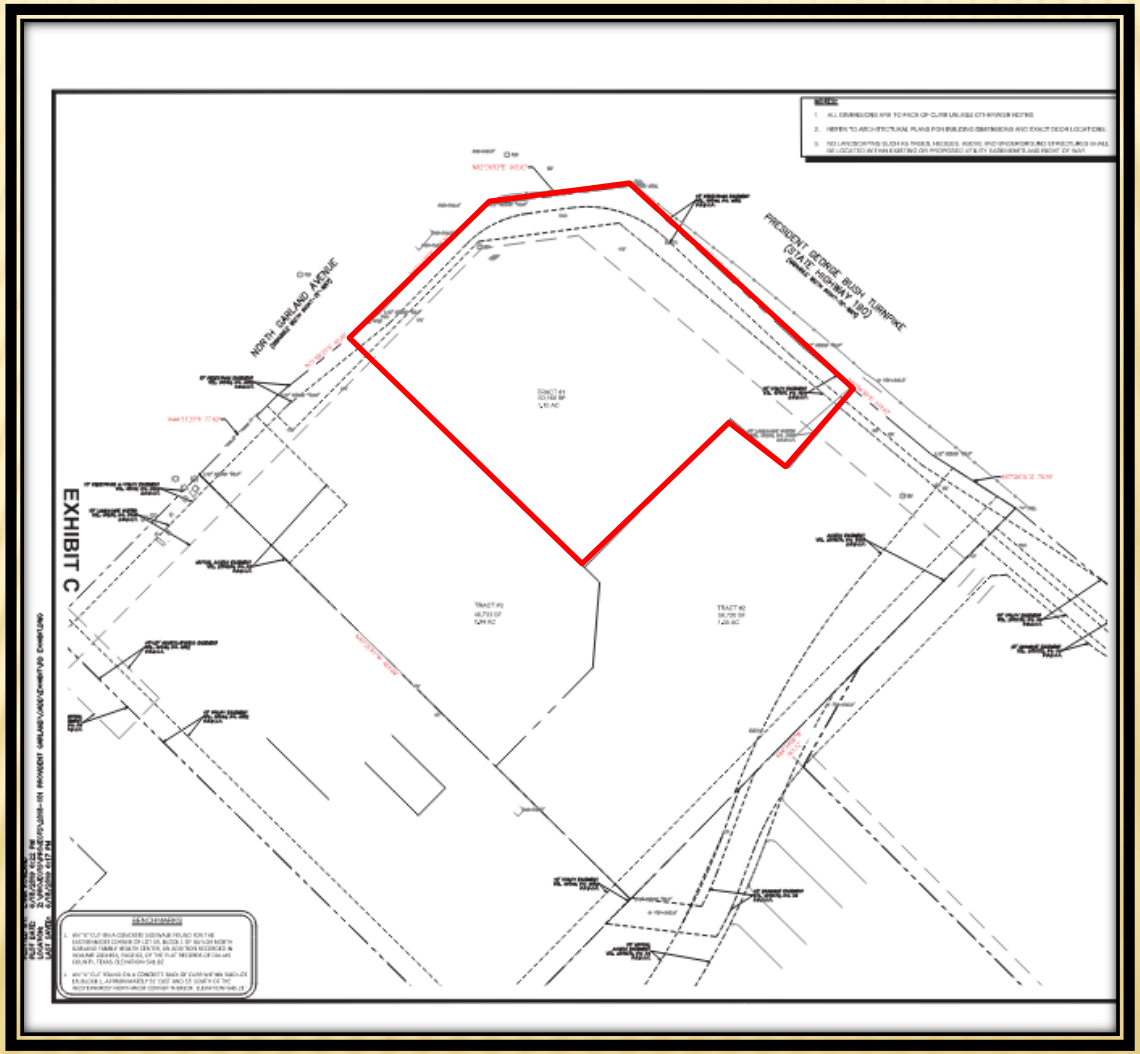
View of the subject property from North George Bush Turnpike

Looking southwest of the subject property

Looking northeast of the subject property

Looking northwest of the subject property

APPROVED CONCEPT PLAN (PD 19-07)



Z 21-11

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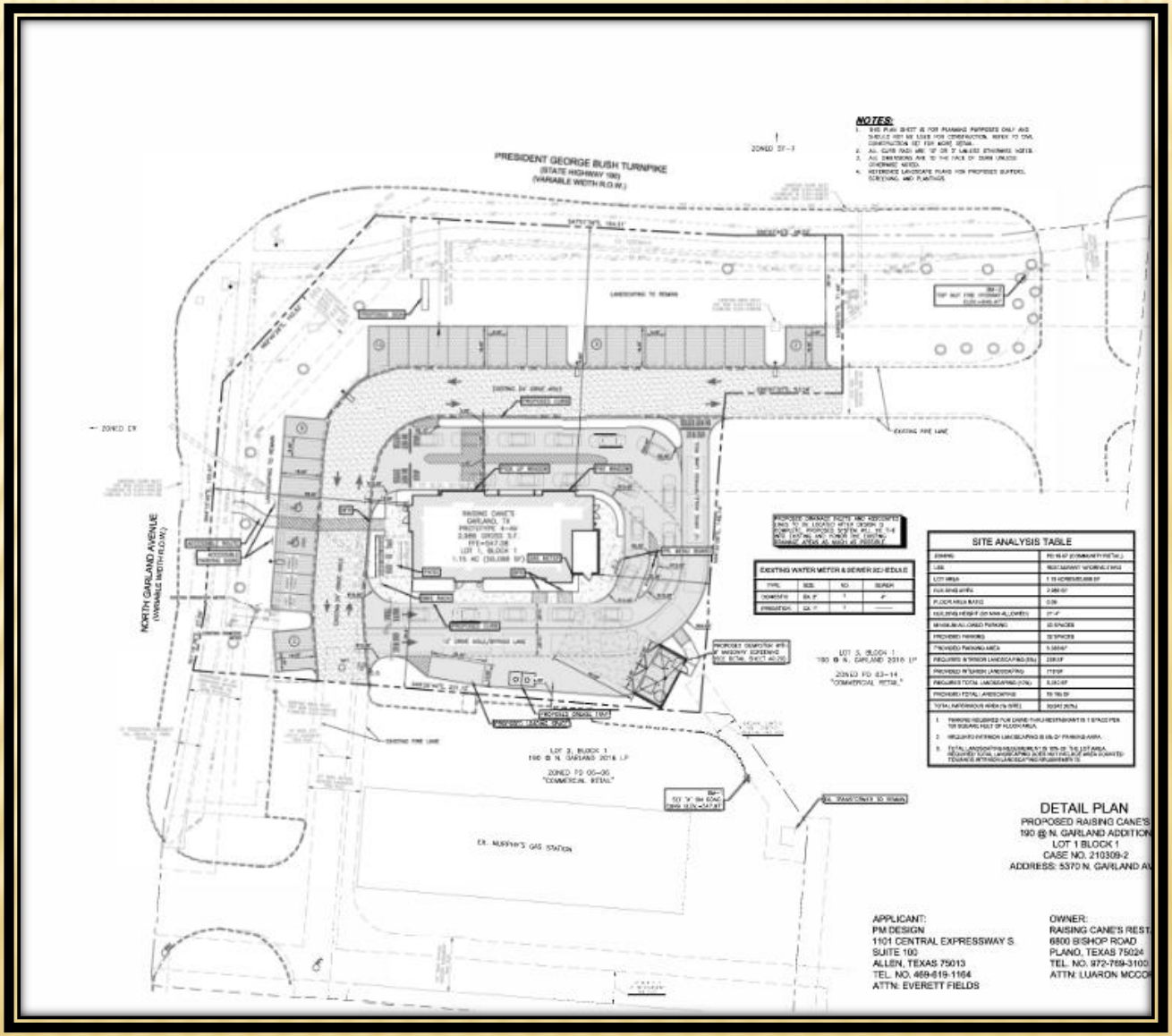
SITE PLAN



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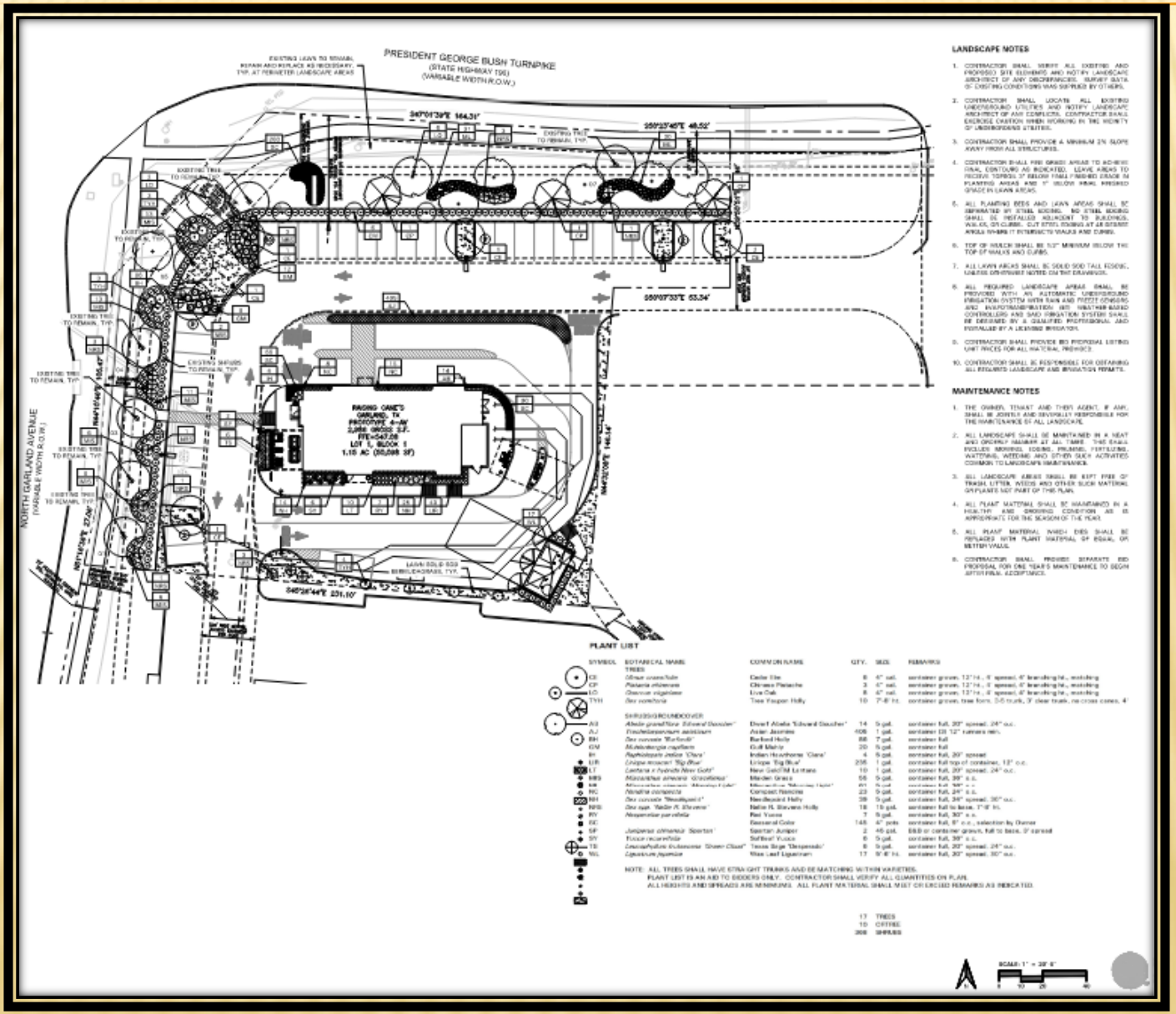
LANDSCAPE PLAN



Z 21-11

GARLAND
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BUILDING ELEVATIONS

1 NORTHWEST ELEVATION (FRONT ENTRY)

2 NORTHEASTELEVATION (DRIVE-THRU)

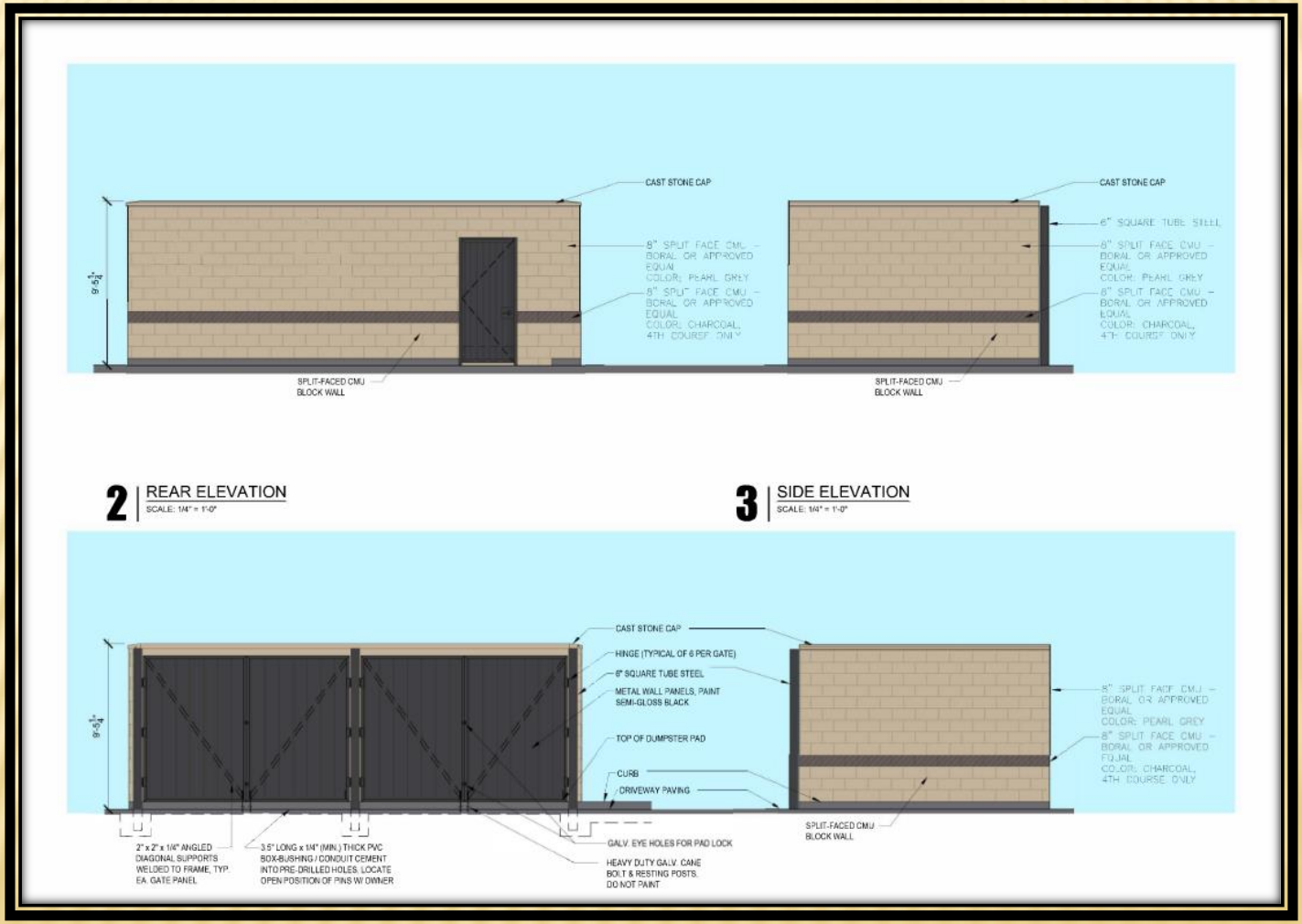
MATERIAL FINISHES

Z 21-11

BUILDING ELEVATIONS

Z 21-11

DUMPSTER ELEVATIONS



Z 21-11

MONUMENT SIGN

Z 21-11

STAFF RECOMMENDATION

- Approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.

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

PLAN COMMISSION RECOMMENDATION

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Z 21-11

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **12. c.**
Meeting Date: 07/20/2021
Item Title: Z 21-11 PM Design - Detail Plan (District 1)
Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.

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LOCATION

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OWNER

I-90 @ Garland 2016, LP.

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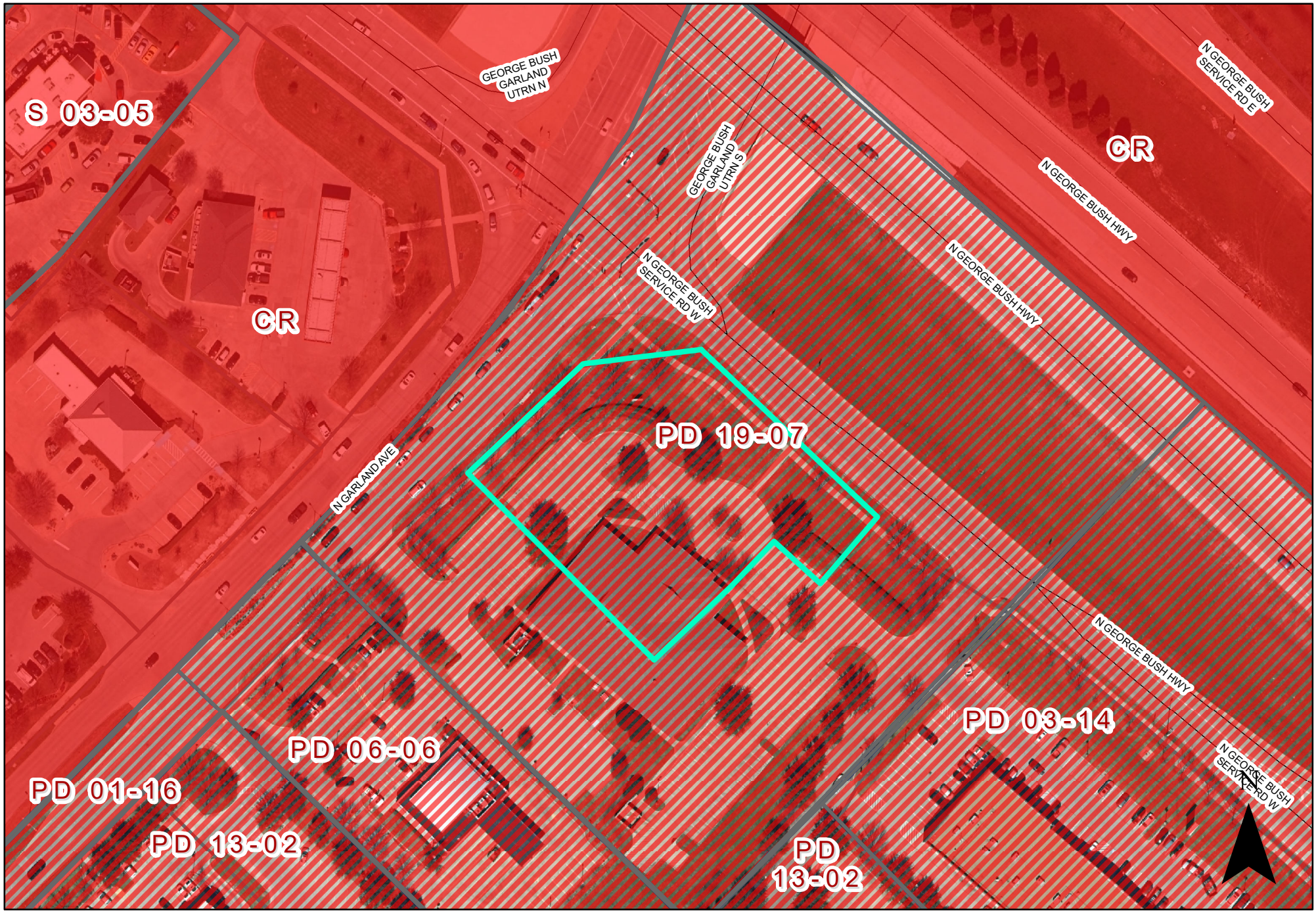
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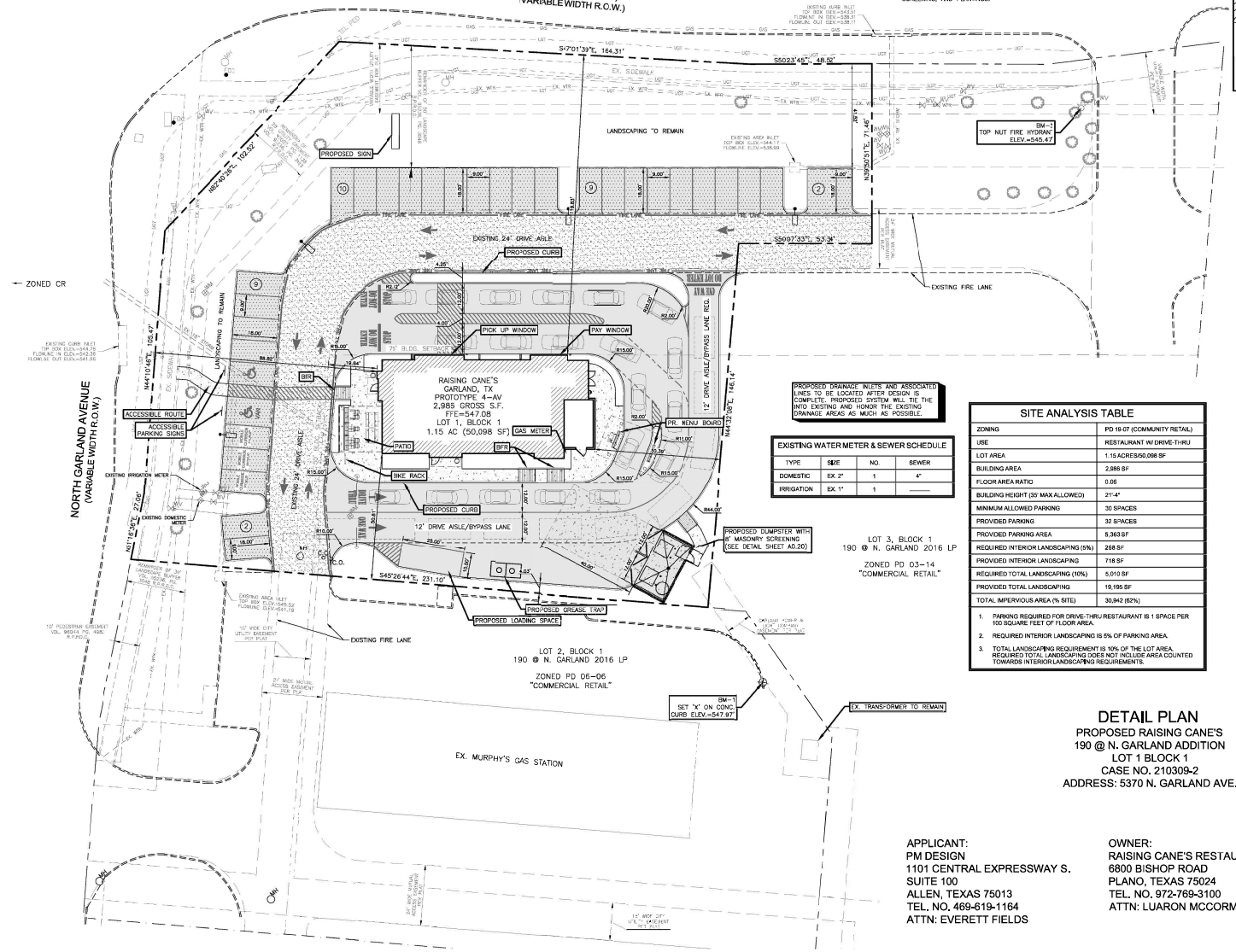
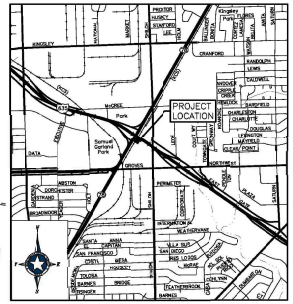
Zoning Map Z 21-11
INDICATES AREA OF REQUEST

EXHIBIT C



NOTES:

1. THIS PLAN SHEET IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. REFER TO CIVIL CONSTRUCTION SET FOR MORE DETAIL.
2. ALL CURB RADII ARE 10' OR 3' UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTINGS.



VICINITY MAP
N.T.S.

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.O	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE
WV	PROPOSED WATER VALVE
WM	PROPOSED WATER METER
FH	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
W	PROPOSED WATER LINE
SS	PROPOSED SAN. SEWER LINE
XX	PARKING SPACE COUNT

PROPOSED DRAINAGE INLETS AND ASSOCIATED LINES TO BE LOCATED AFTER DESIGN IS COMPLETE. PROPOSED SYSTEM WILL TIE THE INTO EXISTING AND HONOR THE EXISTING DRAINAGE AREAS AS MUCH AS POSSIBLE.

EXISTING WATER METER & SEWER SCHEDULE

TYPE	SIZE	NO.	SEWER
DOMESTIC	EX. 2"	1	4"
IRRIGATION	EX. 1"	1	———

SITE ANALYSIS TABLE

ZONING	PD 19-07 (COMMUNITY RETAIL)
USE	RESTAURANT W/ DRIVE-THRU
LOT AREA	1.15 ACRES/50,098 SF
BUILDING AREA	2,986 SF
FLOOR AREA RATIO	0.06
BUILDING HEIGHT (35' MAX ALLOWED)	21'-4"
MINIMUM ALLOWED PARKING	30 SPACES
PROVIDED PARKING	32 SPACES
PROVIDED PARKING AREA	5,363 SF
REQUIRED INTERIOR LANDSCAPING (5%)	268 SF
PROVIDED INTERIOR LANDSCAPING	718 SF
REQUIRED TOTAL LANDSCAPING (10%)	5,010 SF
PROVIDED TOTAL LANDSCAPING	19,195 SF
TOTAL IMPERVIOUS AREA (% SITE)	30,842 (62%)

1. PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 1 SPACE PER 100 SQUARE FEET OF FLOOR AREA.
2. REQUIRED INTERIOR LANDSCAPING IS 5% OF PARKING AREA.
3. TOTAL LANDSCAPING REQUIREMENT IS 10% OF THE LOT AREA. REQUIRED TOTAL LANDSCAPING DOES NOT INCLUDE AREA COUNTED TOWARDS INTERIOR LANDSCAPING REQUIREMENTS.

PROPOSED SIDEWALK
LIGHT DUTY PAVEMENT
6" CONCRETE PAVEMENT
MEDIUM DUTY PAVEMENT
7" CONCRETE PAVEMENT
DUMPSTER PAVEMENT
8" CONCRETE PAVEMENT

GRAPHIC SCALE
0 20 40 80 FEET

DETAIL PLAN

PROPOSED RAISING CANE'S
190 @ N. GARLAND ADDITION
LOT 1 BLOCK 1
CASE NO. 210309-2
ADDRESS: 5370 N. GARLAND AVE.

APPLICANT:
PM DESIGN
1101 CENTRAL EXPRESSWAY S.
SUITE 100
ALLEN, TEXAS 75013
TEL. NO. 469-619-1164
ATTN: EVERETT FIELDS

OWNER:
RAISING CANE'S RESTAURANT, LLC
6800 BISHOP ROAD
PLANO, TEXAS 75024
TEL. NO. 972-769-3100
ATTN: LUARON MCCORMACK

PLAN PREPARER:
BENCHMARK DESIGN GROUP
2026-B REPUBLIC DR.
TYLER, TEXAS 75701
TEL. NO. 903-534-5353
ATTN: RYAN DAVIS

Raising Cane's Chicken Fingers
Restaurant Support Office:
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store:
5370 N. GARLAND AVE.
GARLAND, TX 75044
Restaurant #RC713
P4-AV SCHEME B

Professional of Record: NAME

BENCHMARK DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW AND COMMENTS UNDER THE AUTHORITY OF
RYAN W. DAVIS, P.E.,
REGISTRATION NO. 131157
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

Prototype: P4- AV 2020 - 2.0 RELEASE
Prototype Issue Date: 7.14.2020
Design Bulletin Updates: —
Date Issued: — Bulletin Number: —

PRELIMINARY

REVISIONS:

Sheet Title:
SITE PLAN

Date: 06.02.2021
Project Number: 2020.078
Drawn By: RWD

Sheet Number:
C-0.1

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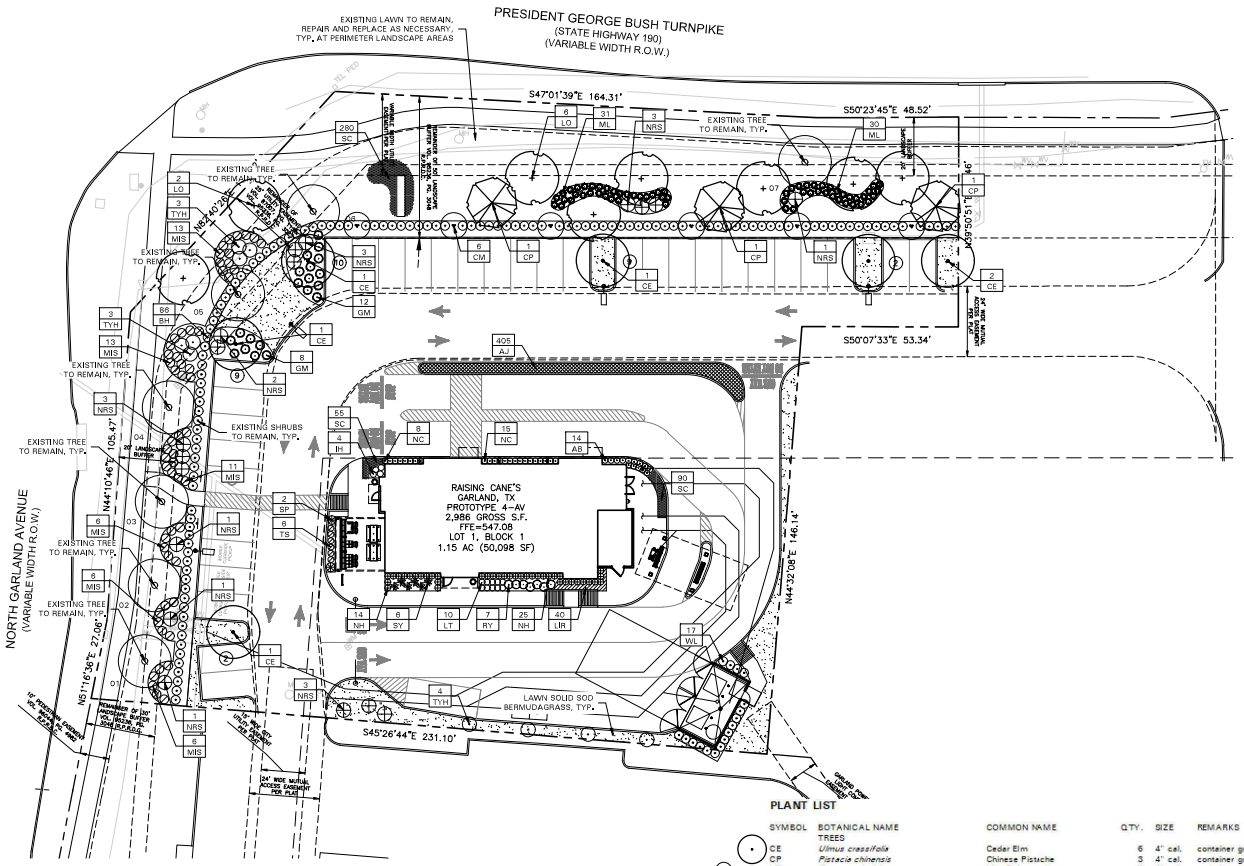
EXHIBIT D



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CE	*Ulmus crassifolia*	Cedar Elm	6	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CP	*Pistacia chinensis*	Chinese Pistache	3	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	8	4" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
TYH	*Ilex vomitoria*	Tree Yaupon Holly	10	7'-8' ht.	container grown, tree form, 3-6 trunk, 3' clear trunk, no cross canes, 4'
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	14	5 gal.	container full, 20" spread, 24" o.c.
AJ	*Trachelospermum asiaticum*	Asian Jasmine	405	1 gal.	container (3) 12" runners min.
BH	*Ilex cornuta 'Burfordii'*	Burford Holly	86	7 gal.	container full
GM	*Muhlenbergia capillaris*	Gulf Muhly	20	5 gal.	container full
IH	*Rephiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'	4	5 gal.	container full, 20" spread
LIR	*Liriope muscari 'Big Blue'*	Liriope 'Big Blue'	235	1 gal.	container full top of container, 12" o.c.
LT	*Lantana x hybrida 'New Gold'*	New GoldTM Lantana	10	1 gal.	container full, 20" spread, 24" o.c.
MIS	*Miscanthus sinensis 'Gracillimus'*	Maiden Grass	55	5 gal.	container full, 36" o.c.
ML	*Miscanthus sinensis 'Morning Light'*	Miscanthus 'Morning Light'	61	5 gal.	container full, 36" o.c.
NC	*Nandina compacta*	Compact Nandina	23	5 gal.	container full, 24" o.c.
NH	*Ilex cornuta 'Needlepoint'*	Needlepoint Holly	39	5 gal.	container full, 24" spread, 36" o.c.
NRS	*Ilex spp. 'Nellie R. Stevens'*	Nellie R. Stevens Holly	18	15 gal.	container full to base, 7'-8' ht.
RY	*Hesperaloe parviflola*	Red Yucca	7	5 gal.	container full, 30" o.c.
SC		Seasonal Color	145	4" pots	container full, 9" o.c., selection by Owner
SP	*Juniperus chinensis 'Spartan'*	Spartan Juniper	2	45 gal.	B&B or container grown, full to base, 3' spread
SY	*Yucca recurvifolia*	Softleaf Yucca	6	5 gal.	container full, 36" o.c.
TS	*Leucophyllum frutescens 'Green Cloud'*	Texas Sage 'Desperado'	6	5 gal.	container full, 20" spread, 24" o.c.
WL	*Ligustrum japonica*	Wax Leaf Ligustrum	17	5'-6' ht.	container full, 20" spread, 30" o.c.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

17 TREES
10 ORTREE
368 SHRUBS

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS, CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS, CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD TALL FESCUE, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS, ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC, PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

LANDSCAPE TABULATIONS

THE CITY OF GARLAND, TEXAS

TOTAL LANDSCAPE AREA
1. 10% of site to be landscaped.

Total Site: 50,098 s.f.

Required	Provided
5,009 s.f. (10%)	16,473 s.f. (33%)

LANDSCAPE BUFFERS
1. 20' landscape buffer and one (1) tree and seven (7) shrubs per 30 l.f., adjacent to AA thoroughfare or larger.
2. 15' landscape buffer and one (1) tree per 30 l.f., adjacent to all other street types.
3. 75% max. turf in landscape buffer area.

HWY 190: 264 l.f.

Required	Provided
20' landscape buffer	20' landscape buffer
(9) trees, 3" cal.	(10) trees, 3" cal.
	(2) existing trees
(63) shrubs	(190) shrubs

North Garland Avenue: 183 l.f.

Required	Provided
15' landscape buffer	15' landscape buffer
(6) trees, 3" cal.	(1) tree, 3" cal.
	(5) existing trees
(43) shrubs	(74) shrubs

PARKING AREA LANDSCAPING
1. 5% of parking area covered in living landscape.
2. One (1) large canopy tree within 65 feet of all parking spaces.
3. One (1) large canopy tree per 10 spaces.
4. Screen parking with a continuous row of shrubs.

Parking spaces: 32

Required	Provided
398 s.f. (5%)	1411 s.f. (17%)
(3) trees, 3" cal.	(6) trees, 3" cal.

DETAIL PLAN

PROPOSED RAISING CANE'S
190 @ N. GARLAND ADDITION
LOT 1 BLOCK 1
CASE NO. 210309-2
ADDRESS: 5370 N. GARLAND AVE.

SCALE: 1" = 20'-0"

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

Raising Cane's Chicken Fingers
Restaurant Support Office
6000 Bishop Road, Plano, TX 75024
Tele: 972-668-5100 Fax: 972-769-5101

Store:
5370 N. GARLAND AVE.
GARLAND, TX 75044
Restaurant #RC713
P4-AV SCHEME B

Professional of Record: NAME

REGISTERED LANDSCAPE ARCHITECT — JOHN ANN TAYLOR — 2276 — STATE OF TEXAS

06.16.21

Prototype :	P4- AV 2020 - 2.0 RELEASE
Prototype Issue Date:	7.14.2020
Design Bulletin Updates:	--
Date Issued:	Bulletin Number:
--	--

REVISIONS:

1	06.16.2021	CITY COMMENTS
2		
3		
4		
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8		
9		

Sheet Title:

LANDSCAPE PLAN

Date: 06.02.2021
Project Number: RAC21004.0
Drawn By: TM

Sheet Number:

L2.01

SUBMITTALS

EXHIBIT D

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Missouri Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

D. Mulch: Double Shredded Hardwood Mulch, partiellly decomposed, dark brown.

E. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

G. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.L. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to planting compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a three (3") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plans.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least three (3") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of three (3") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less then six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

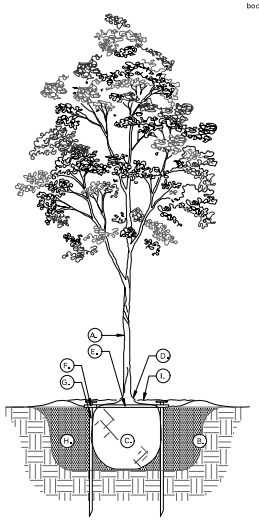
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH 'U' BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

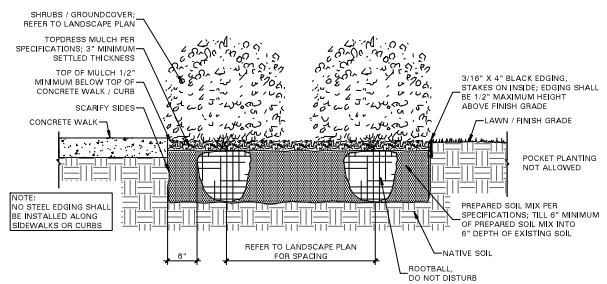
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 3 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 675-8143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

DETAIL PLAN
PROPOSED RAISING CANE'S
190 @ N. GARLAND ADDITION
LOT 1 BLOCK 1
CASE NO. 210309-2
ADDRESS: 5370 N. GARLAND AVE.

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

Raising Cane's Chicken Fingers
Restaurant Support Office
6000 Bishop Road Plano, TX 75024
Tel: 972-668-8800 Fax: 972-790-5101

Store:
5370 N. GARLAND AVE.
GARLAND, TX 75044
Restaurant #RC713
P4-AV SCHEME B

Professional of Record: NAME

REGISTERED LANDSCAPE ARCHITECT
JOHN ANN TAYLOR
2224
STATE OF TEXAS
06.16.21

Prototype :	P4- AV 2020 - 2.0 RELEASE
Prototype Issue Date:	7.14.2020
Design Bulletin Updates:	--
Date Issued:	Bulletin Number:
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REVISIONS:

1	06.16.2021	CITY COMMENTS
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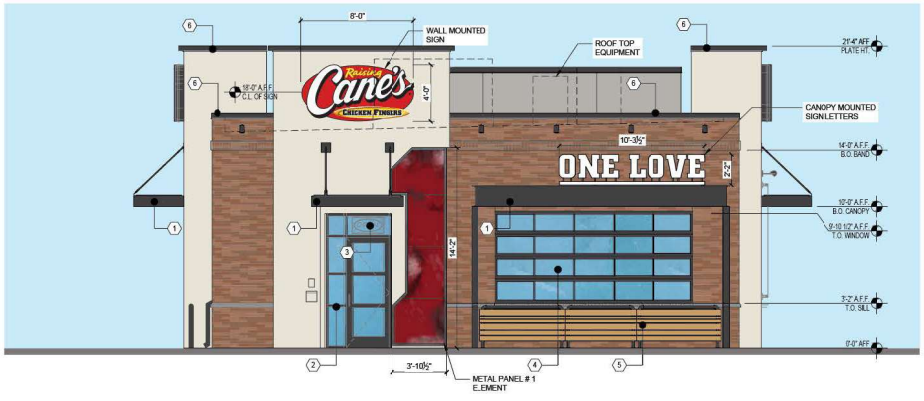
Sheet Title:
LANDSCAPE SPECIFICATIONS

Date: 06.02.2021
Project Number: RAC21004.0
Drawn By: TM

Sheet Number:
L2.02

SUBMITTALS

EXHIBIT E



1 | NORTHWEST ELEVATION (FRONT ENTRY)
SCALE: 1/4" = 1'-0"

2 | NORTHEASTELEVATION (DRIVE-THRU)
SCALE: 1/4" = 1'-0"

		VERTICAL ARTICULATION		HEIGHT ARTICULATION	
	FACADE LENGTH	REQ.	PROVIDED	REQ.	PROVIDED
EAST ELEVATION (DRIVE-THRU) PRESIDENT GEORGE BUSH TURNPIKE	82'-5"	16'-5" (82'-5" X 20%)	20'-0"	4.8 (12'-5"/50" =1.6) (1.6 X 3 = 4.8)	4'-9"
NORTH ELEVATION FRONT) NORTH GARLAND AYE.	37'-2 3/4"	7'-5" (37'-2 3/4" X 20%)	12'-4 1/2"	2.1 (37'-2 3/4"/50"= 7) (.7 X 3 = 2.1)	4'-9"
		HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
	FACADE LENGTH	REQ.	PROVIDED	REQ.	PROVIDED
EAST ELEVATION (DRIVE-THRU) PRESIDENT GEORGE BUSH TURNPIKE	82'-5"	24'-9" (82'-5" X 30%)	20'-0"	4	5'-6"
NORTH ELEVATION FRONT) NORTH GARLAND AYE.	37'-2 3/4"	11'-2" (37'-2 3/4" X 30%)	12'-4 1/2"	4	5'-6"

DETAIL PLAN
PROPOSED RAISING CANE'S
190 @ N. GARLAND ADDITION
LOT 1 BLOCK 1
CASE NO. 210309-2
ADDRESS: 5370 N. GARLAND AVE.

SECTION 4.83 NONRESIDENTIAL & MULTI-FAMILY BUILDING MATERIALS & DESIGN
REQUIRED ARCHITECTURAL ELEMENTS:

1. AWNINGS OR CANOPIES
   - ALL ELEVATION DISPLAY A AWNING OF CANOPY ABOVE EXISTING ENTRY & WINDOW.
2. DIVIDED LIGHT WINDOWS
   - ON ELEVATIONS NORTH & WEST THE DIVIDED LIGHT WINDOW IS SHOWN UNDER THE CANOPY WINDOW NEXT TO ENTRY.
3. TRANSOMS
   - TRANSOM SHOWN ON FRONT & SIDE ELEVATION ENTRY.
4. DISPLAY WINDOWS
   - LOCATED ON EAST ELEVATION ENTRY.
5. BENCHES FOR OUTDOOR SEATING
   - PATIO TABLES AND CHAIRS LOCATED AT FRONT ELEVATION. REFERENCE SITE SKETCH.
6. VARIED ROOF HEIGHTS
   - DIFFERENT ROOF HEIGHTS SHOWN ON ALL ELEVATIONS.

MATERIAL FINISHES

EM-1	EM-2	EM-3	EM-4	P-10	EWF-1	EWF-2	EWF-3	EWF-4	EWF-5	EWF-6	EWS-1	EWS-2
Galvanized steel sheet w/ kynar finish (24 GA.) Color: Black	METAL GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) BLACK	CARBON GRADE FINISH: HOT ROLLED STEEL W/CARBON GRADE FINISH	RECLAIMED METAL PANEL: VINTAGE CAR HOOD OCCURS AT FACE OF "1" ELEMMENT	PATIO STEEL BENJAMIN MOORE BLACK LOW LUSTRE	BELDEN NORMAN BRICK MASONRY MEDIUM RANGE, SMOOTH, IRON SPOT. MORTAR TO MATCH SOLOMON PRODUCTS 10 H, WEATHERD HORIZONTAL STRIKE, VERTICAL JOINTS ARE FLUSH	"7669SUMMIT GRAY" PORTLAND CEMENT STUCCO	MARCS ONE 6443 - ARCHITECT'S GREY	BORAL "ALAMO" MODULAR BRICK, MORTER TO MATCH SOLOMON PRODUCTS 10 H, LIGHT BUFF SACK RUBFINISH.	"132 MOUNTAIN FOG": PORTLAND CEMENT STUCCO	"456 OYSTER SHELL": PORTLAND CEMENT STUCCO	MODEL 275 (M.O.RE.R) DARK BRONZE ANODIZED ALUMINUM STOREFRONT	ALUMINUM STOREFRONT SYSTEM FINISH: ANODIZED BLACK

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store:
5370 N. GARLAND AVE
GARLAND, TX 75044
Restaurant #RC713
P4-AV SCHEME B

Professional of record: NAME

PM DESIGN
Architectural Solutions Group
1101 Central Expressway South
Suite 100
Allen, TX 75013
CONTACT: EVERETT FIELDS
(469) 619-1164
EFIELDS@PMDGINC.COM

Prototype: P4- AV 2020 - 2.0 RELEASE
Prototype Issue Date:
Design Bulletin Updates: --
Date Issued: Bulletin Number:
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REVISIONS:

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Sheet Title:
EXTERIOR ELEVATIONS
Date: 06.02.2021
Project Number: RAC21034 .0
Drawn By: JC

Sheet Number:
A4.10

SUBMITTALS

EXHIBIT E

1 | SOUTHEAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

2 | SOUTHWEST ELEVATION (SIDE ENTRY)
SCALE: 1/4" = 1'-0"

		VERTICAL ARTICULATION		HEIGHT ARTICULATION	
	FACADE LENGTH	REQ.	PROVIDED	REQ.	PROVIDED
EAST ELEVATION (DRIVE-THRU) PRESIDENT GEORGE BUSH TURNPIKE	82'-5"	16'-5" (82'-5" X 20%)	20'-0"	4.8 (82'-5"/50' =1.6) (1.6 X3 = 4.8)	4"-9"
NORTH ELEVATION (FRCNT) NORTH GARLAND AVE.	37'-2 3/4"	7'-5" (37'-2 3/4" X 20%)	12'-4 1/2"	2.1 (37'-2 3/4"/50'=.7) (.7 X 3 = 2.1)	4'-9"
		HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
	FACADE LENGTH	REQ.	PROVIDED	REQ.	PROVIDED
EAST ELEVATION (DRIVE-THRU) PRESIDENT GEORGE BUSH TURNPIKE	82'-5"	24'-9" (82'-5" X 30%)	20'-0"	4	5'-6"
NORTH ELEVATION (FRCNT) NORTH GARLAND AVE.	37'-2 3/4"	11'-2" (37'-2 3/4" X 30%)	12'-4 1/2"	4	5'-6"

DETAIL PLAN
PROPOSED RAISING CANE'S
190 @ N. GARLAND ADDITION
LOT 1 BLOCK 1
CASE NO. 210309-Z
ADDRESS: 5370 N. GARLAND AVE.

SECTION 4.83 NONRESIDENTIAL & MULTI-FAMILY BUILDING MATERIALS & DESIGN
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   - ON ELEVATIONS NORTH & WEST THE DIVIDED LIGHT WINDOW IS SHOWN UNDER THE CANOPY WNDOW NEXT TO ENTRY.
3. TRANSOMS
   - TRANSOM SHOWN ON FRONT & SIDE ELEVATION ENTRY.
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   - PATIO TABLES AND CHAIRS LOCATED AT FRONT ELEVATION. REFERENCE SITE SKETCH.
6. VARIED ROOF HEIGHTS
   - DIFFERENT ROOF HEIGHTS SHOWN ON ALL ELEVATIONS.

MATERIAL FINISHES

EM-1	EM-2	EM-3	EM-4	P-10	EWF-1	EWF-2	EWF-3	EWF-4	EWF-5	EWF-6	EWS-1	EWS-2
Galvanized steel sheet w/ kynar finish (24 GA.) Color: Black	METAL GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) BLACK	CARBON GRADE FINISH: HOT ROLLED STEL W/CARBON GRADE FINISH	RECLAIMED METAL PANEL: VINTAGE CAR HOOD OCCURS AT FACE OF "1" ELEMMENT	PATIO STEEL BENJAMIN MOORE BLACK LOW LUSTRE	BELDEN NORMAN BRICK MASONRY MEDIUM RANGE, SMOOTH, IRON SPOT. MORTAR TO MATCH SOLOMON PRODUCTS 10 H, WEATHERD HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH	"7669SUMMIT GRAY" PORTLAND CEMENT STUCCO	MARCSTORE 6443 - ARCHITECT'S GREY	BORAL: "ALAMO" MODULAR BRICK, MORTER TO MATCH SOLOMON PRODUCTS 10 H, LIGHT BUFF SACK RUB FINISH.	"132 MOUNTAIN FOG": PORTLAND CEMENT STUCCO	"456 OYSTER SHELL": PORTLAND CEMENT STUCCO	MODEL 275 (M.O.R.E.)) DARK BRONZE ANODIZED ALUMINUM STOREFRONT	ALUMINUM STOREFRONT SYSTEM FINISH: ANODIZED BLACK

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store:
PGBT & GARLAND AVE.
GARLANC, TX 75044
Restaurant #RC713
P4-AV SCHEME B

Professional of Record: NAME
PM DESIGN
Architectural Solutions Group
1101 Central Expressway South
Suite 100
Allen, TX 75013
CONTACT: EVERETT FIELDS
(469) 419-1164
EFIELDS@PMDGINC.COM

Prototype: P4- AV 2020 - 2.0 RELEASE
Prototype Issue Date:
Design Bulletin Updates: --
Date Issued: --
Bulletin Number: --

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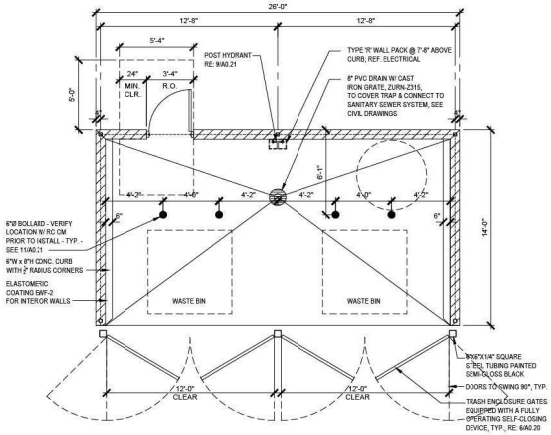
Sheet Title:
EXTERIOR ELEVATIONS

Date: 06.02.2021
Project Number: RAC21004.0
Drawn By: JC

Sheet Number:
A4.20

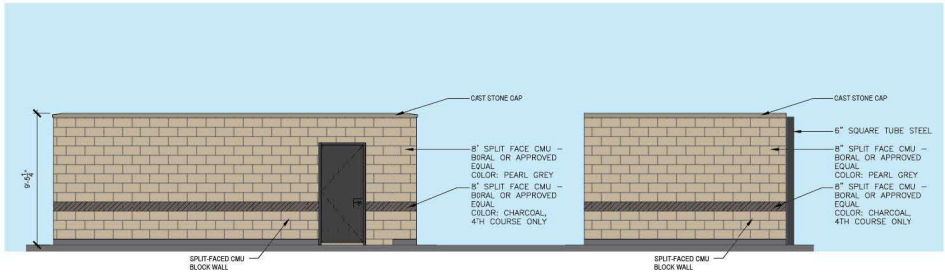
SUBMITTALS

EXHIBIT E



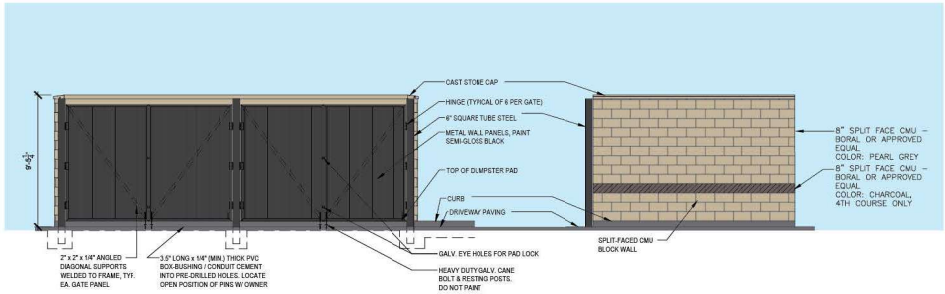
1 STANDARD DUMPSTER PLAN
SCALE: 1/4" = 1'-0"

DETAIL PLAN
PROPOSED RAISING CANE'S
196 @ N. GARLAND ADDITION
LOT 1 BLOCK 1
CASE NO. 210309-2
ADDRESS: 5370 N. GARLAND AVE.



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

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



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

5 SIDE (TYPICAL)
SCALE: 1/4" = 1'-0"

Raising Cane's Chicken Fingers
Restaurant Support Office
6600 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store:
5370 N. GARLAND AVE.
GARLAND, TX 75044
Restaurant #RC713
P4-AV SCHEME B

Professional of Record: NAME
PM DESIGN
Architectural Solutions Group
1101 Central Expressway South
Suite 100
Allen, TX 75013
CONTACT: EVERETT FIELDS
(469) 6 9-1164
EFIELDS@PMDGINC.COM

Prototype :	P4-AV 2020 – 2.0 RELEASE
Prototype Issue Date:	
Design Bulletin Updates	--
Date Issued:	Bulletin Number:
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PRELIMINARY

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Sheet Title:
TRASH ENCLOSURE PLAN & DETAILS

Date:	06.02.2021
Project Number:	RAC21004.0
Drawn By:	JC

Sheet Number:
A0.20

SUBMITTALS

(H)

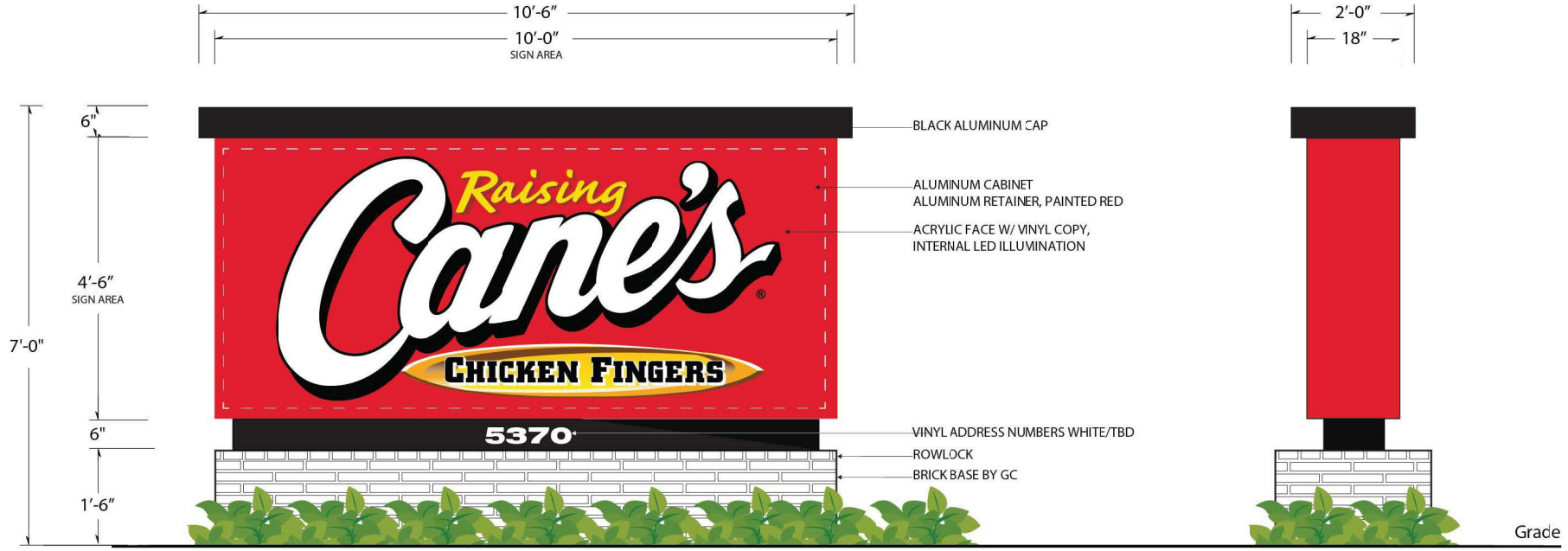
CUTSHEET

Monument

NTE 50 SF, 7' OAH

EMC NOT ALLOWED

EXHIBIT F



AGI RESPONSIBLE FOR FOUNDATION & CONCRETE PAD

45.00

Square Footage

Scale: 3/8"=1'

Location: Garland, TX	AGI Rep: S. Holmes	This document is the sole property of AGI, and all design, manufacturing, reproduction use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	PAGE 5
Site ID: RC0713	AGI PM: Anthony Molina		
Date: 01/06/2021	Drawn by: M. Folden		

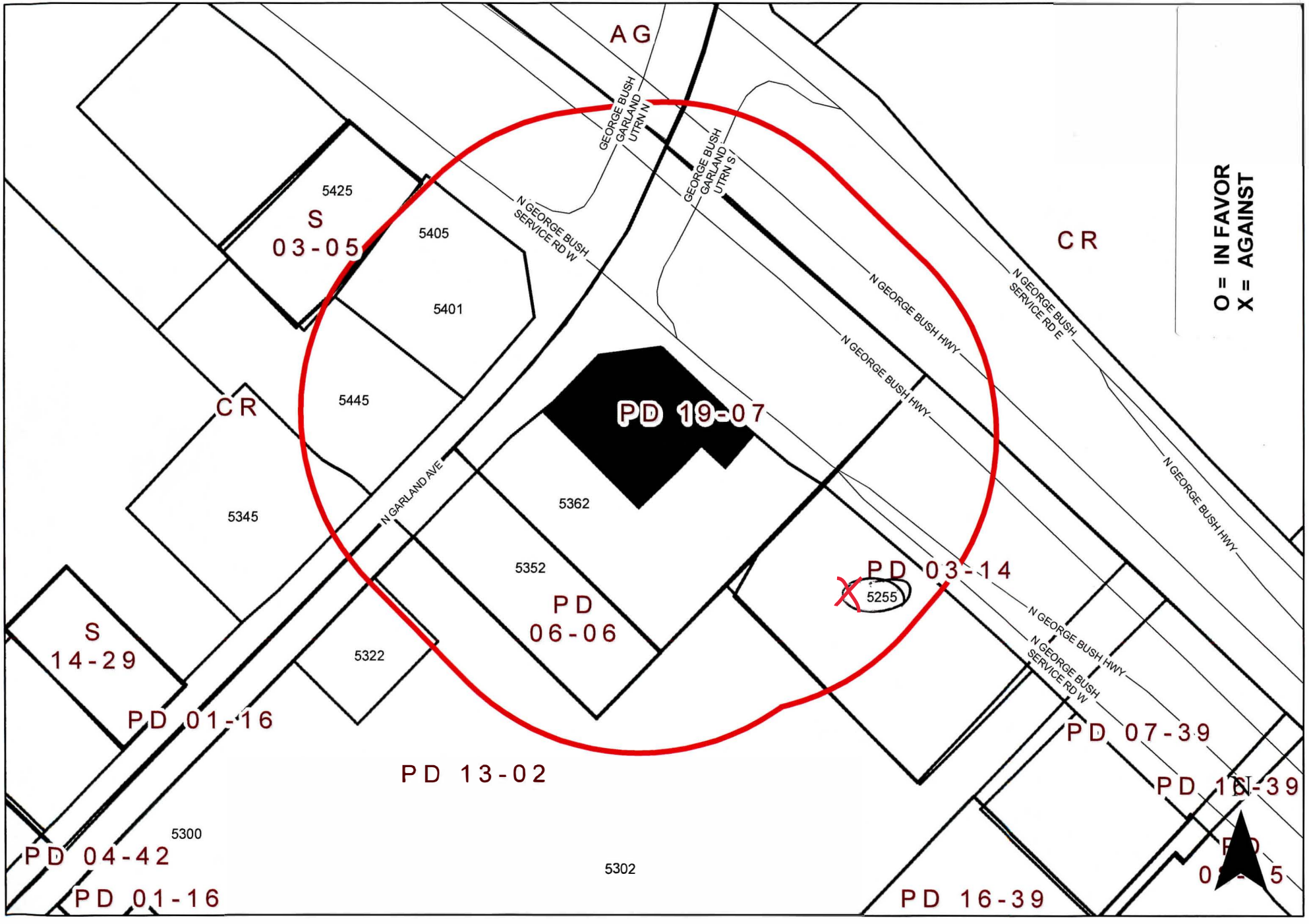
REPORT & MINUTES

P.C. Meeting, June 28, 2021

3c. APPROVED Consideration of the application of **PM Design**, requesting approval of a Detail Plan for a Restaurant, Drive-Through and Pylon Sign on a property zoned Planned Development (PD) 19-07 District for Community Retail Uses. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 21-11 - Detail Plan)

There were no questions of this applicant.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation, including denying the request for the Pylon Sign. Seconded by Commissioner Jenkins. **Motion carried: 9** Ayes, **0** Nays.



0 125 250 Feet 1 inch = 208 feet

Zoning Map Z 21-11

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

5345 North President George Bush Turnpike

Comment Form
Case Z 21-11

Z 21-11 PM Design. The applicant proposes to construct a Restaurant with a Drive-Through. This site is located at 5345 North President George Bush Turnpike. (District 1)

Z 21-11 PM Design. El solicitante propone construir un restaurante con servicio de autoservicio (Drive-Through). Este sitio está ubicado en 5345 North President George Bush Turnpike. (Distrito 1)

Z 21-11 PM Design. Người nộp đơn đề xuất xây dựng một Nhà hàng có lái xe qua. Địa điểm này nằm ở 5345 North President George Bush Turnpike. (Quận 1) (xem bản đồ bao gồm)

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.

DOMINIC SCHILLACE, TENANT

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.)

5255 N. Pres George Bush Hwy #425

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

GARLAND, TX [redacted]

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

06/18/21

Date / Fecha / Ngày

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

JUN 23 '21 AM10:16

From:	Donald Mongeon
To:	Planning Group
Subject:	[EXTERNAL] Notice of Opposition - Case Z 21-11 PM Design
Date:	Wednesday, July 7, 2021 10:42:22 AM
Attachments:	Signed notice of opposition.pdf

Good morning,

Please see our attached comment form for the above referenced case for the Raising Cane's development located at 5345 North President George Bush Turnpike.

Thank you.

Don Mongeon
585-359-3000 x119
dmongeon@glazer.com

270 Commerce Drive
Rochester, NY 14623
(585) 359-3000 Office

This communication and all information contained in it is confidential and is only intended to be viewed by the addressee. This communication does not form any contractual obligation on behalf of the sender or the sender's employer, or the employer's parent company, affiliates or subsidiaries.

Comment Form
Case Z 21-11

Z 21-11 PM Design. The applicant proposes to construct a Restaurant with a Drive-Through. This site is located at 5345 North President George Bush Turnpike. (District 1)

Z 21-11 PM Design. El solicitante propone construir un restaurante con servicio de autoservicio (Drive-Through). Este sitio está ubicado en 5345 North President George Bush Turnpike. (Distrito 1)

Z 21-11 PM Design. Người nộp đơn đề xuất xây dựng một Nhà hàng có lái xe qua. Địa điểm này nằm ở 5345 North President George Bush Turnpike. (Quận 1) (xem bản đồ bao gồm)

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.

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

5255 President George Bush Freeway

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

Firewheel Shopping Center Dallas, Tx. LLC

by:

Signature / Firma / Ch ữ ký

7/7/2021

Date / Fecha / Ngày

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

Z 21-11

The applicant proposes to construct a Restaurant with a Drive-Through.

[Planned Development and Detail Plan for a restaurant with a Drive-Through on a property zoned Planned Development (PD) District 19-07 for Community Retail Uses.]

City Council Meeting
July 20, 2021

GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 5345 North President George Bush Turnpike

Applicant: PM Design

Owner: I-90 @ Garland 2016 LP

Acreage: 1.15 acres

Zoning: Planned Development (PD) District 19-07

Z 21-11

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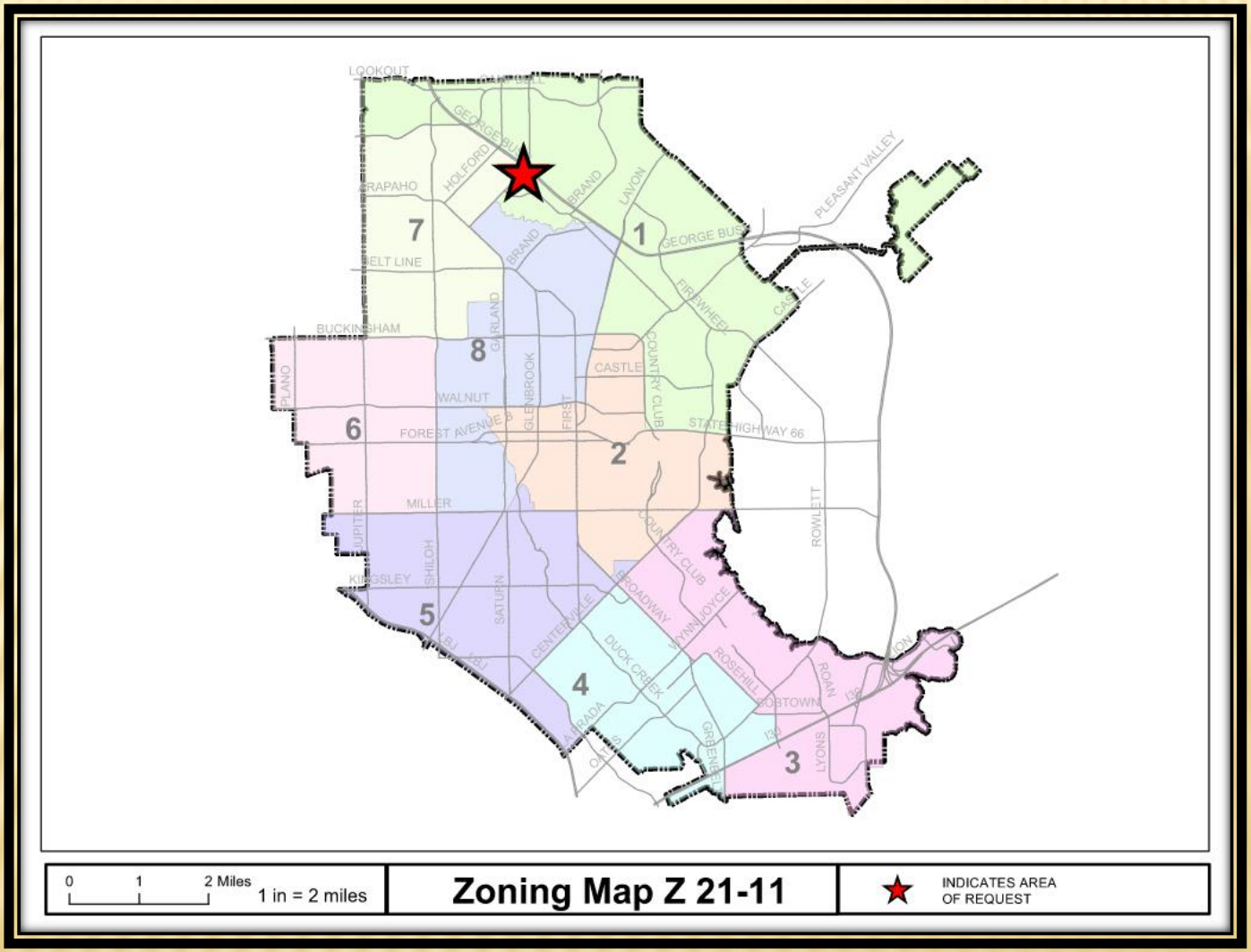
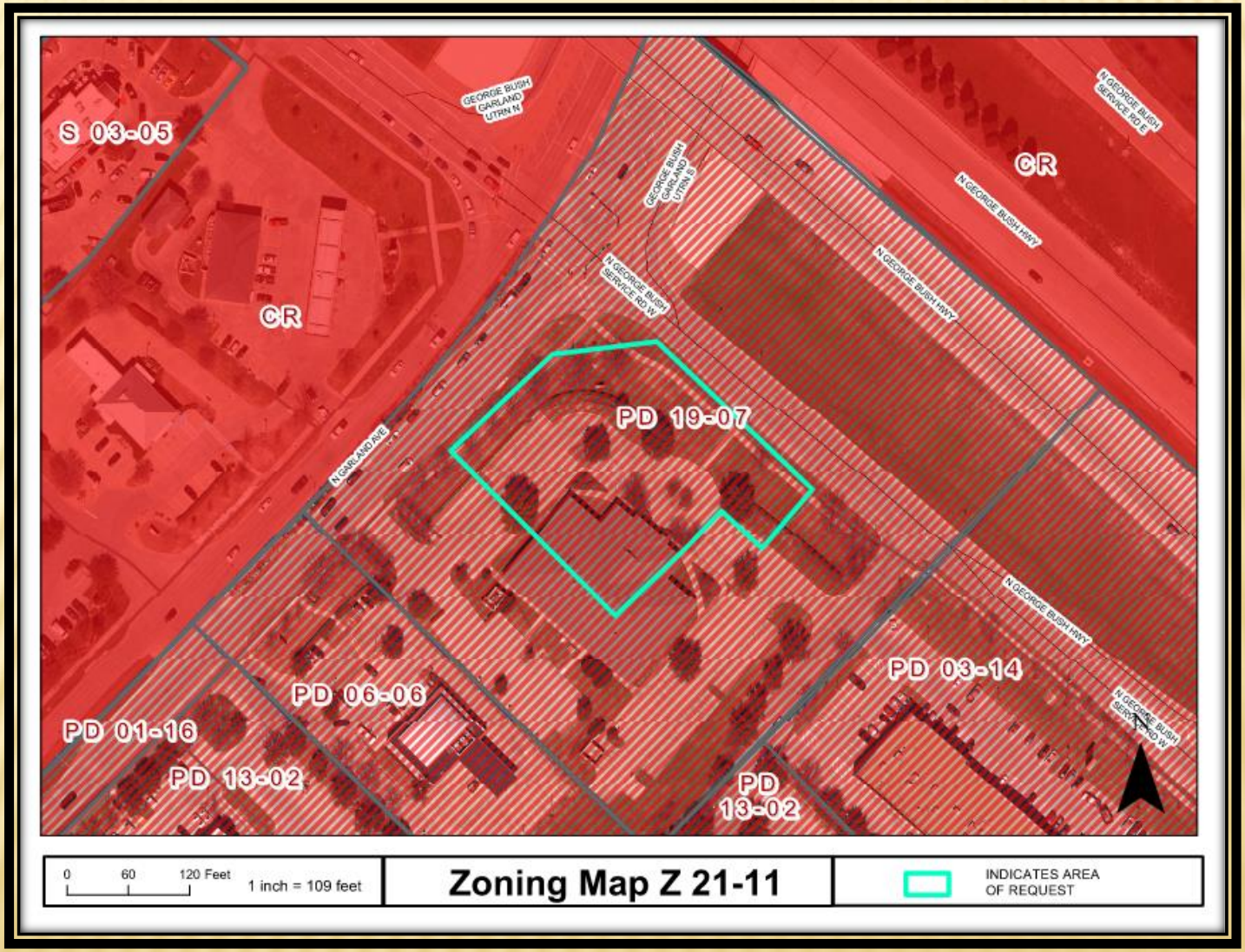
CITYWIDE LOCATION MAP



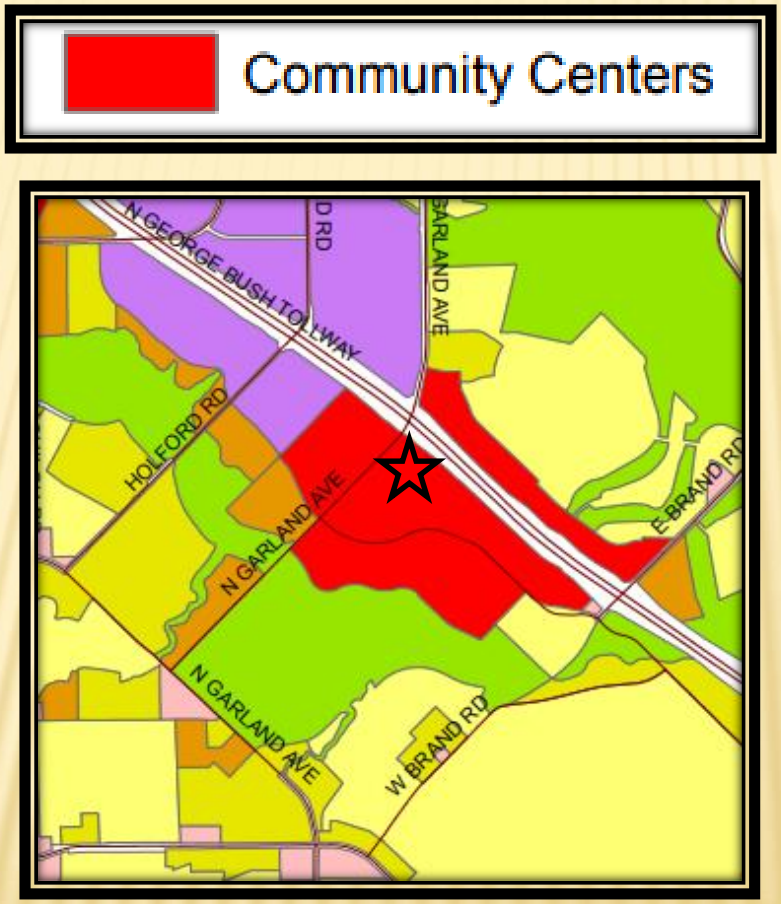
Z 21-11

LOCATION MAP



Z 21-11

COMPREHENSIVE PLAN



Z 21-11

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Community Center. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community Centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

The proposed land use is compatible with the comprehensive plan

PHOTOS

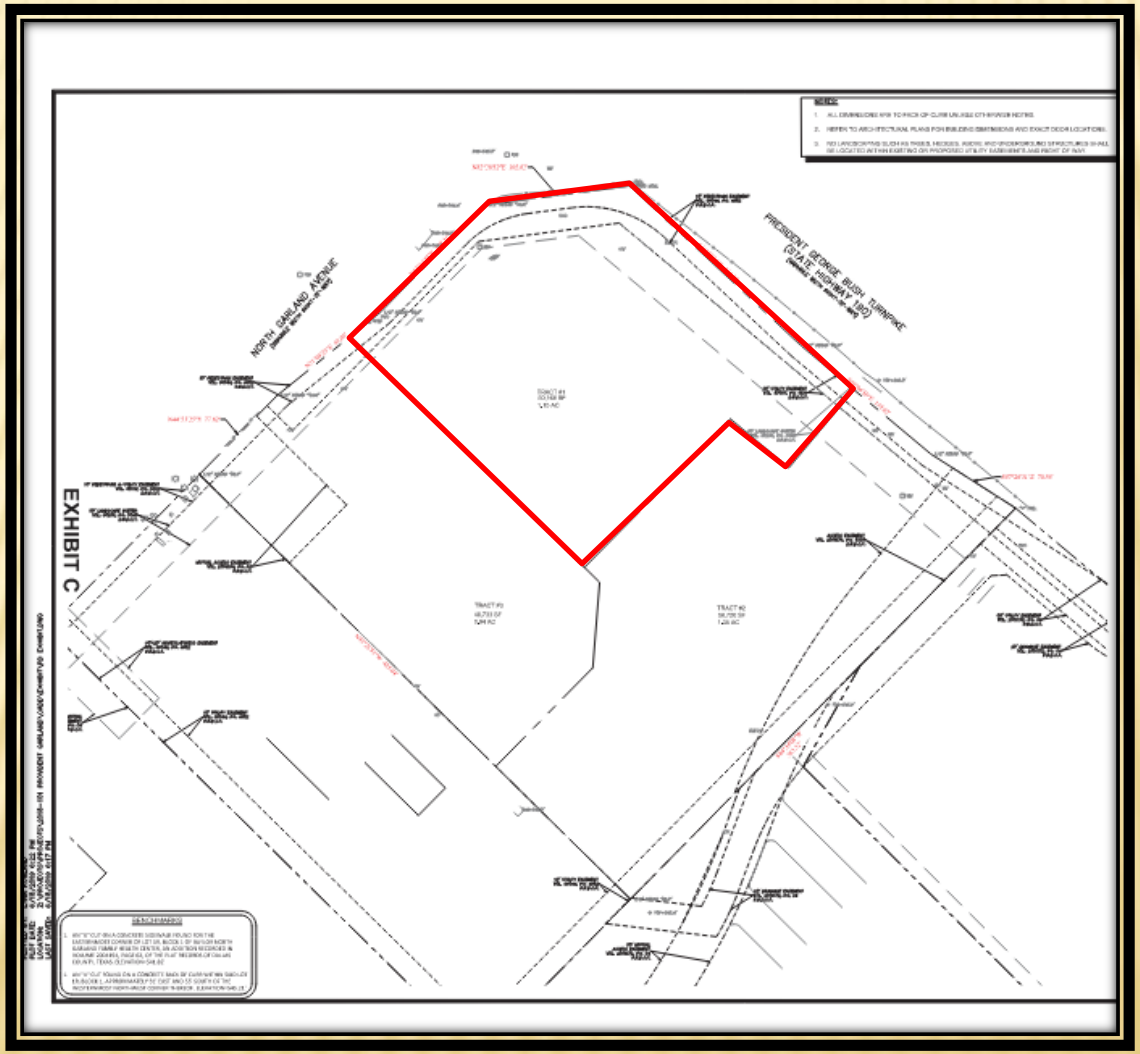
View of the subject property from North George Bush Turnpike

Looking southwest of the subject property

Looking northeast of the subject property

Looking northwest of the subject property

APPROVED CONCEPT PLAN (PD 19-07)



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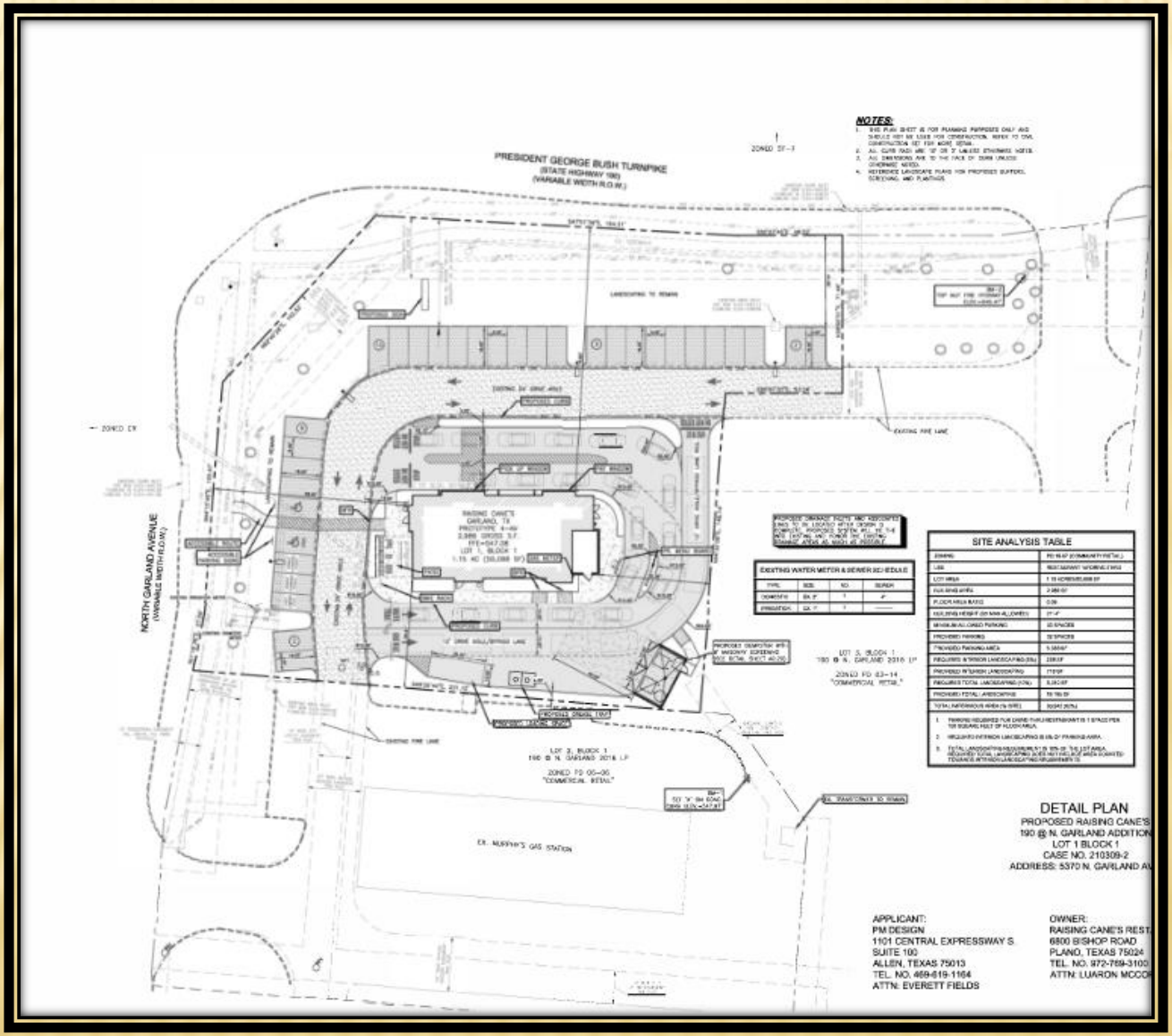
SITE PLAN



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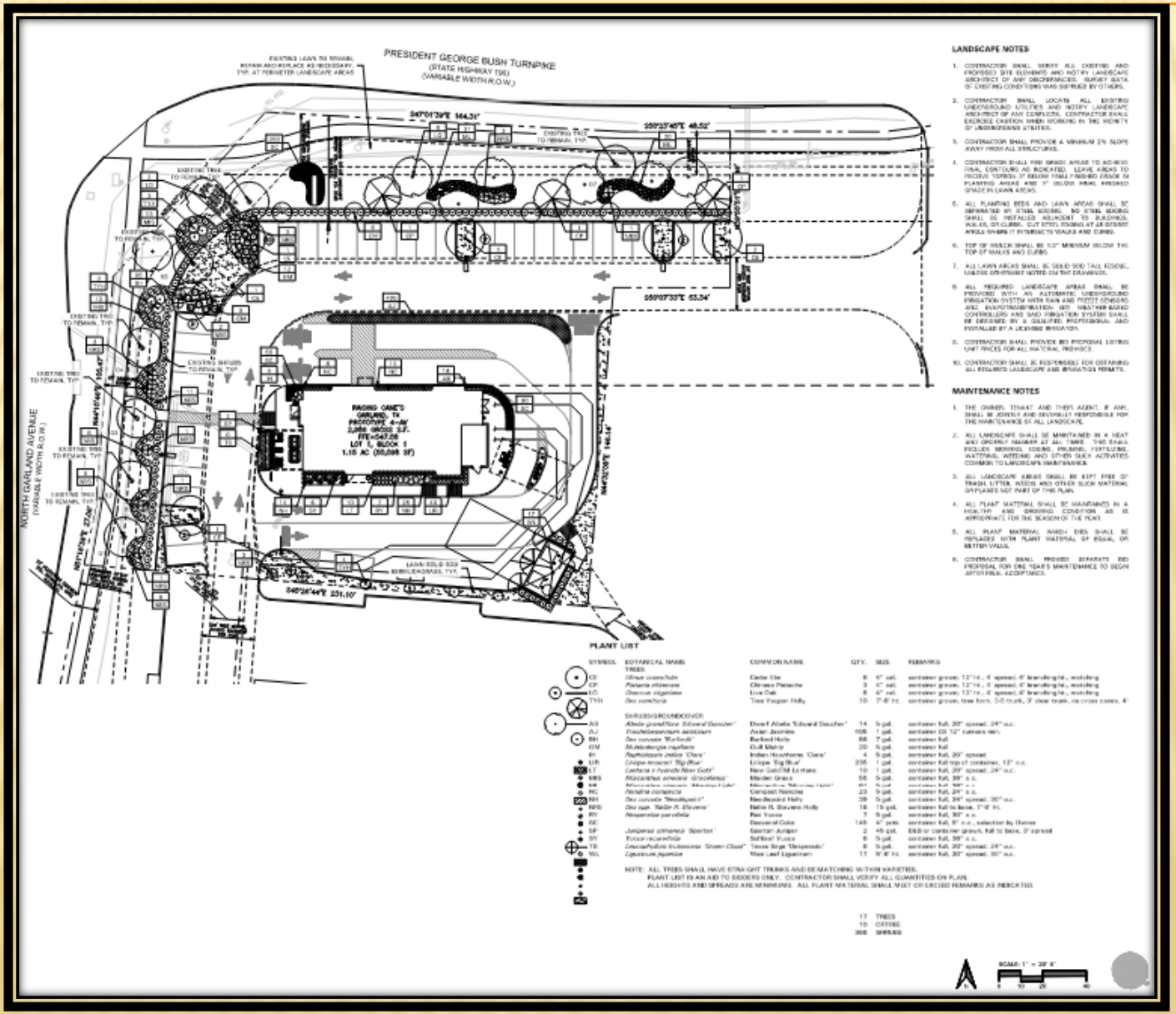
LANDSCAPE PLAN



Z 21-11

GARLAND
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BUILDING ELEVATIONS

1 NORTHWEST ELEVATION (FRONT ENTRY)

2 NORTHEASTELEVATION (DRIVE-THRU)

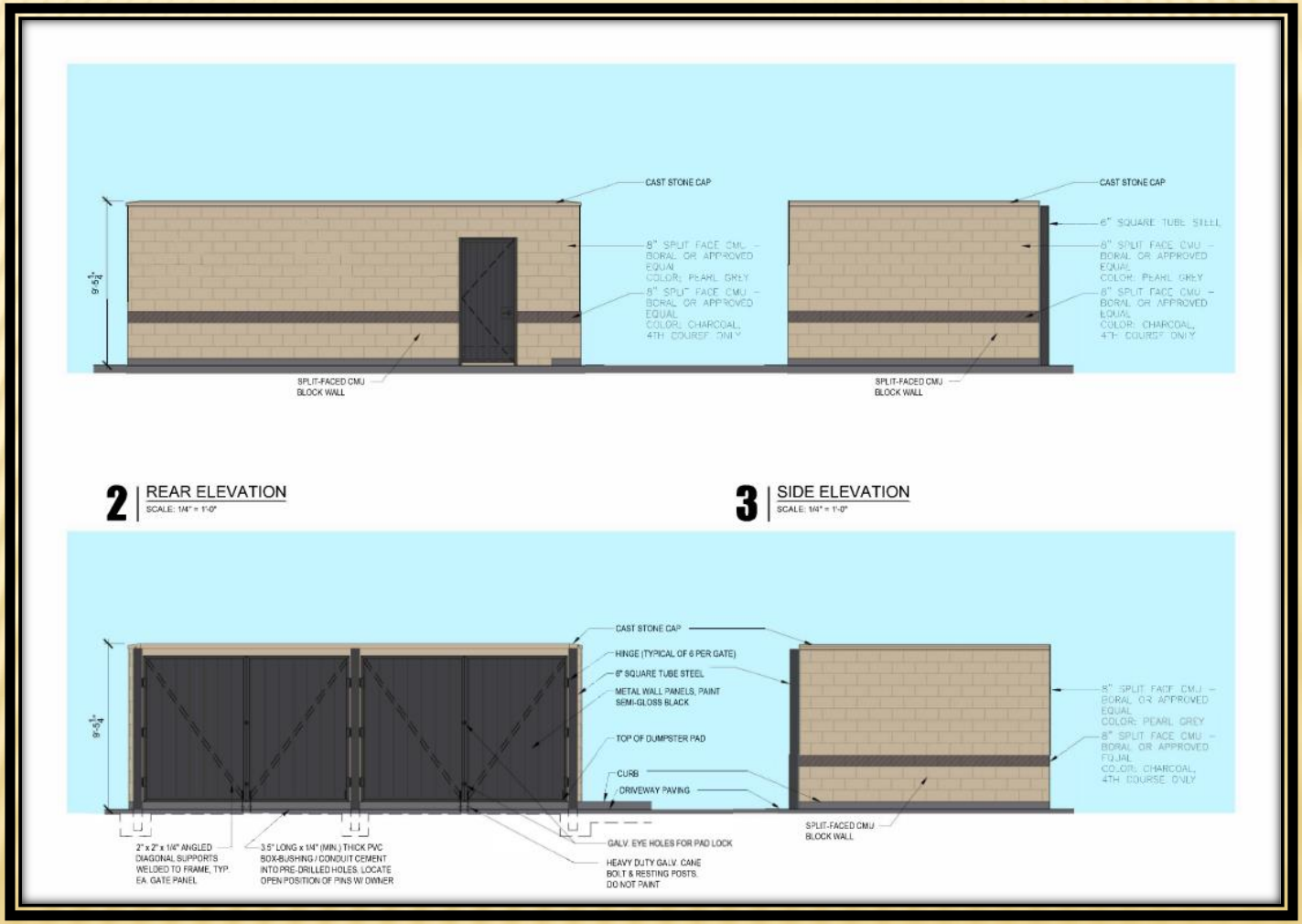
MATERIAL FINISHES

Z 21-11

BUILDING ELEVATIONS

Z 21-11

DUMPSTER ELEVATIONS



Z 21-11

MONUMENT SIGN

Z 21-11

STAFF RECOMMENDATION

- Approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.

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

PLAN COMMISSION RECOMMENDATION

- Approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.
- Approval of a Detail Plan for a Restaurant, Drive-Through Use
- The Plan Commission also agreed to follow staff's recommendation to propose a monument sign, which is allowed per the GDC, rather than a pylon sign.

Z 21-11

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **12. d.**
Meeting Date: 07/20/2021
Item Title: Z 21-20 Beau Durham - Zoning (District 6)
Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through.

Approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through.

LOCATION

4B2D Real Estate Holding Company, LLC

OWNER

4B2D Real Estate Holding Company, LLC

PLAN COMMISSION RECOMMENDATION

On June 28, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive Through, with the condition that the Pylon Sign is limited to 20 feet in height, and the support columns are covered with decorative brick.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive Through, with the above mentioned conditions.

The applicant concurs with the Plan Commission’s recommendation.

STAFF RECOMMENDATION

Staff's recommendation has been denial of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through, and denial of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through. A monument sign is allowed on the site without the need for deviations from the Planned Development and GDC. However, it should be noted that the Pylon Sign as proposed has been improved per the Plan Commission's recommendation.

BACKGROUND

In 2020, City Council approved Planned Development (PD) District 20-03 with a Specific Use Provision to allow a Restaurant, Drive-Through for a time period of twenty (20) years. The applicant proposes to amend Planned Development (PD) District 95-34, which limits the number of freestanding signs, to allow a Pylon Sign along West Buckingham Road.

The drive-through establishment [HTeaO] is currently under construction.

SITE DATA

The site contains approximately 0.598 acres with 133 feet of frontage along West Buckingham Road, from which a shared driveway is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-03, with a Specific Use Provision allowing for a Restaurant, Drive-Through. PD 20-03 is based in the Community Retail (CR) District. The 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 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 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 CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The GDC requires a maximum surface area of 150 square feet for pylon sings, and a maximum height of twenty-two (22) feet. Additionally, all supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry (however, stucco construction is not allowed). The proposed pylon sign complies with the above requirements. Per Plan Commission's recommendation, the applicant concurs with a 20-foot height limitation for the pylon sign, with masonry covered columns. The proposed square footage is 144 square feet.

2. The site plan (Exhibit C) shows the location of the proposed sign in relation to the new drive-through establishment [HTeaO] and West Buckingham Road. The sign is placed twenty-seven (27) feet from the right-of-way line, meeting the minimum twenty (20) foot requirement stated in the GDC.

3. Planned Development (PD) District 95-34 states the site shall consist of two (2) freestanding signs for the shopping center and one (1) monument sign for each pad site. There is currently one (1) existing freestanding pylon sign (Walgreens, with additional tenant space) along Jupiter Road, and one (1) existing monument sign (Walgreens) along Buckingham Road throughout the Planned Development (PD) District 95-34 site. Therefore, one additional pylon sign may be permitted on the PD 95-34 site; however, the subject property for HTea0 is a platted single-use pad site. As mentioned above, pad sites are intended to have monument signs only per PD 95-34.

   A map showing the original PD 95-34 boundaries is attached.

4. Per GDC Section 4.78(P)(5) pylon signs are not allowed if the property only has access from an access easement or nonpublic street. Therefore, in addition to the abovementioned PD 95-34 requirement, a pylon sign is not allowed at this location due to the shared access easement.

5. The applicant contends that a pylon sign is requested so as not to block Walgreens' existing monument sign visibility along Buckingham Road. Monument signs may be located a minimum of five (5) feet from the property line, with a seven (7)-foot height maximum and fifty (50) square-foot maximum.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property has a mixture of retail, office and residential development. There are existing monument signs, pole signs and pylon signs in the general vicinity. The proposed sign would be oriented towards West Buckingham Road.

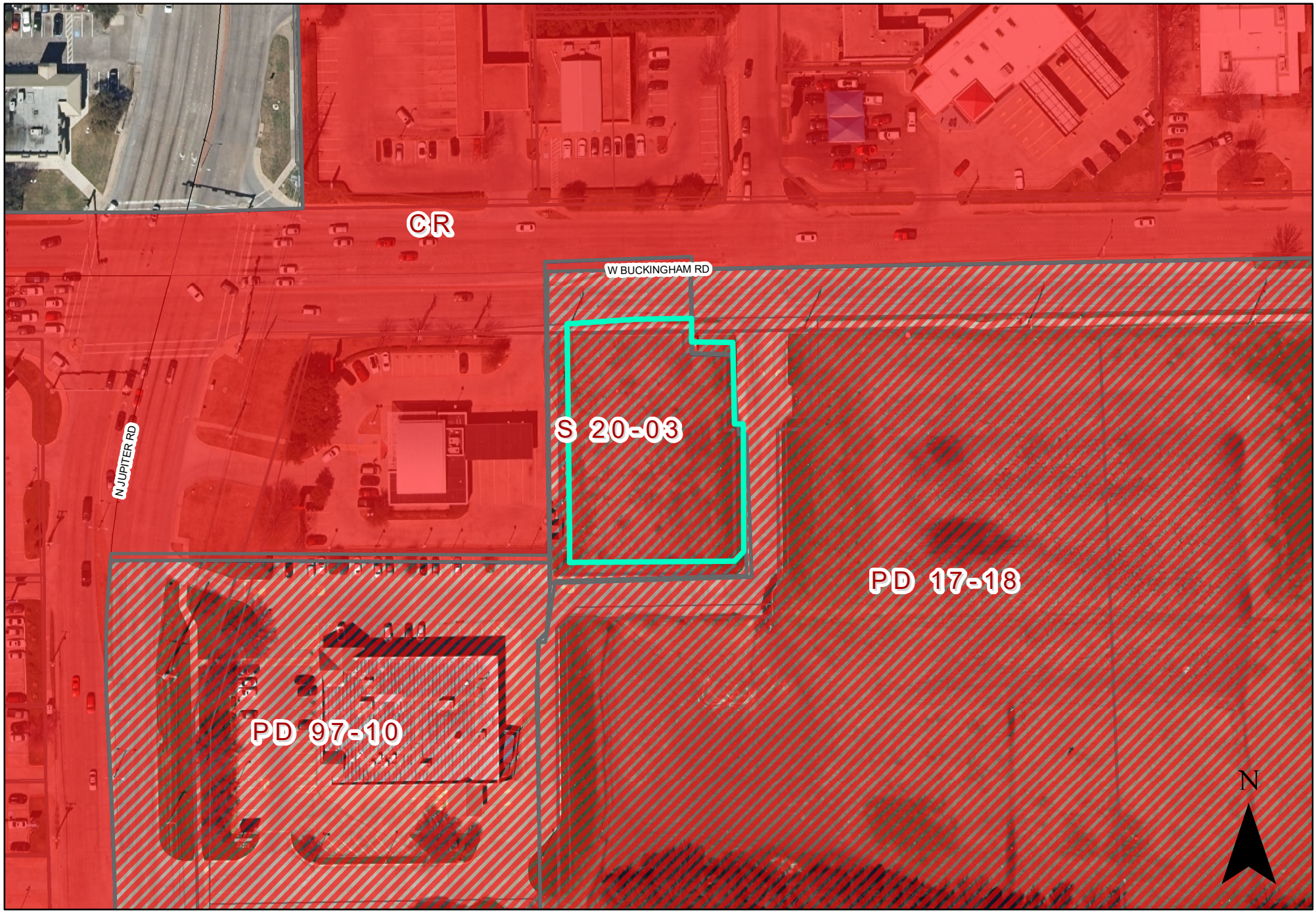
Attachments

Z 21-20 Beau Durham Attachments (Zoning)

Z 21-20 PD 95-34 Boundary Map

Z 21-20 Beau Durham Responses

Z 21-20 Staff Presentation



0 60 120 Feet
1 inch = 102 feet

Zoning Map Z 21-20

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-20

3428 West Buckingham Road

I. Statement of Purpose: The purpose of this Planned Development (PD) District is to allow a Pylon Sign.

II. Statement of Effect: This Planned Development (PD) District shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Planned Development (PD) District 95-34, Planned Development (PD) District 20-03 and 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 and elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.

V. Specific Conditions:

A. Pylon Sign: The Pylon Sign shall be in conformance with Exhibit C and Exhibit D, including a maximum sign height of twenty (20) feet. Further, the Pylon Sign's support columns shall be clad in masonry material.

EXHIBIT B

REPORT & MINUTES

P.C. Meeting, June 28, 2021

3f. APPROVED Consideration of the application of **Beau Durham**, requesting approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through. This property is located at 3428 West Buckingham Road. (District 6) (File Z 21-20 - Zoning)

Kimberly Hopkins, Development Planner, presented the staff report.

There was discussion between the Plan Commission and staff regarding the size of the requested signage and mechanisms to allow deviations to the signage.

The applicant Beau Durham, 5803 74th Street, Lubbock, Texas 79424, provided additional information regarding the signage request.

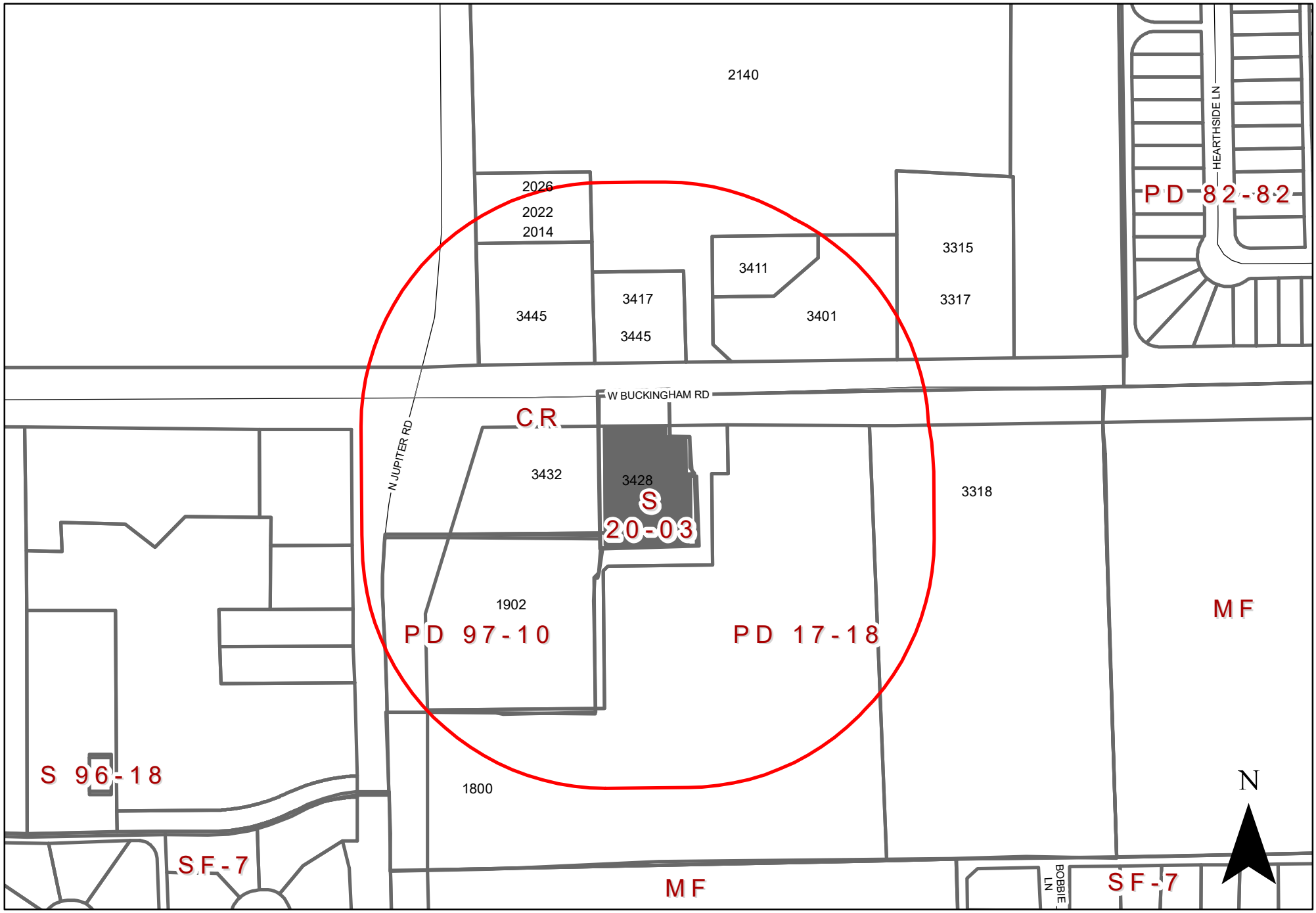
There was discussion between the Plan Commission and the applicant.

Motion was made by Commissioner Williams to close the public hearing and open for discussion. Seconded by Commissioner Jenkins. **Motion carried: 9** Ayes, **0** Nays.

There was discussion among the Plan Commission, staff and the applicant.

Motion was made by Commissioner Rose to **approve** the amendment to Planned Development (PD) 95-34 and 20-03 with the provision the sign shall only be twenty feet in height and for the support columns to be covered in decorative brickt. Seconded by Commissioner Edwards. **Motion carried: 9** Ayes, **0** Nays.

0 60 120 Feet 1 inch = 102 feet	**PLANNED DEVELOPMENT (PD) DISTRICT 95-34**	INDICATES AREA OF REQUEST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2026
2022
2014
3445
3417
3445
3411
3401
3315
3317
HEARTHSIDE LN
PD 82-82
W BUCKINGHAM RD
N JUPITER RD
CR
3432
3428
S
20-03
3318
1902
PD 97-10
PD 17-18
MF
S 96-18
1800
SF-7
MF
BOBBIE LN
SF-7
N
0
130
260 Feet
1 inch = 207 feet
Zoning Map Z 21-20
INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA
3428 West Buckingham Road

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

Z 21-20

The applicant proposes a Pylon Sign for a drive-through establishment [HTeaO].

[Approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for Restaurant, Drive Through.

Approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive Through.]

City Council Meeting
July 20, 2021

GARLAND
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GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 3428 West Buckingham Road

Applicant: Beau Durham

Owner: 4B2D Real Estate Holding Company, LLC

Acreage: 0.583 acres

Zoning: Planned Development (PD) District 20-03

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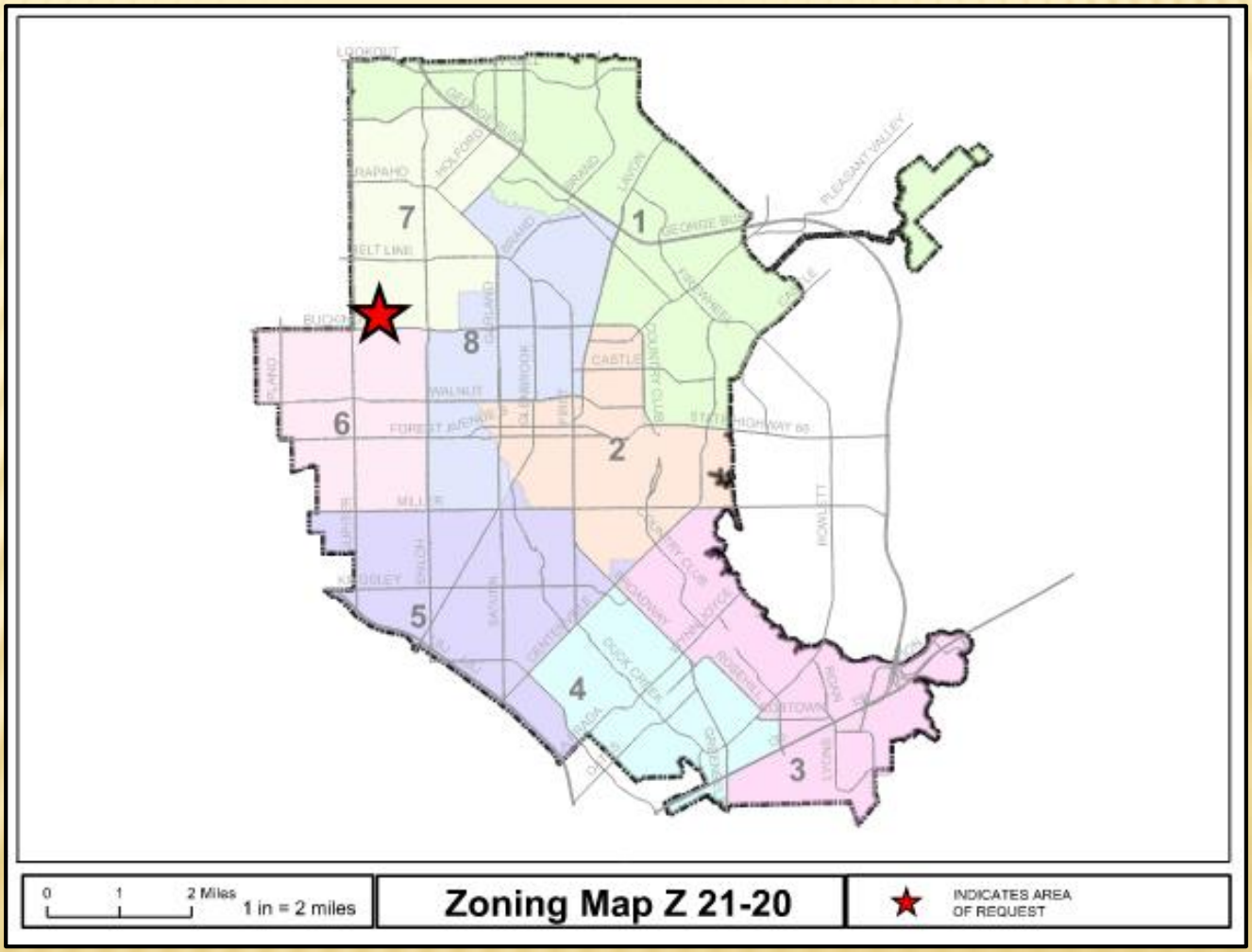
CITYWIDE LOCATION MAP



Z 21-20

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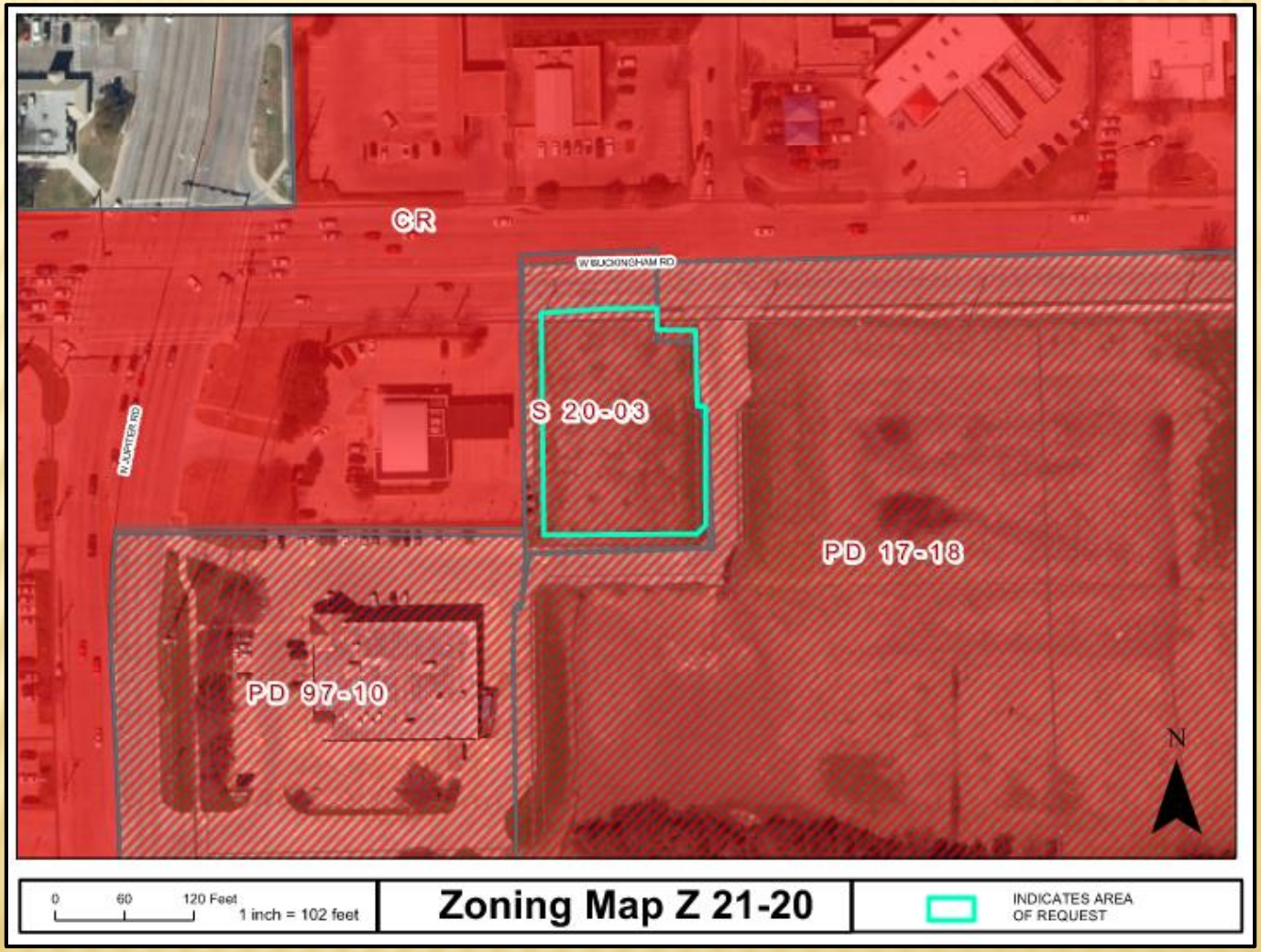
LOCATION MAP



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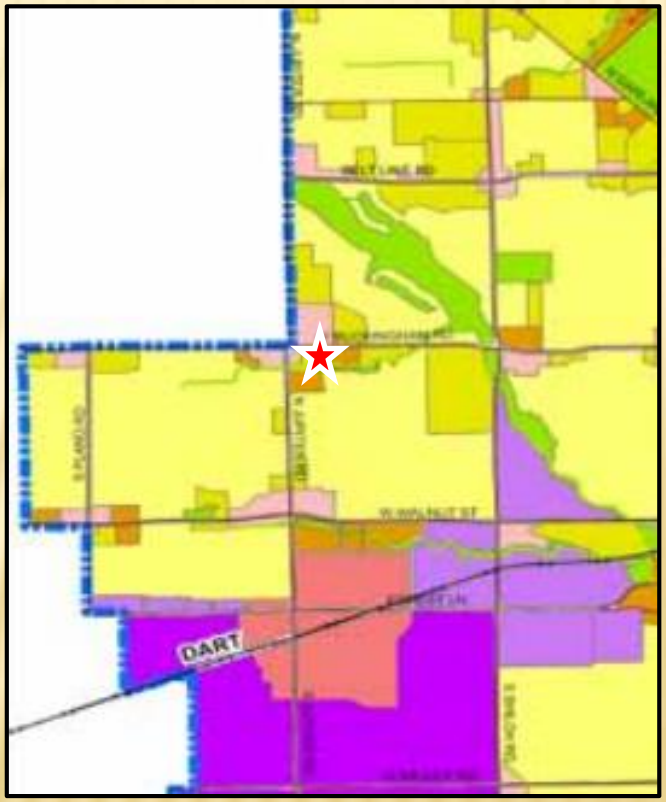
LOCATION MAP

Z 21-20

COMPREHENSIVE PLAN



Z 21-20

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

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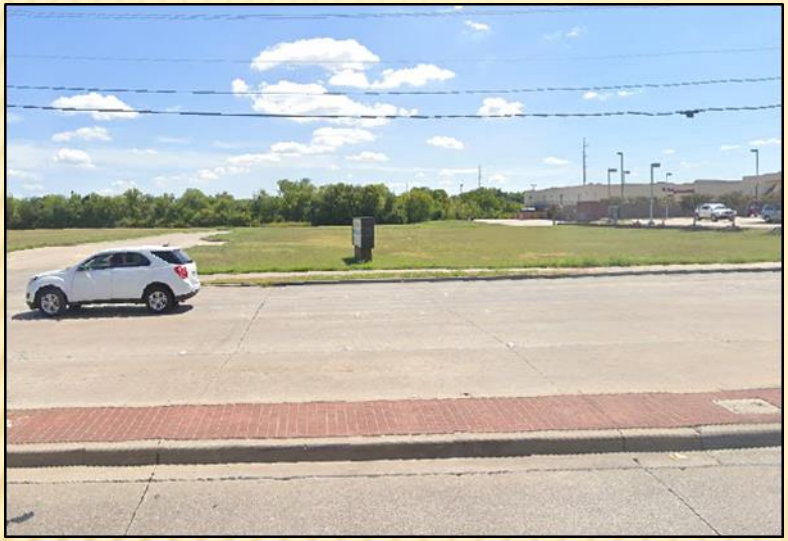
PHOTOS



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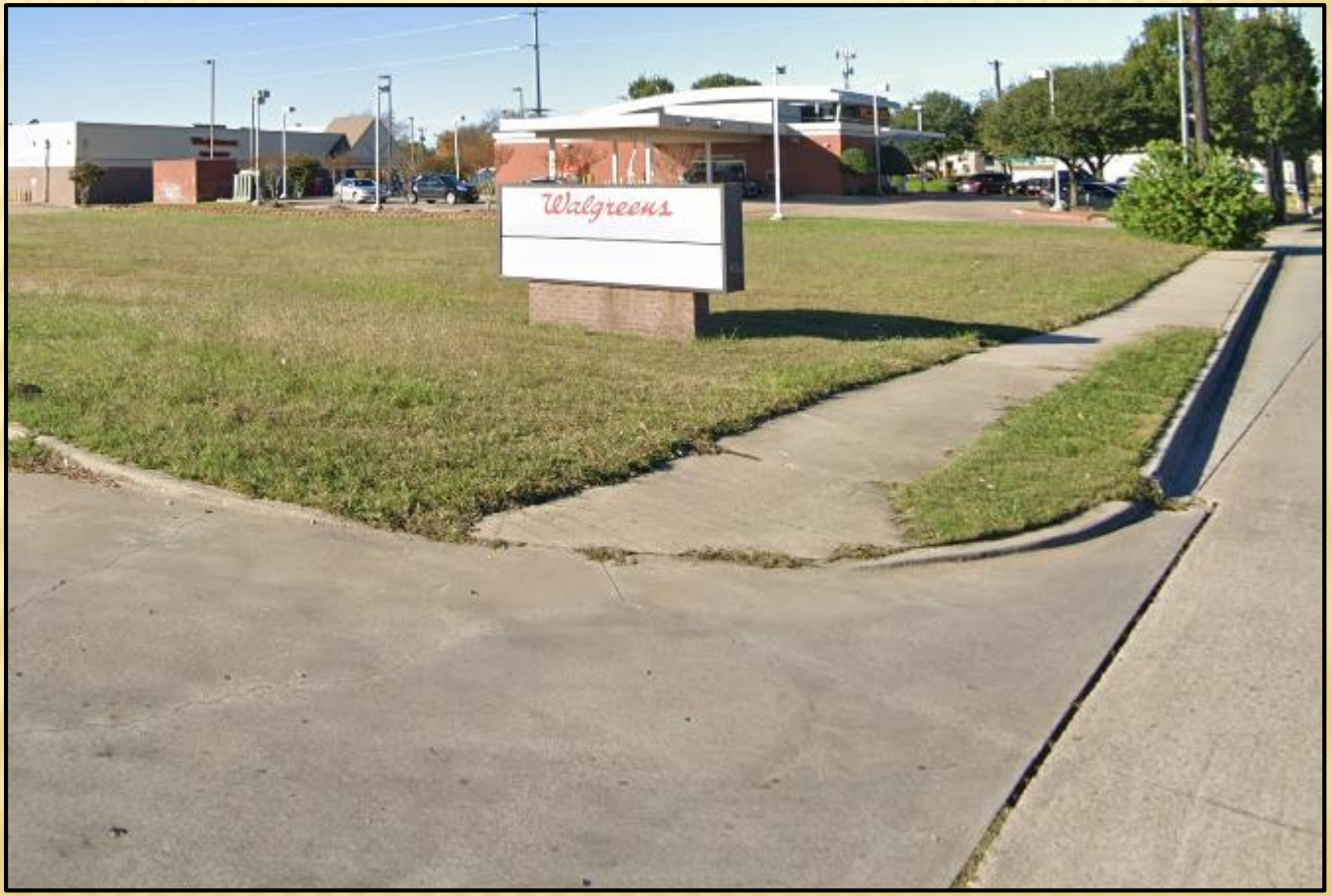

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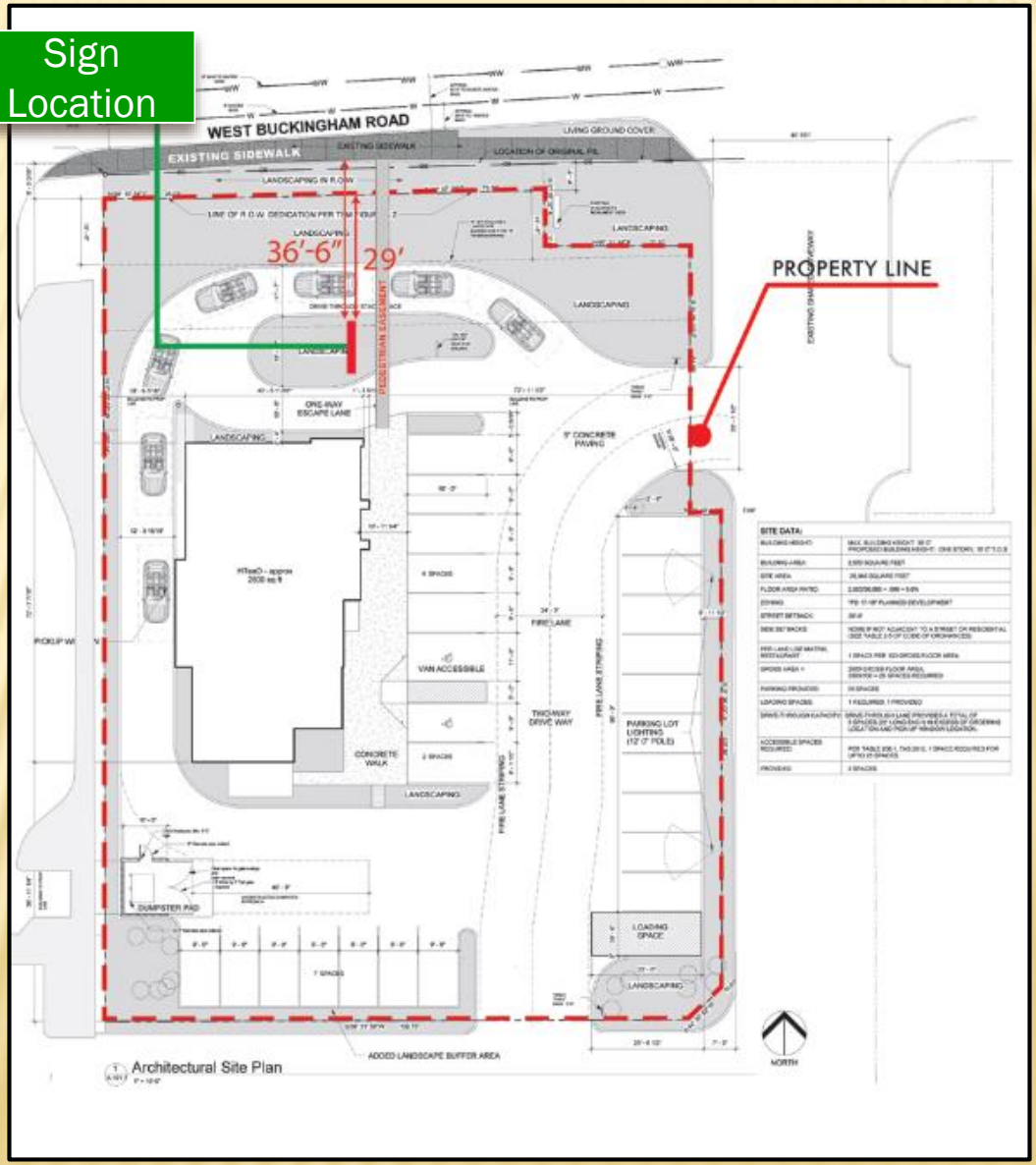
SITE PLAN



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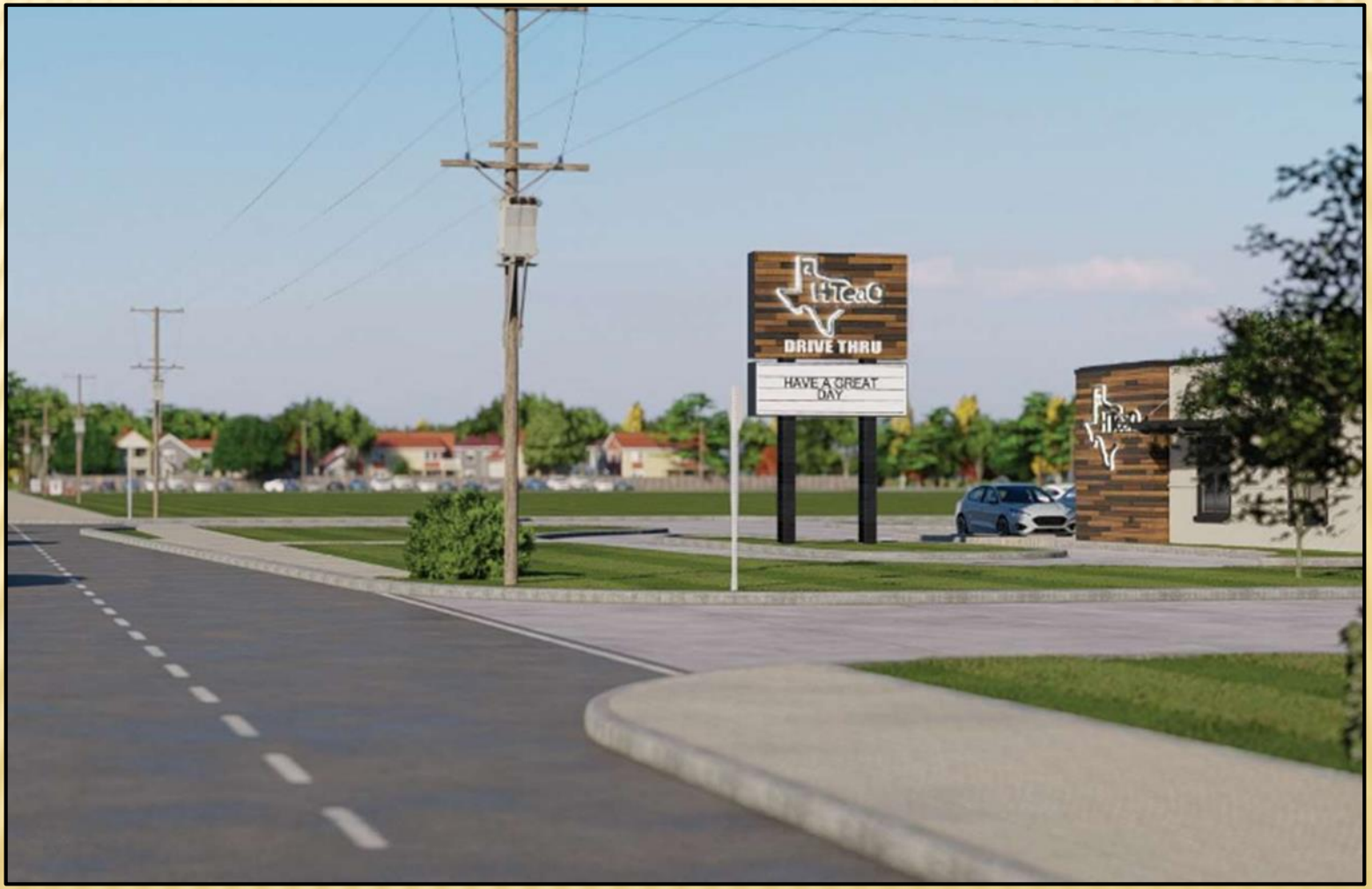
PREVIOUS ELEVATION PRESENTED TO PLAN COMMISSION



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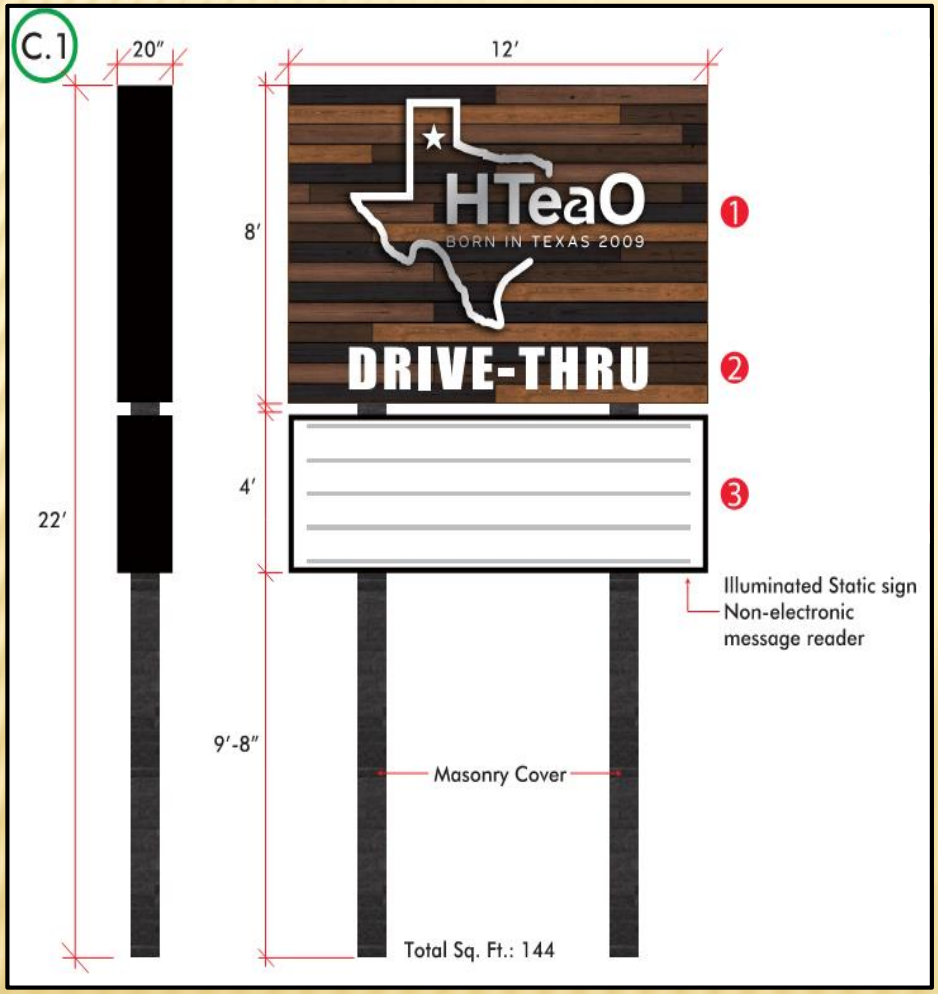
NEW PROPOSED ELEVATION

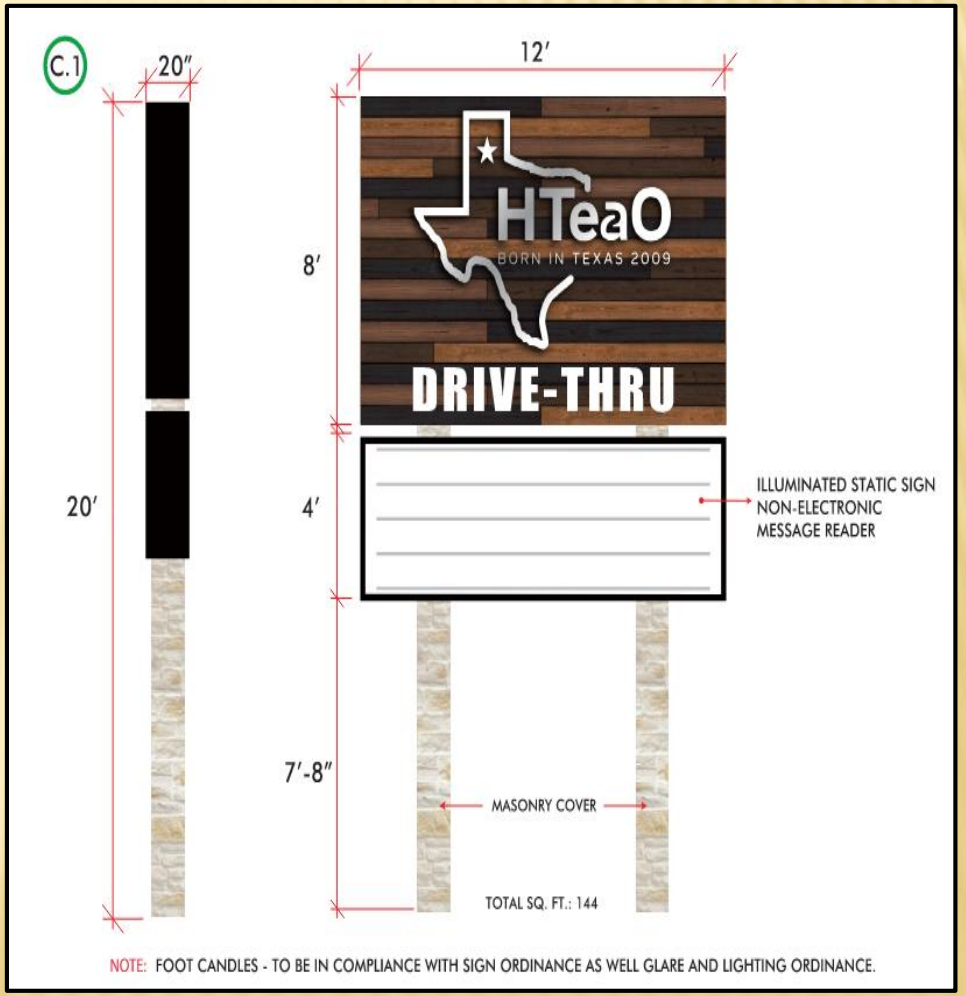
Z 21-20

PYLON SIGN

Plan Commission - Pylon Sign Proposed



City Council - Pylon Sign Proposed



CONSIDERATION

The applicant requests to amend Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a drive-through establishment.

Issues:

1) PD 95-34 allows each pad site 1 monument sign. HTea0 is a pad site. Up to 2 freestanding [pylon] signs are allowed for the “shopping center”.

2) The GDC does not allow pylon signs where the property only has access from an access easement or nonpublic street

STAFF RECOMMENDATION

Staff's recommendation has been denial of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through, and denial of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through. A monument sign is allowed on the site without the need for deviations from the Planned Development and GDC. However, it should be noted that the Pylon Sign as proposed has been improved per the Plan Commission's recommendation.

PLAN COMMISSION RECOMMENDATION

On June 28, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive Through, with the condition that the Pylon Sign is limited to 20 feet in height, and the support columns are covered with decorative brick.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive Through, with the abovementioned conditions.

The applicant concurs with the Plan Commission's recommendation.

Z 21-20

GARLAND
TEXAS MADE HERE

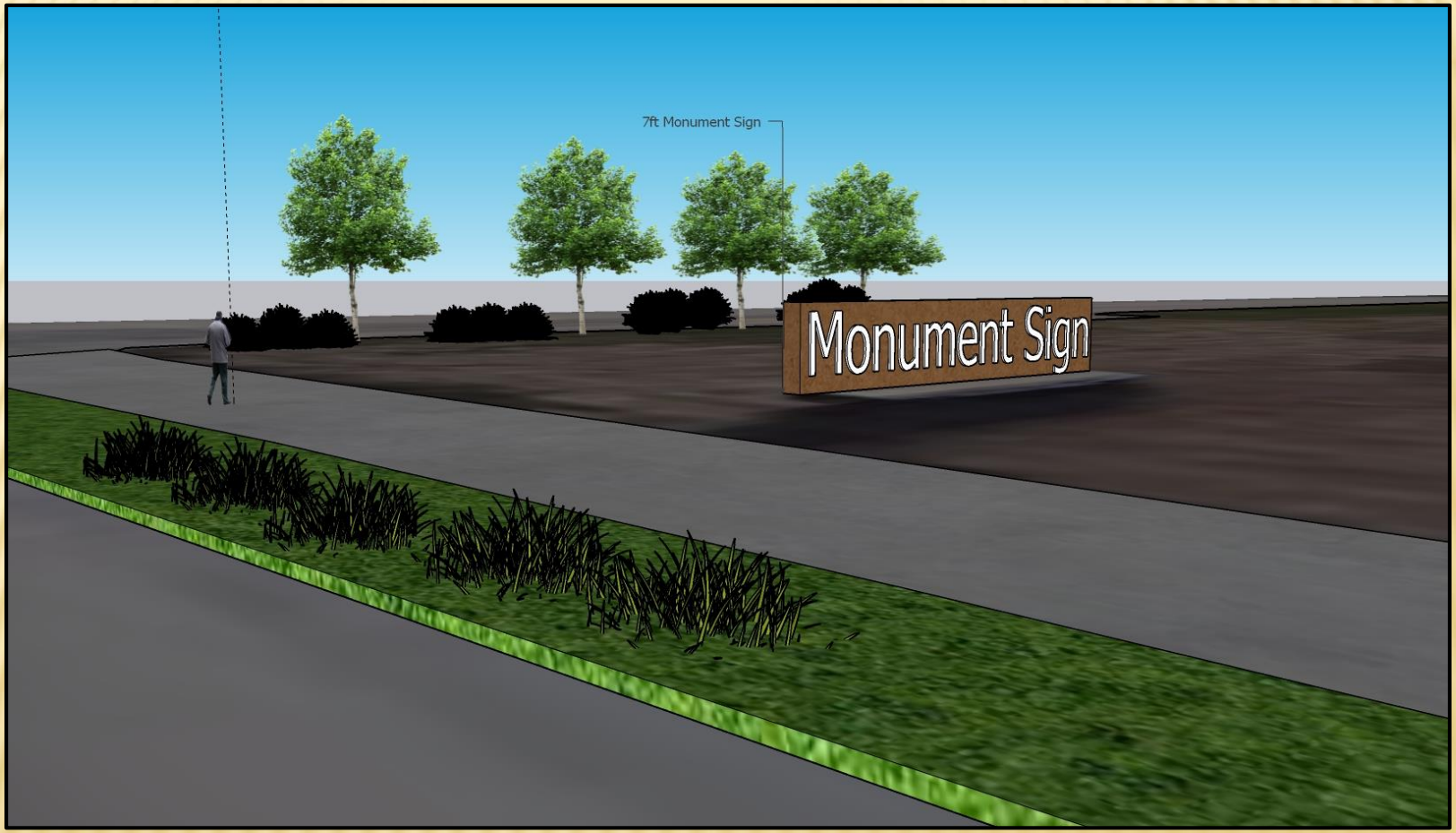
EXISTING MONUMENT SIGN

Frankford Road location in Dallas

Z 21-20

GARLAND
TEXAS MADE HERE

MONUMENT SIGN



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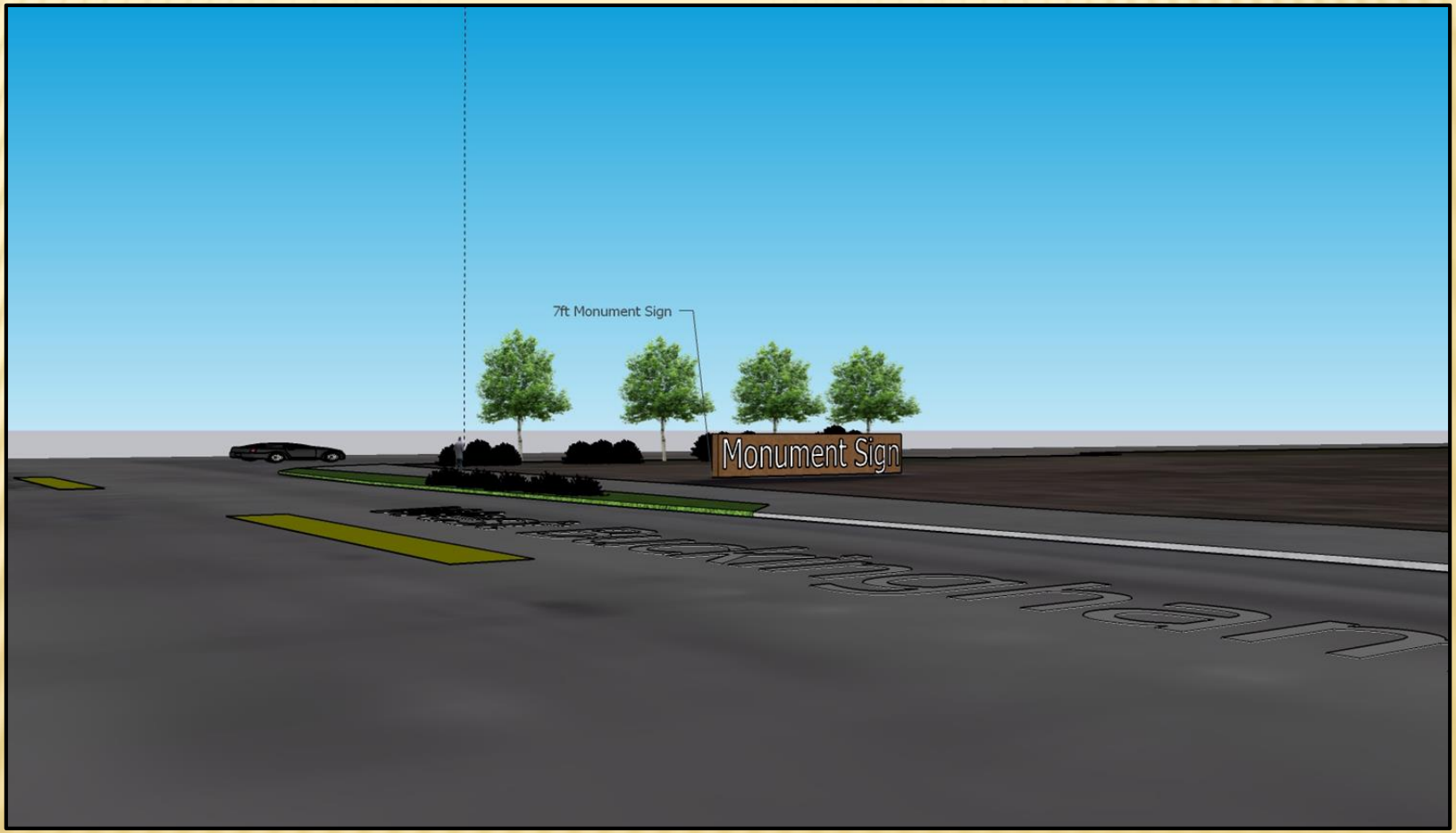
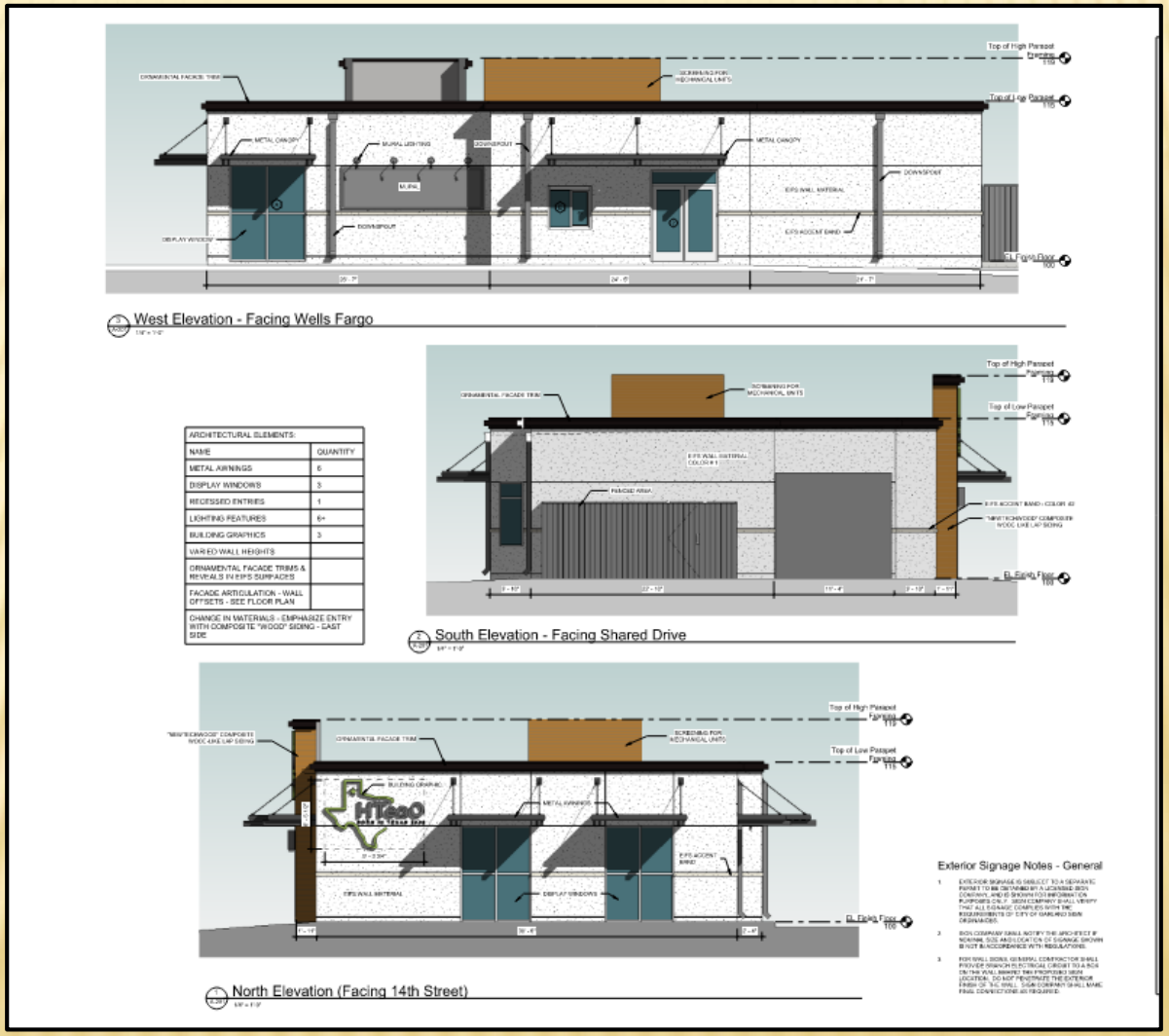
MONUMENT SIGN



Z 21-20

HTeaO ELEVATIONS



West Elevation - Facing Wells Fargo

ARCHITECTURAL ELEMENTS:	
NAME	QUANTITY
METAL AWNINGS	6
DISPLAY WINDOWS	3
RECESSED ENTRIES	1
LIGHTING FEATURES	6+
BUILDING GRAPHICS	3
VARIED WALL HEIGHTS	
ORNAMENTAL FACADE TRIMS & REVEALS IN EIFS SURFACES	
FACADE ARTICULATION - WALL OFFSETS - SEE FLOOR PLAN	
CHANGE IN MATERIALS - EMPHASIZE ENTRY WITH COMPOSITE "WOOD" SIDING - EAST SIDE	

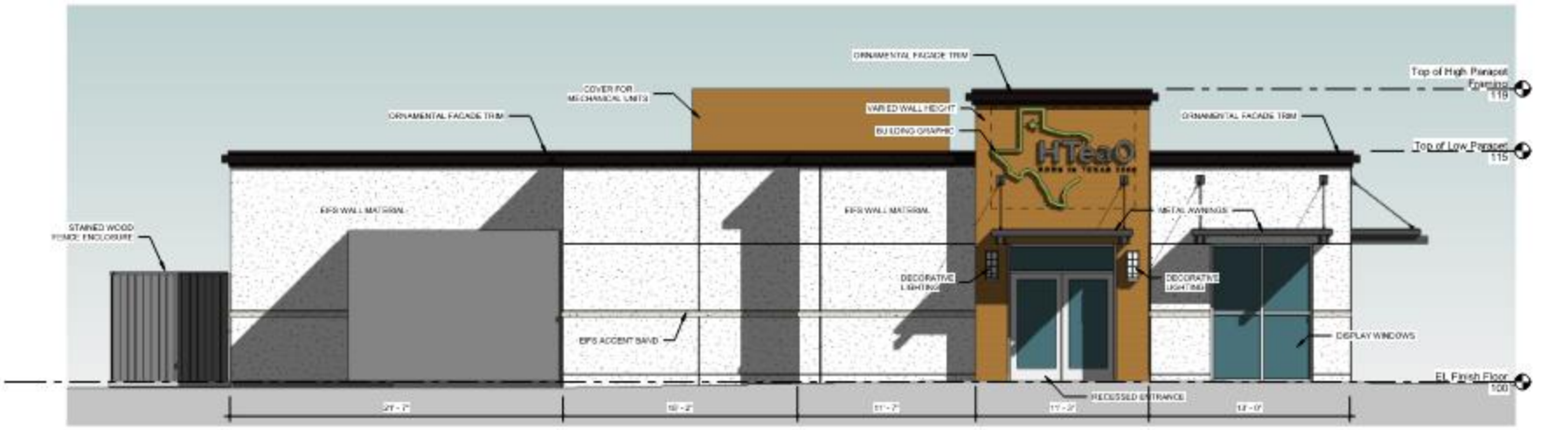
South Elevation - Facing Shared Drive

North Elevation (Facing 14th Street)

Exterior Signage Notes - General

Z 21-20

HTeaO ELEVATIONS



Z 21-20

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **12. e.**
Meeting Date: 07/20/2021
Item Title: Z 21-20 Beau Durham - Detail Plan (District 6)
Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through.

Approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through.

LOCATION

4B2D Real Estate Holding Company, LLC

OWNER

4B2D Real Estate Holding Company, LLC

PLAN COMMISSION RECOMMENDATION

On June 28, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive Through, with the condition that the Pylon Sign is limited to 20 feet in height, and the support columns are covered with decorative brick.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive Through, with the above mentioned conditions.

The applicant concurs with the Plan Commission’s recommendation.

STAFF RECOMMENDATION

Staff's recommendation has been denial of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through, and denial of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through. A monument sign is allowed on the site without the need for deviations from the Planned Development and GDC. However, it should be noted that the Pylon Sign as proposed has been improved per the Plan Commission's recommendation.

BACKGROUND

In 2020, City Council approved Planned Development (PD) District 20-03 with a Specific Use Provision to allow a Restaurant, Drive-Through for a time period of twenty (20) years. The applicant proposes to amend Planned Development (PD) District 95-34, which limits the number of freestanding signs, to allow a Pylon Sign along West Buckingham Road.

The drive-through establishment [HTeaO] is currently under construction.

SITE DATA

The site contains approximately 0.598 acres with 133 feet of frontage along West Buckingham Road, from which a shared driveway is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-03, with a Specific Use Provision allowing for a Restaurant, Drive-Through. PD 20-03 is based in the Community Retail (CR) District. The 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 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 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 CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The GDC requires a maximum surface area of 150 square feet for pylon sings, and a maximum height of twenty-two (22) feet. Additionally, all supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry (however, stucco construction is not allowed). The proposed pylon sign complies with the above requirements. Per Plan Commission's recommendation, the applicant concurs with a 20-foot height limitation for the pylon sign, with masonry covered columns. The proposed square footage is 144 square feet.

2. The site plan (Exhibit C) shows the location of the proposed sign in relation to the new drive-through establishment [HTeaO] and West Buckingham Road. The sign is placed twenty-seven (27) feet from the right-of-way line, meeting the minimum twenty (20) foot requirement stated in the GDC.

3. Planned Development (PD) District 95-34 states the site shall consist of two (2) freestanding signs for the shopping center and one (1) monument sign for each pad site. There is currently one (1) existing freestanding pylon sign (Walgreens, with additional tenant space) along Jupiter Road, and one (1) existing monument sign (Walgreens) along Buckingham Road throughout the Planned Development (PD) District 95-34 site. Therefore, one additional pylon sign may be permitted on the PD 95-34 site; however, the subject property for HTea0 is a platted single-use pad site. As mentioned above, pad sites are intended to have monument signs only per PD 95-34.

   A map showing the original PD 95-34 boundaries is attached.

4. Per GDC Section 4.78(P)(5) pylon signs are not allowed if the property only has access from an access easement or nonpublic street. Therefore, in addition to the abovementioned PD 95-34 requirement, a pylon sign is not allowed at this location due to the shared access easement.

5. The applicant contends that a pylon sign is requested so as not to block Walgreens' existing monument sign visibility along Buckingham Road. Monument signs may be located a minimum of five (5) feet from the property line, with a seven (7)-foot height maximum and fifty (50) square-foot maximum.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property has a mixture of retail, office and residential development. There are existing monument signs, pole signs and pylon signs in the general vicinity. The proposed sign would be oriented towards West Buckingham Road.

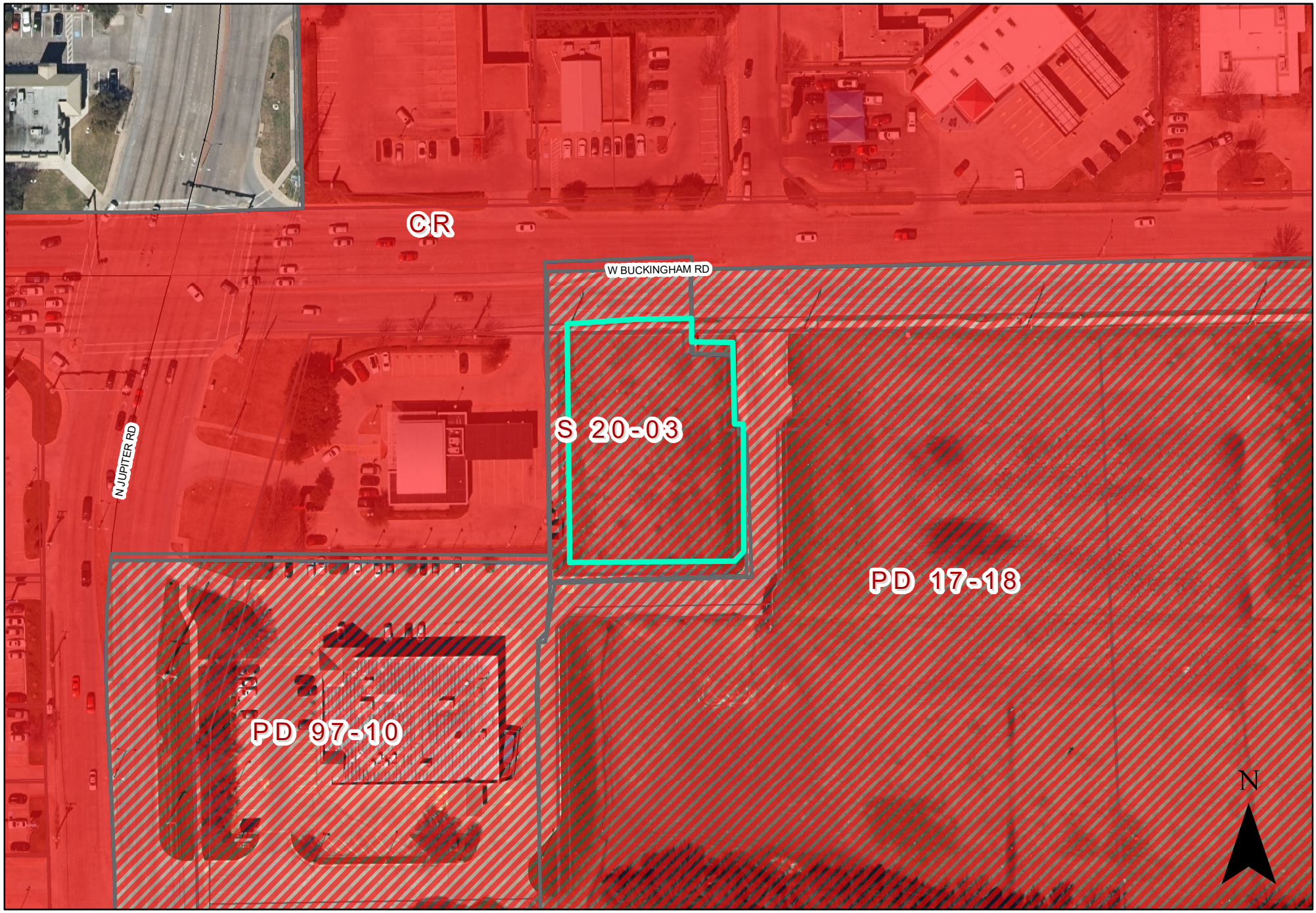
Attachments

Z 21-20 Beau Durham Attachments (Detail Plan)

Z 21-20 PD 95-34 Boundary Map

Z 21-20 Beau Durham Responses

Z 21-20 Staff Presentation



0 60 120 Feet
1 inch = 102 feet

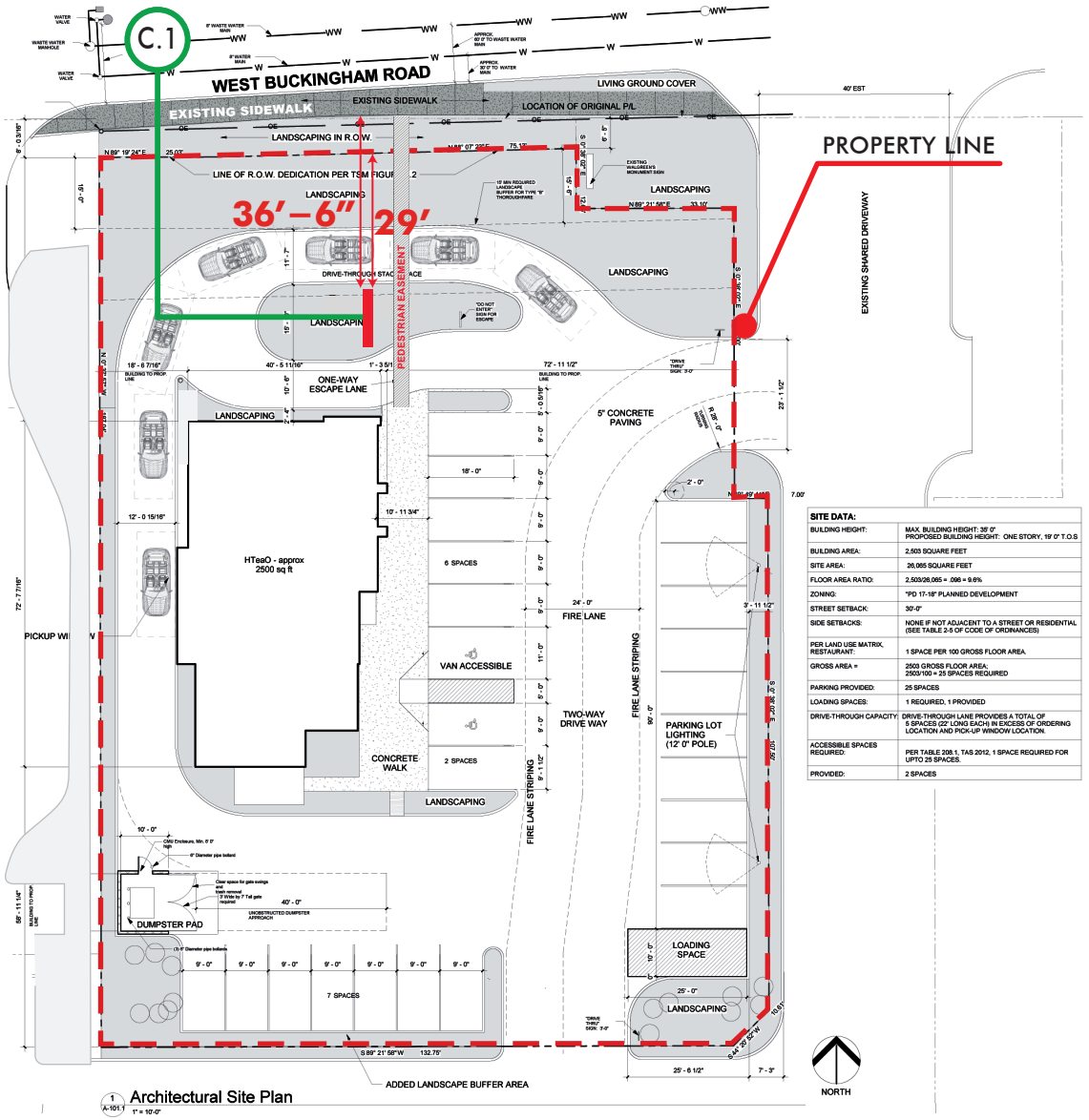
Zoning Map Z 21-20

INDICATES AREA OF REQUEST

EXHIBIT C

"The minimum distance from the proposed pylon sign to the adjacent pylon sign is 150 feet. **Acknowledgement:** The proposed pylon sign is in compliance with the city requirement and is more than 150 feet away from the adjacent pylon sign."

VICINITY MAP



SITE DATA:	
BUILDING HEIGHT:	MAX. BUILDING HEIGHT: 35' 0" PROPOSED BUILDING HEIGHT: ONE STORY, 19' 0" T.O.S
BUILDING AREA:	2,503 SQUARE FEET
SITE AREA:	26,065 SQUARE FEET
FLOOR AREA RATIO:	2,503/26,065 = .096 = 9.6%
ZONING:	"PD 17-18" PLANNED DEVELOPMENT
STREET SETBACK:	30'-0"
SIDE SETBACKS:	NONE IF NOT ADJACENT TO A STREET OR RESIDENTIAL (SEE TABLE 2-5 OF CODE OF ORDINANCES)
PER LAND USE MATRIX, RESTAURANT:	1 SPACE PER 100 GROSS FLOOR AREA.
GROSS AREA =	2503 GROSS FLOOR AREA; 2503/100 = 25 SPACES REQUIRED
PARKING PROVIDED:	25 SPACES
LOADING SPACES:	1 REQUIRED, 1 PROVIDED
DRIVE-THROUGH CAPACITY:	DRIVE-THROUGH LANE PROVIDES A TOTAL OF 8 SPACES (22' LONG EACH) IN EXCESS OF ORDERING LOCATION AND PICK-UP WINDOW LOCATION.
ACCESSIBLE SPACES REQUIRED:	PER TABLE 208.1, TAS 2012, 1 SPACE REQUIRED FOR UPTO 25 SPACES.
PROVIDED:	2 SPACES

ACM HUB, LLC
DBA
TITAN SIGN COMPANY
ELECTRICAL LICENSE
SEC #37286
SIGN LICENSE
SSC #18454
MAIN: (210) 202-0123
FAX: (800) 515-1046
TitanSignCompany.com

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SIGN LOCATION

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
07/10/21

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.
1

☐ 3D SCAN
☐ AERIAL
☐ FIELD
☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Miguel G.
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Shematic:

DRAWING

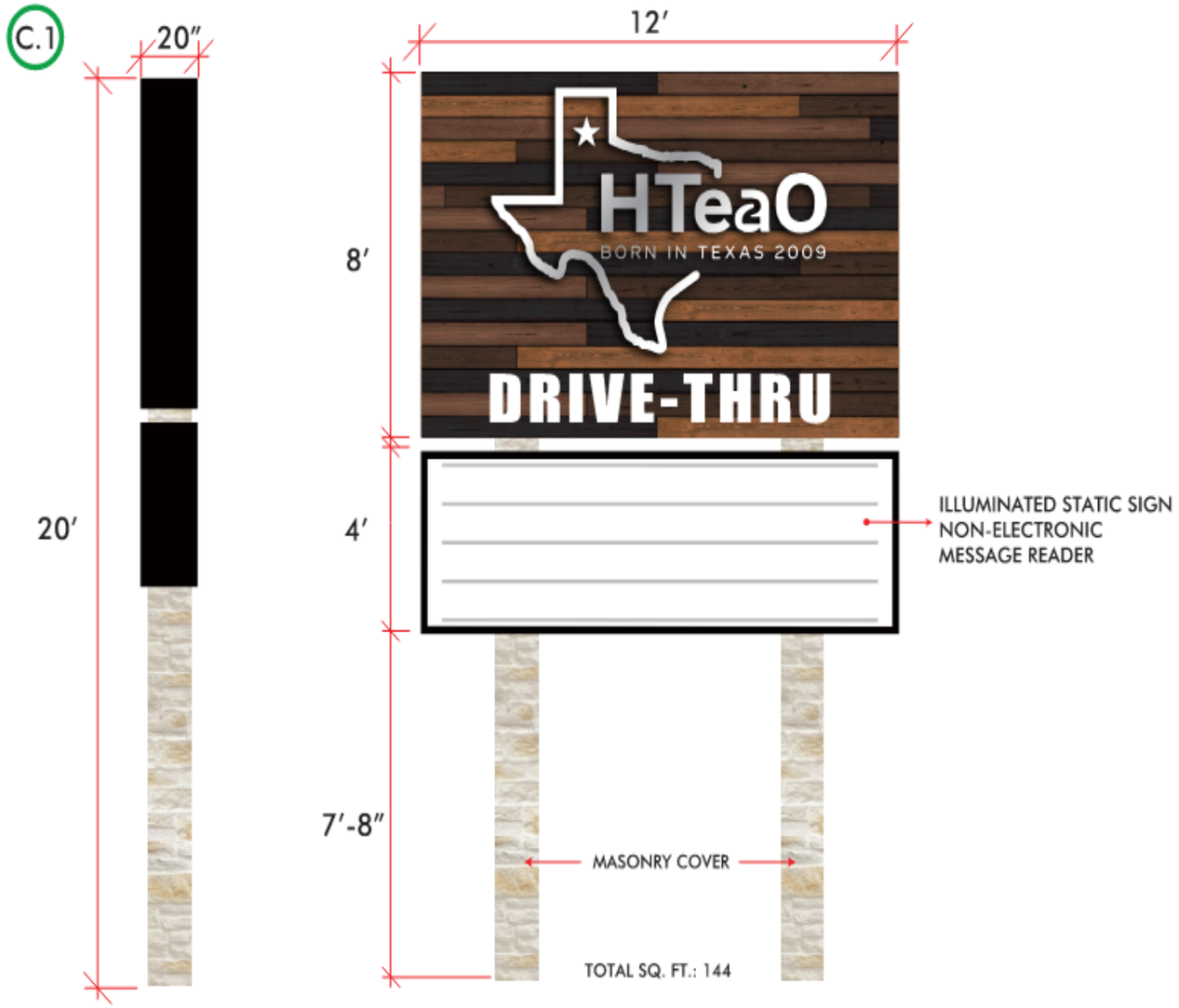
Signature:

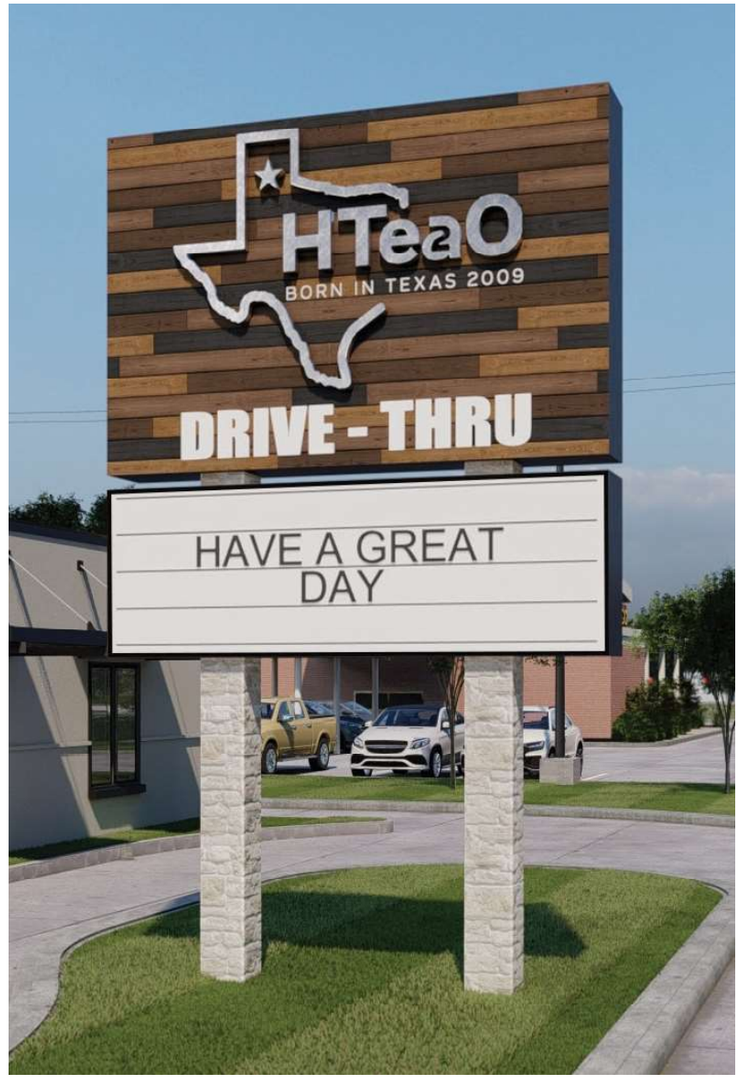
Date:

☐ Approved as Submitted
☐ Approved / Revise as Noted
☐ Rejected / Re-Submit
☐ Waiting on Permit

HTEAO PYLON SIGN • 3428 W. BUCKINGHAM RD. GARLAND, TEXAS 75042

EXHIBIT D





NOTE: FOOT CANDLES - TO BE IN COMPLIANCE WITH SIGN ORDINANCE AS WELL GLARE AND LIGHTING ORDINANCE.

SIGNS • ELECTRICAL • DESIGN • WALL WRAPS
BRAND FORMAT • 3D RENDERING • LED DISPLAY
STRUCTURAL ENGINEERING • CNC • INSTALLATION

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PYLON SIGN

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
07/10/21

REVISION DATE
1 -/-/-
2 -/-/-

PROOF SET

SHEET NO.
1

☐ 3D SCAN
☐ AERIAL
☐ FIELD
☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Elizabeth Wright
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Shematic:

DRAWING

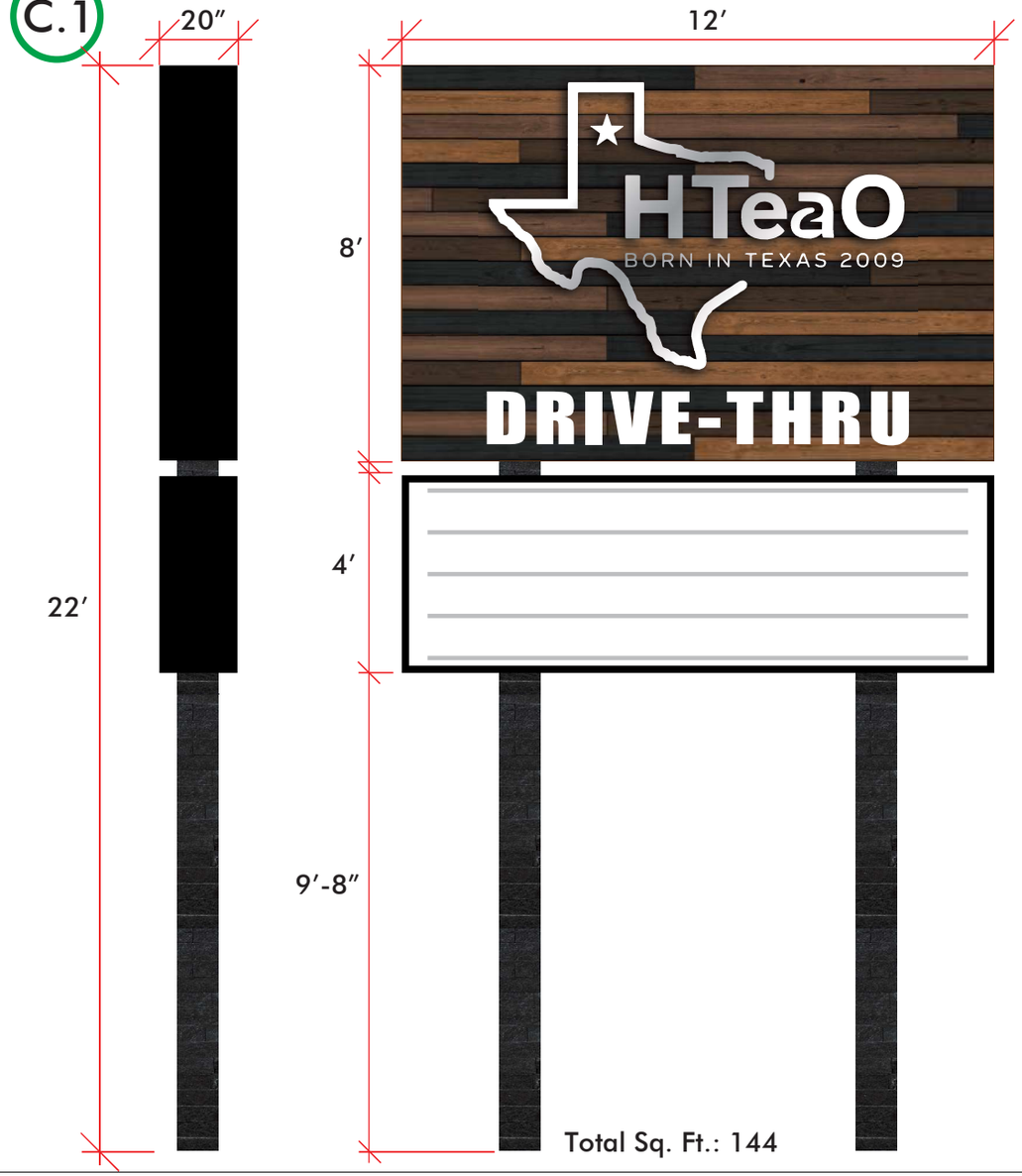
Signature:

Date:

☐ Approved as Submitted
☐ Approved / Revise as Noted
☐ Rejected / Re-Submit
☐ Waiting on Permit

PLAN COMMISSION PROPOSAL
(presented on June 28)

C.1



SIGNS • ELECTRICAL • DESIGN • WALL WRAPS
BRAND FORMAT • 3D RENDERING • LED DISPLAY
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PYLON SIGN

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
05/17/21

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.
5

☐ 3D SCAN
☐ AERIAL
☐ FIELD
☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Miguel G.
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Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Shematic:

DRAWING

Signature:

Date:

☐ **Approved as Submitted**
☐ **Approved / Revise as Noted**
☐ **Rejected / Re-Submit**
☐ **Waiting on Permit**

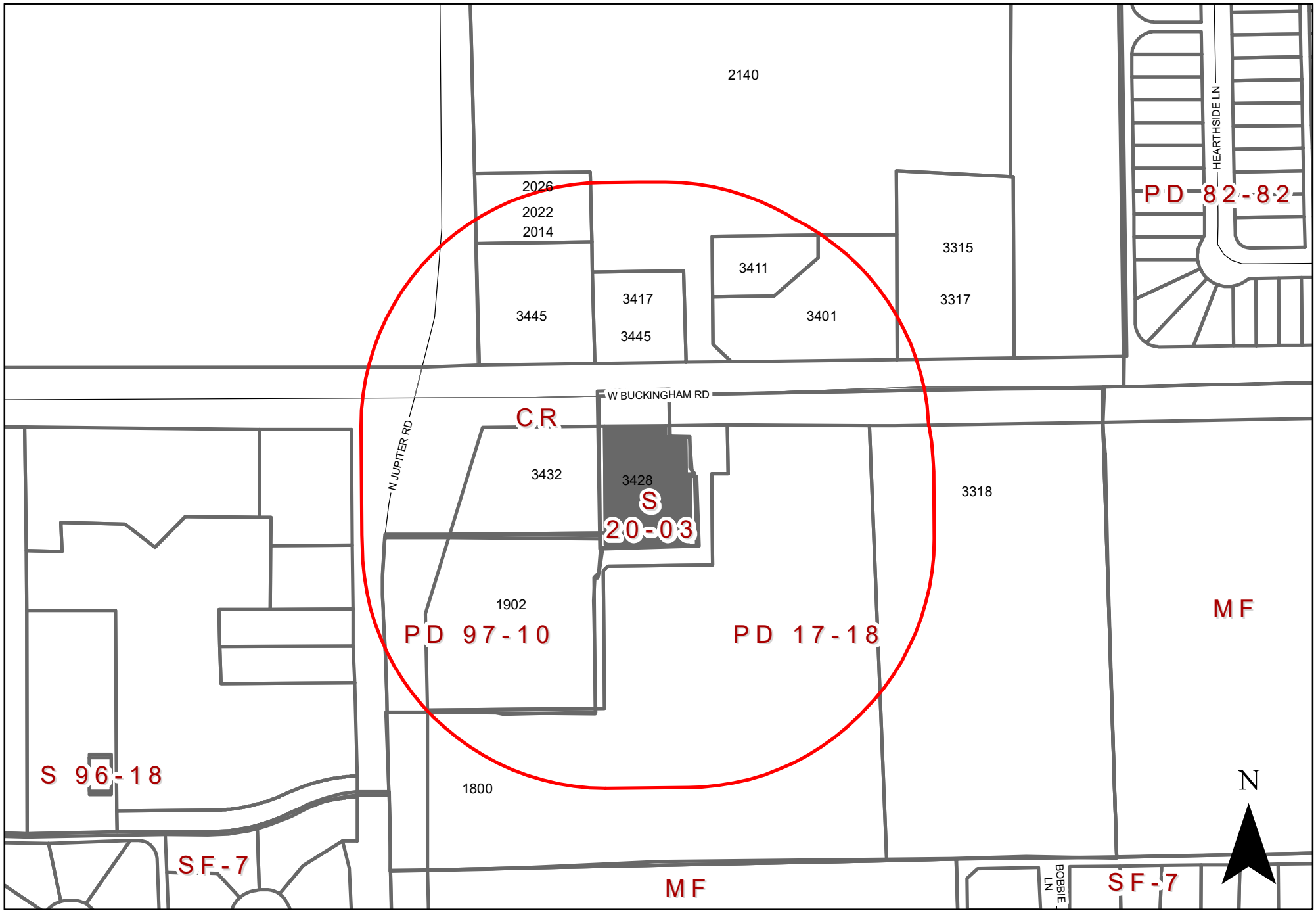
REPORT & MINUTES

P.C. Meeting, June 28, 2021

3g. APPROVED Consideration of the application of **Beau Durham**, requesting approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through. This property is located at 3428 West Buckingham Road. (District 6) (File Z 21-20 - Detail Plan)

Motion was made by Commissioner Rose to **approve** the amendment to Planned Development (PD) 95-34 and 20-03 with the provision the sign shall only be twenty feet in height and for the support columns to be covered in decorative brick. Seconded by Commissioner Edwards. **Motion carried: 9** Ayes, **0** Nays.

0 60 120 Feet 1 inch = 102 feet	**PLANNED DEVELOPMENT (PD) DISTRICT 95-34**	INDICATES AREA OF REQUEST


2140
2026
2022
2014
3445
3417
3445
3411
3401
3315
3317
HEARTHSIDE LN
PD 82-82
W BUCKINGHAM RD
N JUPITER RD
CR
3432
3428
S
20-03
3318
1902
PD 97-10
PD 17-18
MF
S 96-18
1800
SF-7
MF
BOBBIE LN
SF-7
N
0
130
260 Feet
1 inch = 207 feet
Zoning Map Z 21-20
INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA
3428 West Buckingham Road

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

Z 21-20

The applicant proposes a Pylon Sign for a drive-through establishment [HTeaO].

[Approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for Restaurant, Drive Through.

Approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive Through.]

City Council Meeting
July 20, 2021

GARLAND
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GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 3428 West Buckingham Road

Applicant: Beau Durham

Owner: 4B2D Real Estate Holding Company, LLC

Acreage: 0.583 acres

Zoning: Planned Development (PD) District 20-03

GARLAND
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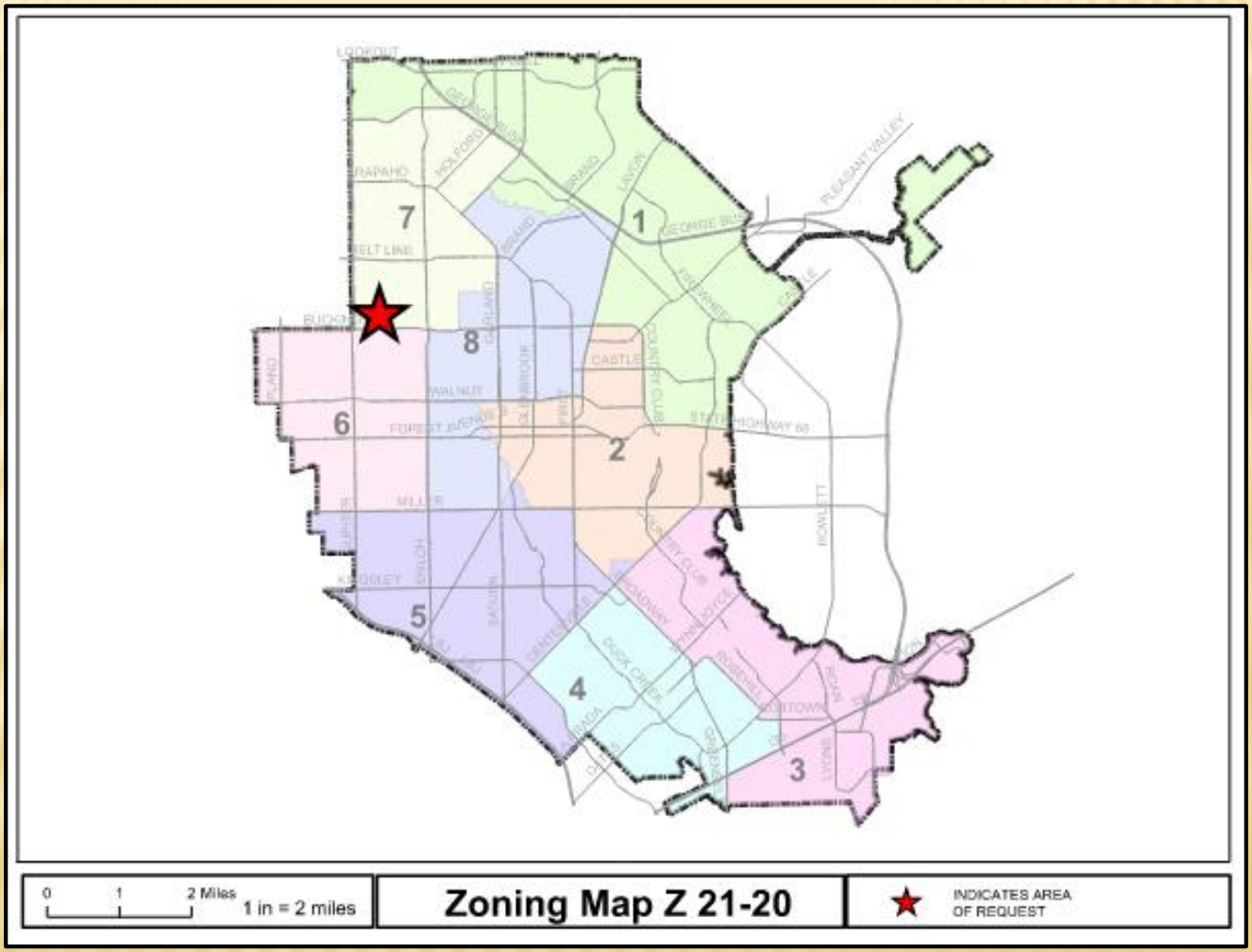
CITYWIDE LOCATION MAP



Z 21-20

GARLAND
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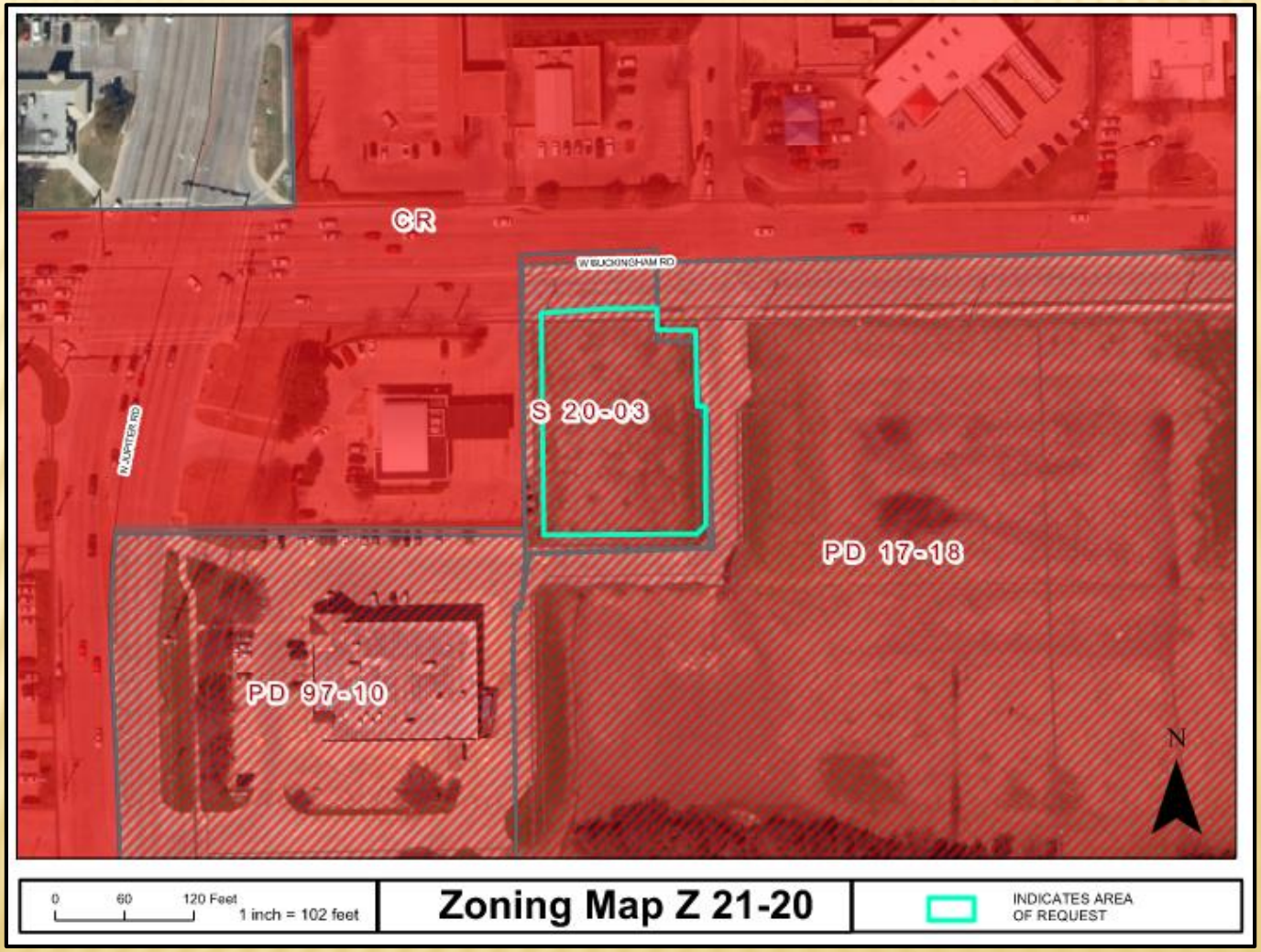
LOCATION MAP



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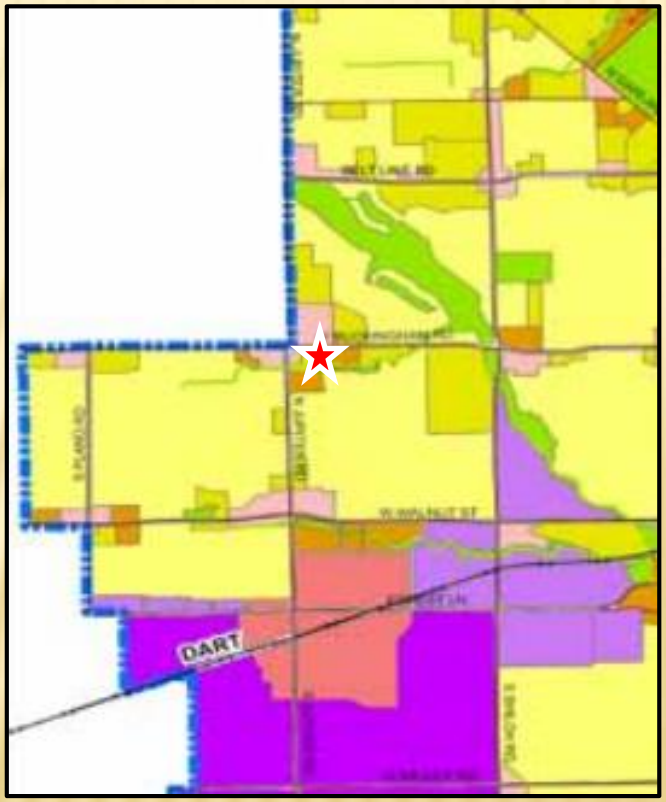
LOCATION MAP

Z 21-20

COMPREHENSIVE PLAN



Z 21-20

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

GARLAND
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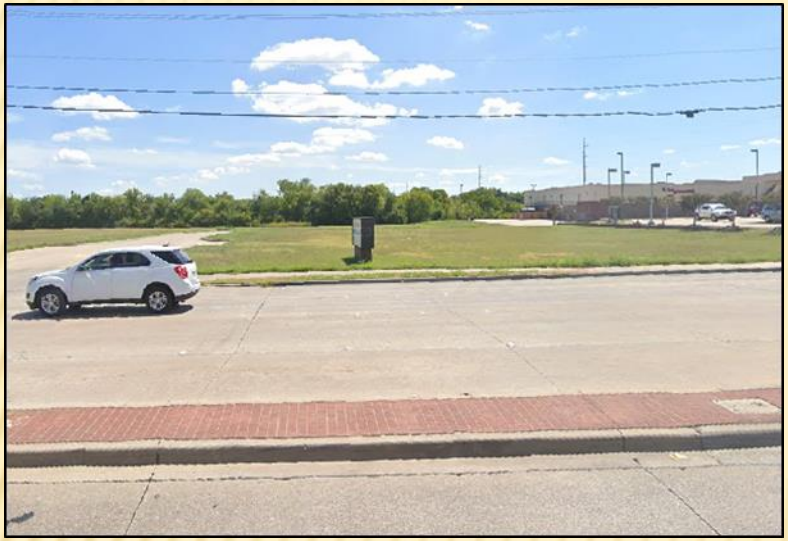
PHOTOS



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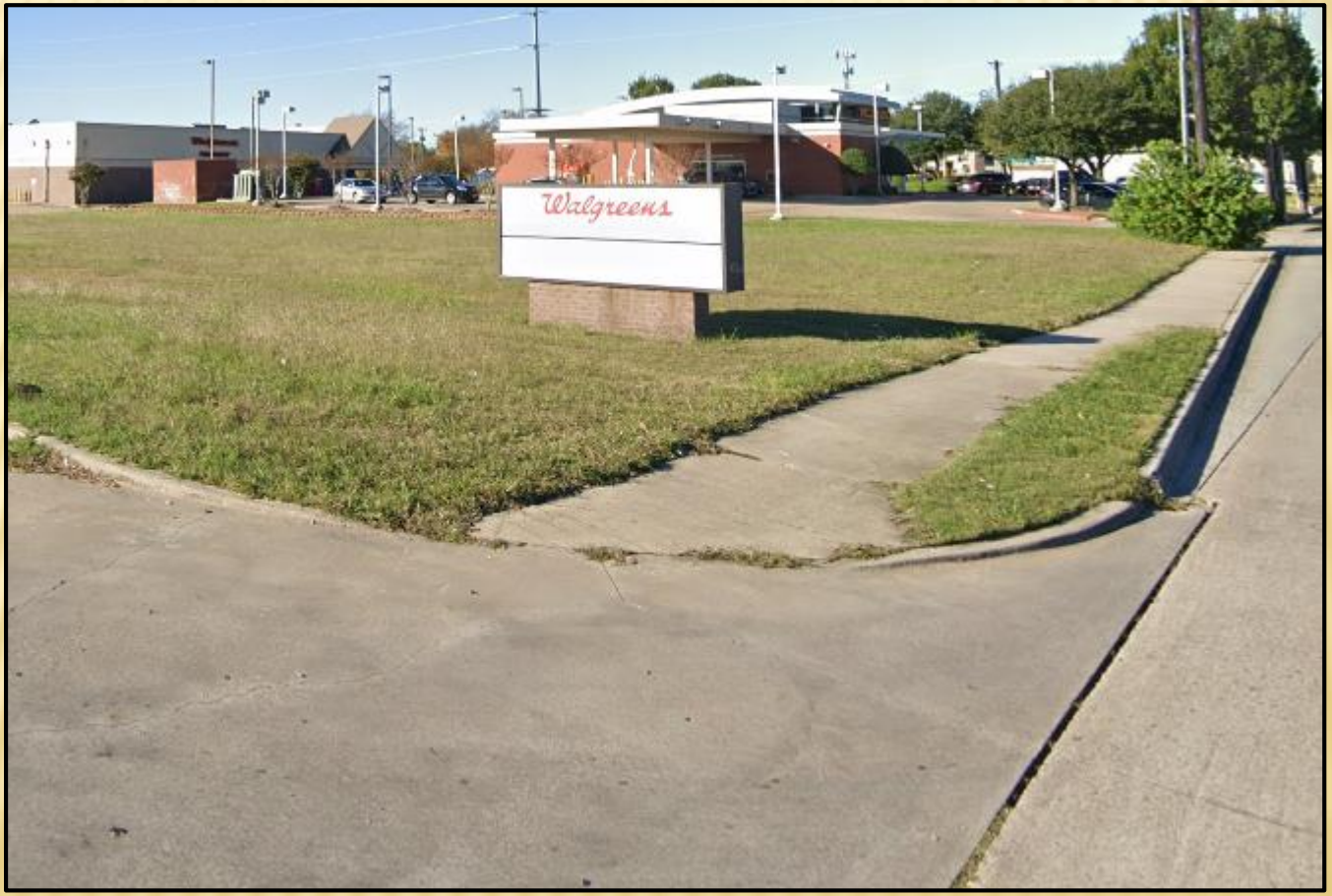

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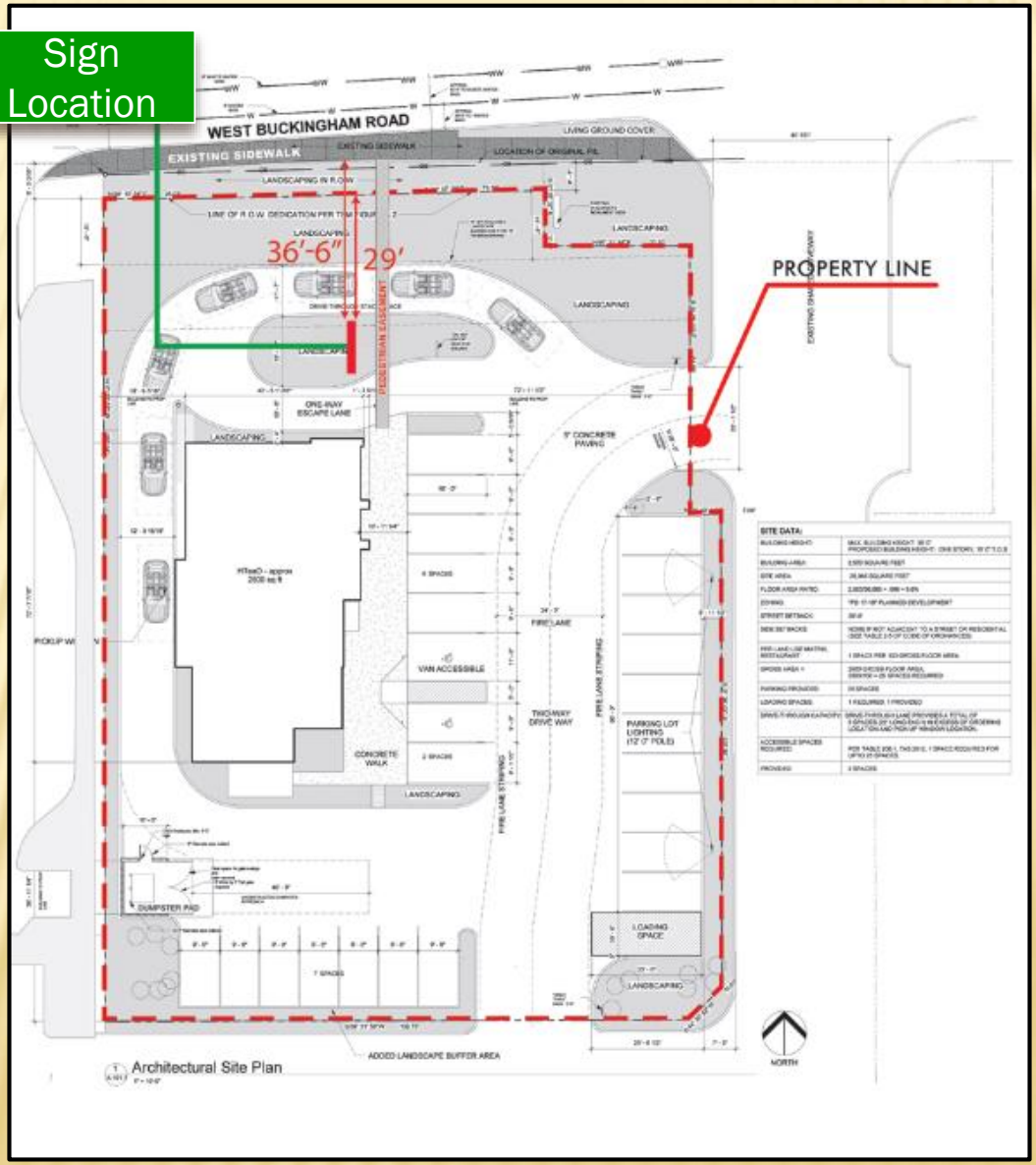
SITE PLAN



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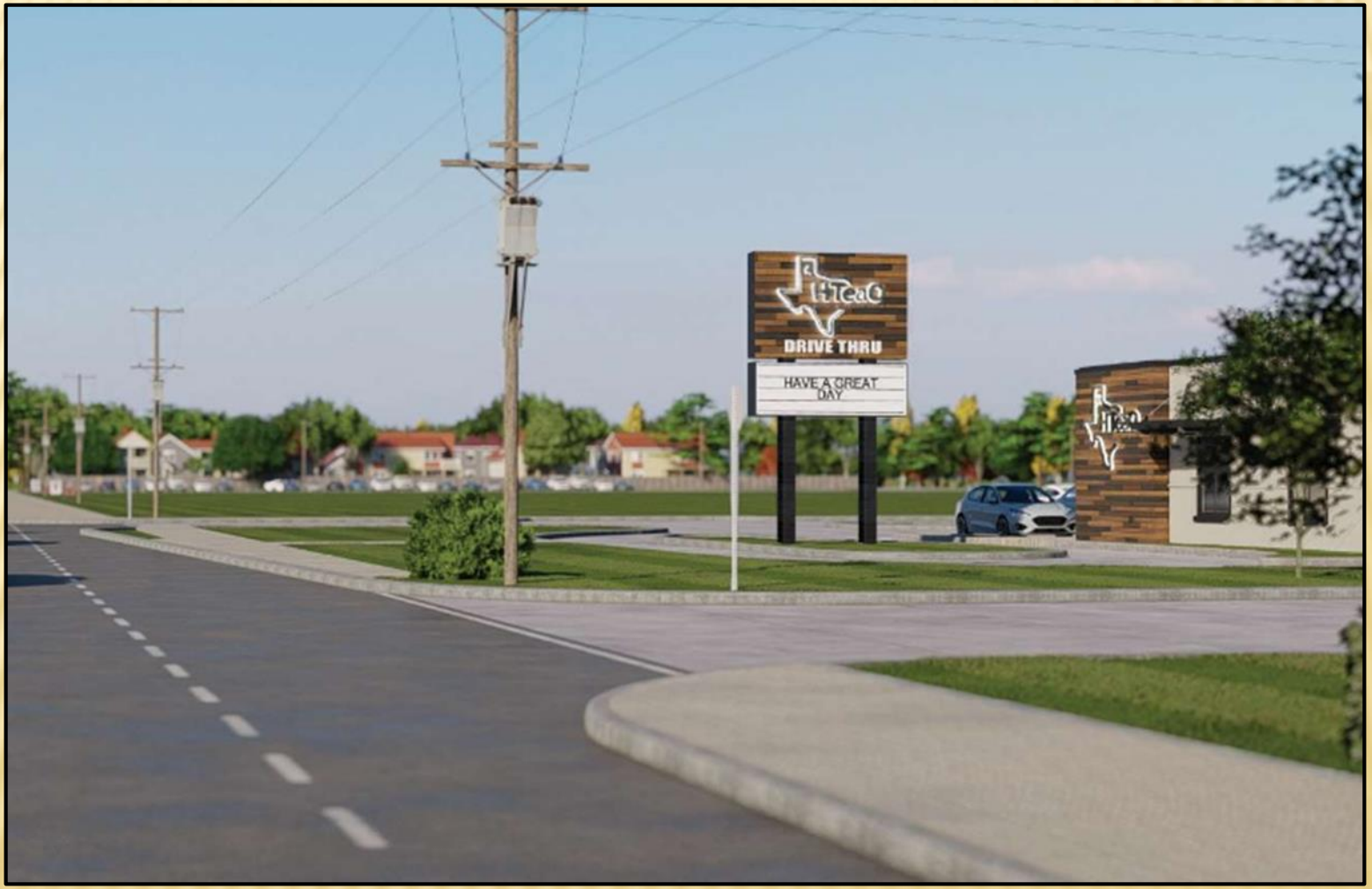
PREVIOUS ELEVATION PRESENTED TO PLAN COMMISSION



GARLAND
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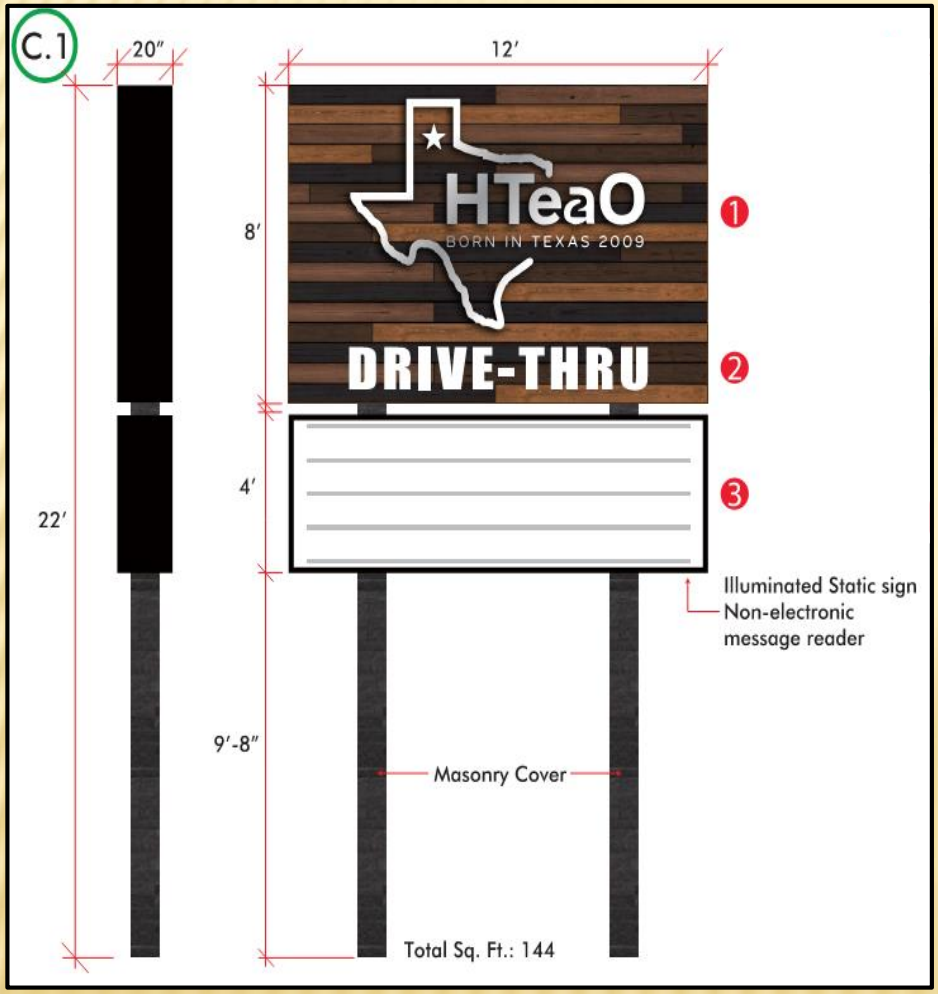
NEW PROPOSED ELEVATION

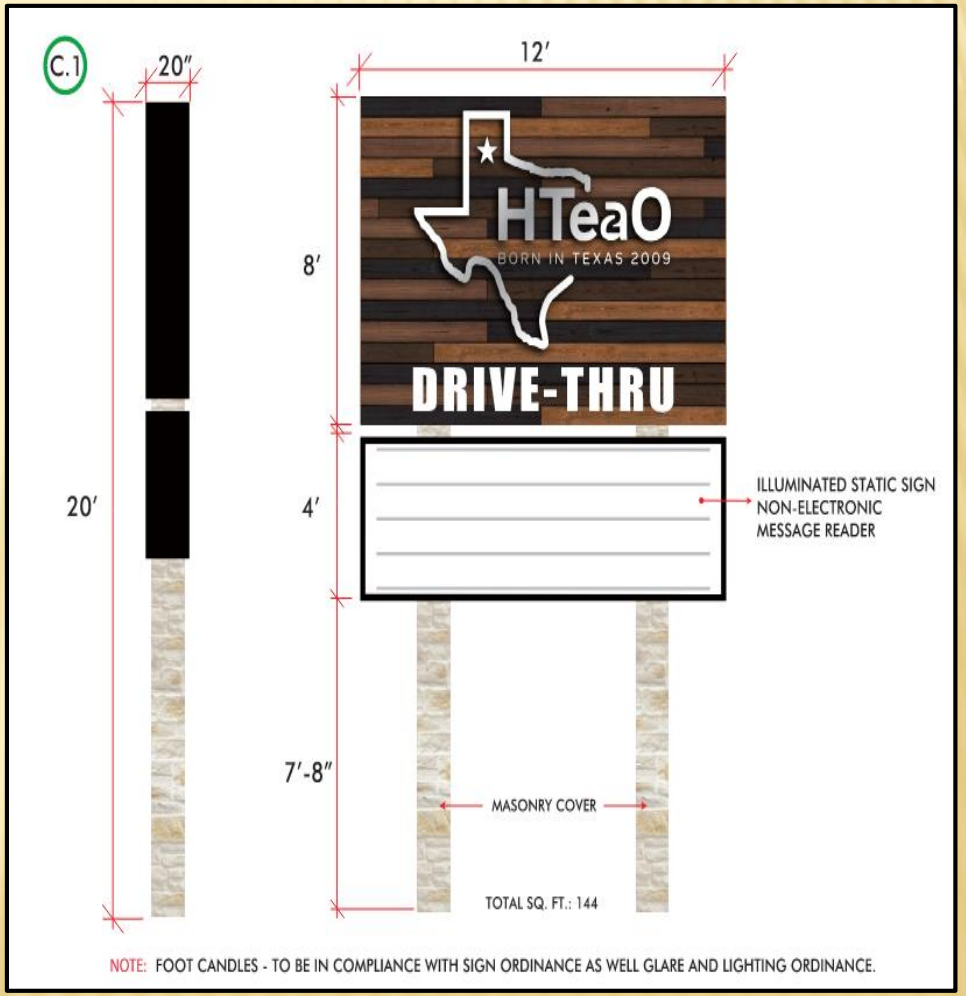
Z 21-20

PYLON SIGN

Plan Commission - Pylon Sign Proposed



City Council - Pylon Sign Proposed



CONSIDERATION

The applicant requests to amend Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a drive-through establishment.

Issues:

1) PD 95-34 allows each pad site 1 monument sign. HTea0 is a pad site. Up to 2 freestanding [pylon] signs are allowed for the “shopping center”.

2) The GDC does not allow pylon signs where the property only has access from an access easement or nonpublic street

STAFF RECOMMENDATION

Staff's recommendation has been denial of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through, and denial of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through. A monument sign is allowed on the site without the need for deviations from the Planned Development and GDC. However, it should be noted that the Pylon Sign as proposed has been improved per the Plan Commission's recommendation.

PLAN COMMISSION RECOMMENDATION

On June 28, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive Through, with the condition that the Pylon Sign is limited to 20 feet in height, and the support columns are covered with decorative brick.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive Through, with the abovementioned conditions.

The applicant concurs with the Plan Commission's recommendation.

Z 21-20

GARLAND
TEXAS MADE HERE

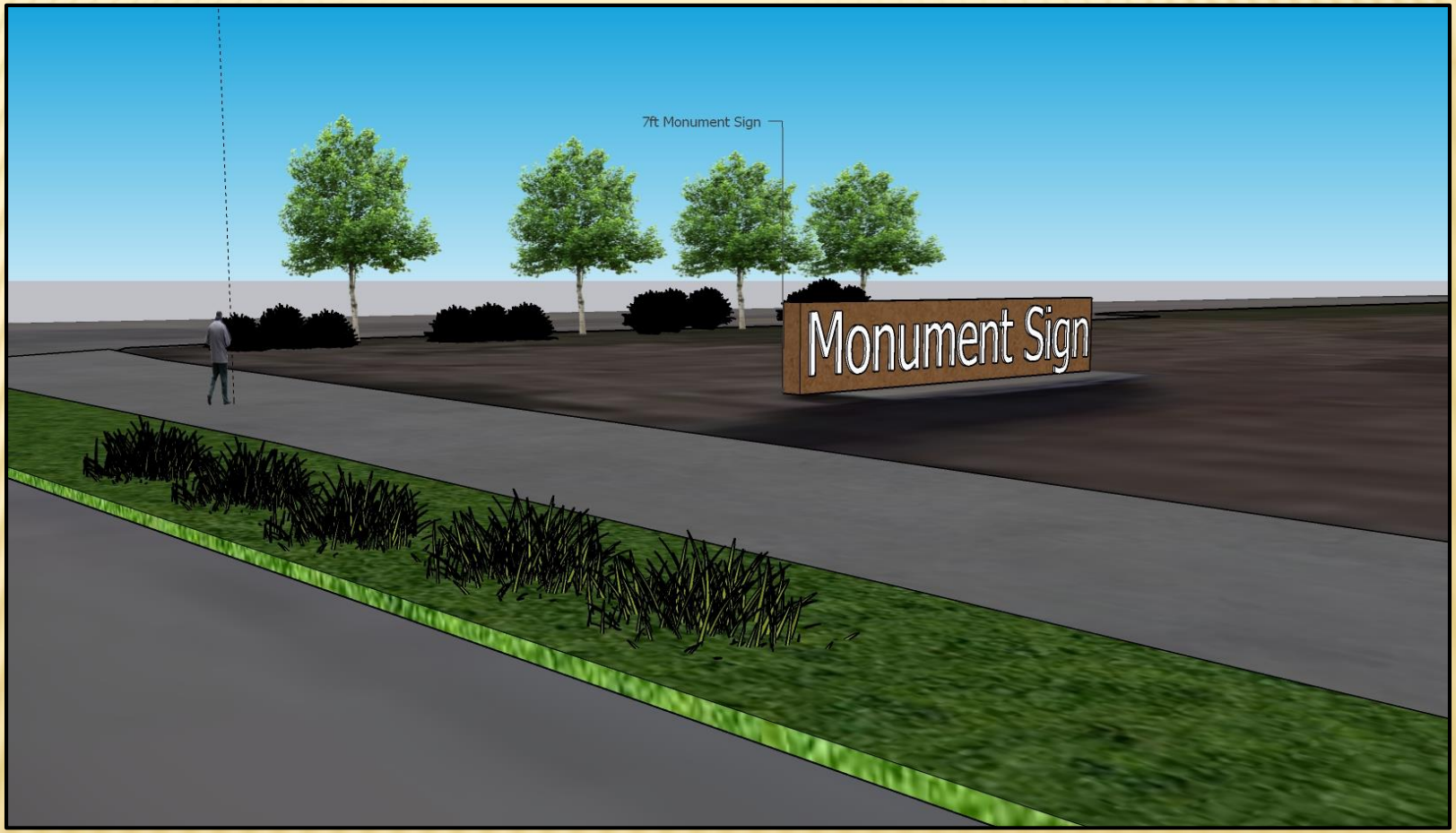
EXISTING MONUMENT SIGN

Frankford Road location in Dallas

Z 21-20

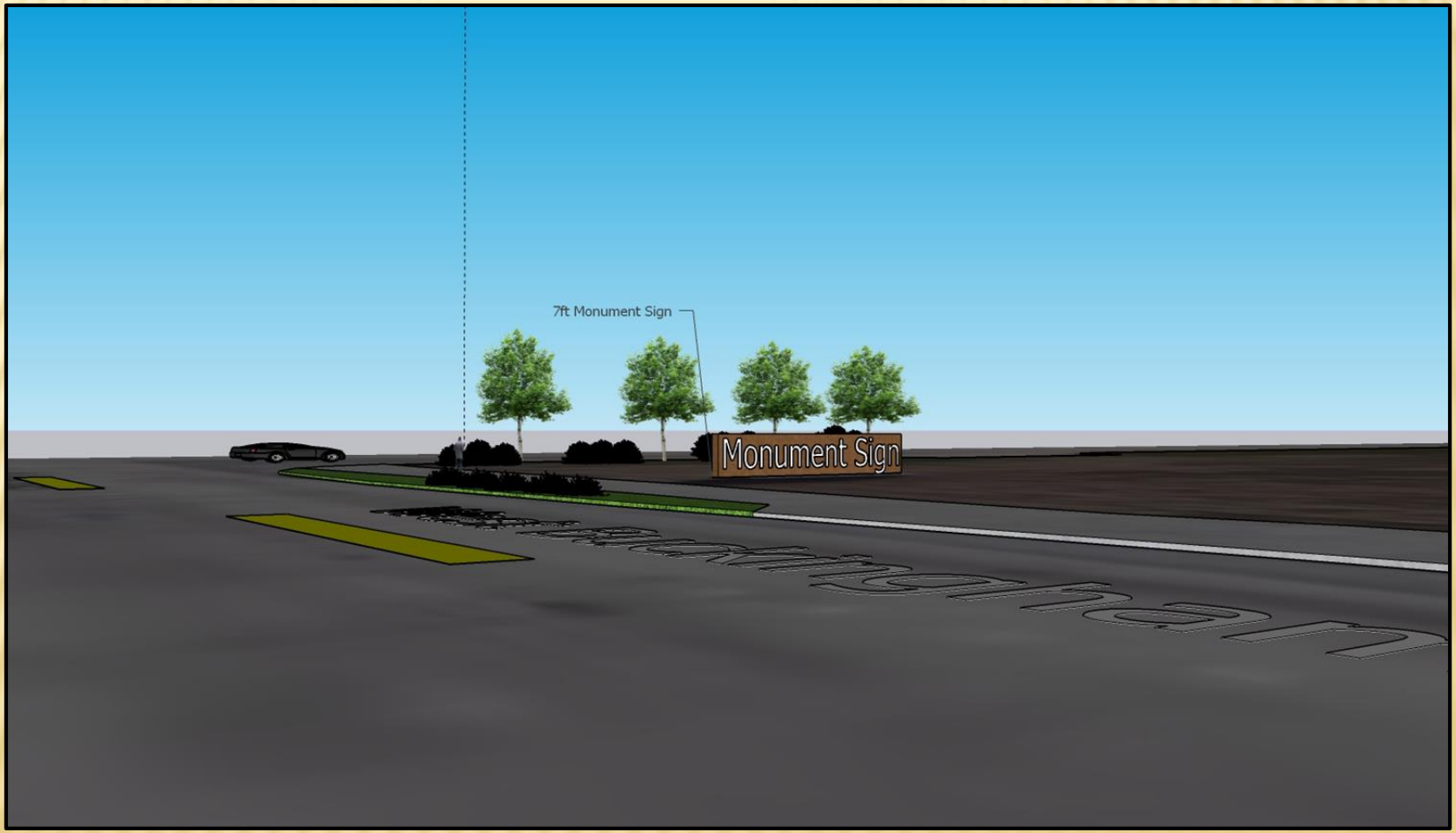
GARLAND
TEXAS MADE HERE

MONUMENT SIGN



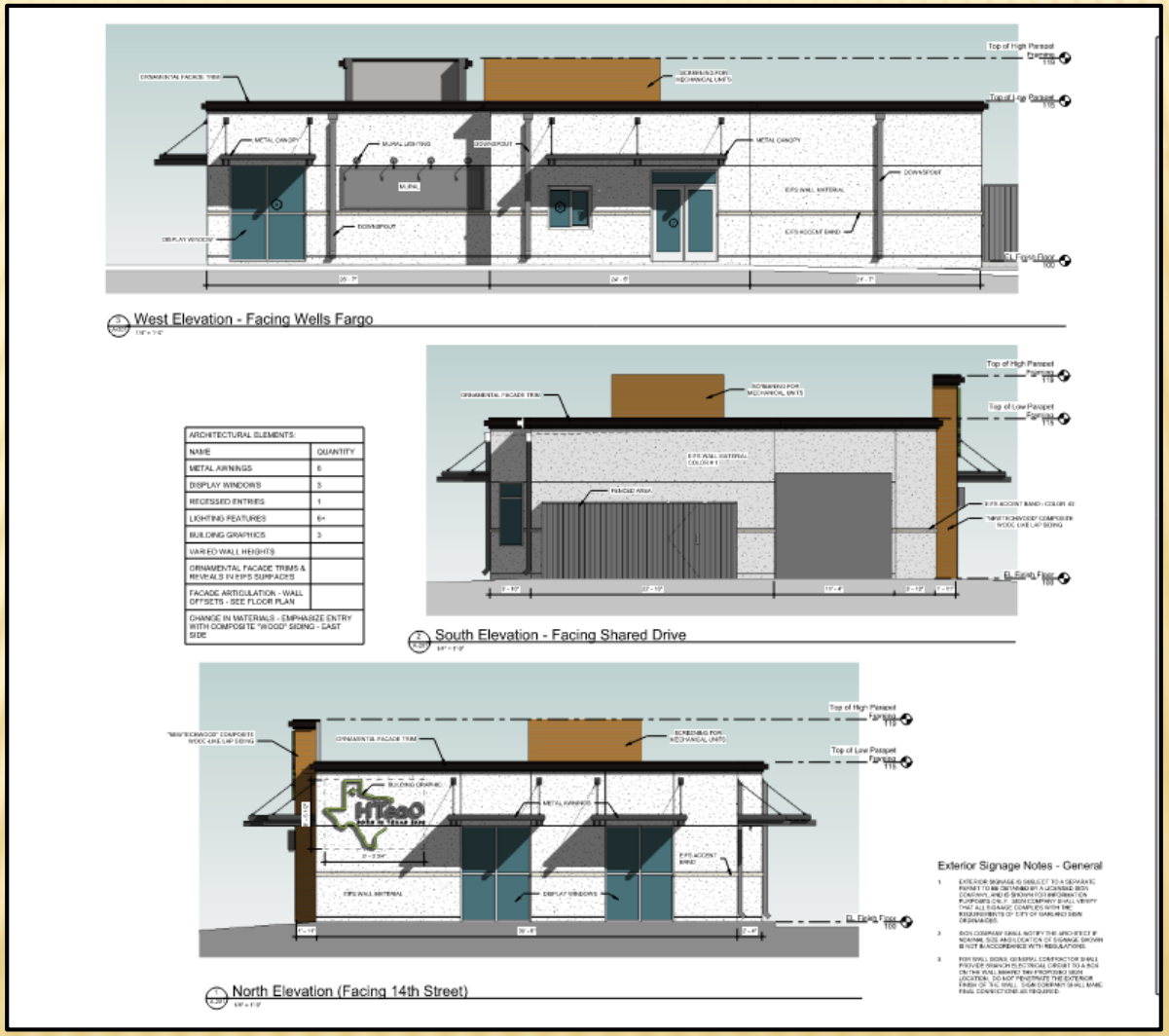
Z 21-20

MONUMENT SIGN



Z 21-20

HTeaO ELEVATIONS



West Elevation - Facing Wells Fargo

ARCHITECTURAL ELEMENTS:	
NAME	QUANTITY
METAL AWNINGS	6
DISPLAY WINDOWS	3
RECESSED ENTRIES	1
LIGHTING FEATURES	6+
BUILDING GRAPHICS	3
VARIED WALL HEIGHTS	
ORNAMENTAL FACADE TRIMS & REVEALS IN EIFS SURFACES	
FACADE ARTICULATION - WALL OFFSETS - SEE FLOOR PLAN	
CHANGE IN MATERIALS - EMPHASIZE ENTRY WITH COMPOSITE "WOOD" SIDING - EAST SIDE	

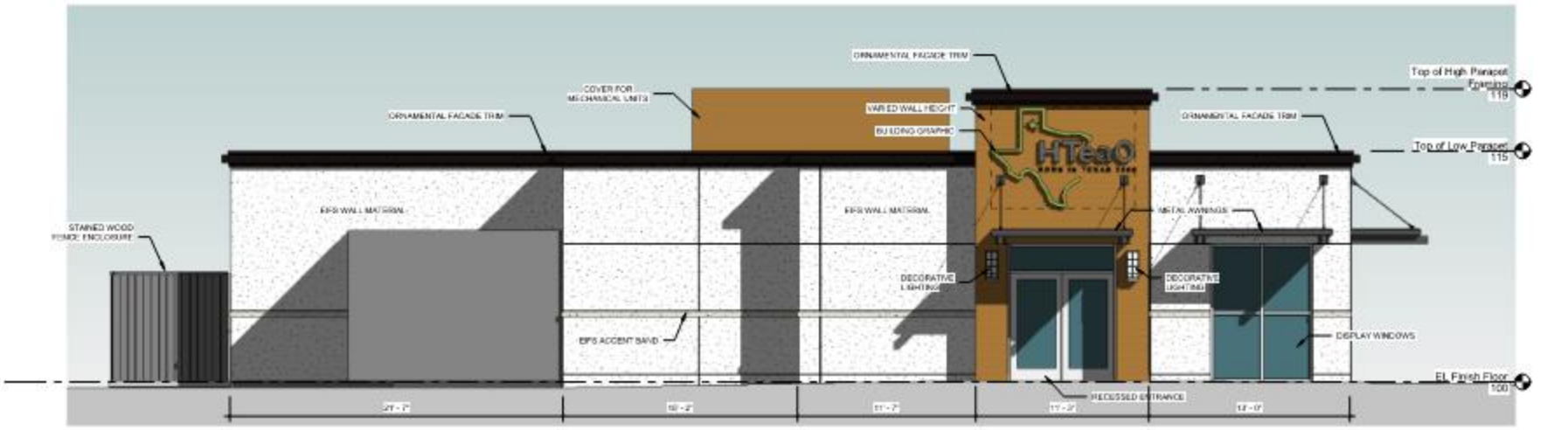
South Elevation - Facing Shared Drive

North Elevation (Facing 14th Street)

Exterior Signage Notes - General

Z 21-20

HTeaO ELEVATIONS



Z 21-20

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **12. f.**
Meeting Date: 07/20/2021
Item Title: Z 21-04 MVAH Partners - Ordinance (District 8)
Submitted By: Nabiha Ahmed, Development Planner

REQUEST
Approval of an ordinance for 1) a Change in Zoning from Community Office (CO) District and Industrial (IN) District to a Planned Development (PD) District for Multi-Family Use; and 2) a Detail Plan for Multi-Family Use.

LOCATION
1102 North Shiloh Road

OWNER
SHG Resources, LLC and Baylor Health Care System

PLAN COMMISSION RECOMMENDATION
On March 22, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District.

STAFF RECOMMENDATION
Approval of an ordinance for 1) a Change in Zoning from Community Office (CO) District and Industrial (IN) District to a Planned Development (PD) District for Multi-Family Use; and 2) a Detail Plan for Multi-Family Use.

BACKGROUND
The subject property is unimproved. The applicant requests approval of an apartment complex with 106 dwelling units.

On May 18, 2021, the applicant requested to the City Council a zoning change from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District. The City Council, by a vote of nine (9) to zero (0), made a motion to approve and bring the ordinance back crafted as a Planned Development (PD) District ordinance.

Therefore, the applicant has worked with staff on a Planned Development request with a Detail Plan per City Council's motion. The ordinance is included as an attachment.

SITE DATA

The subject site contains approximately 11.90 acres. The site has approximately 123.18 lineal feet of frontage along North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Office (CO) District and Industrial (IN) District. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) district is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

1. Detail Plan:

The applicant requests the development of a 117,836 square-foot single building with 106 dwelling units for multi-family use.

In addition, this site is within the Medical District study area. Although the study is still in the process, the proposed zoning change presents an opportunity to provide supportive housing for veterans and housing for employees of the nearby VA Hospital.

2. Parking:

The GDC requires 196 parking spaces for this development. The site layout (Exhibit C) shows 204 parking spaces. Additionally, this proposal complies with the covered parking requirement.

3. Density:

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant proposes 8.9 dwelling units per acre, complying with the density requirement.

4. Building Height:

The maximum height allowed in the Multi-Family (MF) District is forty (40) feet and the applicant proposes a height of 51.75 feet to account for four (4) stories.

5. Amenities

- **Clubhouse**: Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The applicant proposes indoor common areas on each floor in lieu of a single clubhouse building. There will be a total of four (4) indoor common areas adding up to 2,758 square-feet.
- **Swimming Pool**: One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each multi-family development. The site plan (Exhibit C) shows a swimming pool and complies with the surface water area requirement.
- **Leisure Areas**: One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing playground equipment, grilling station, benches, a picnic pavilion and a dog park.

6. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:
Average minimum dwelling unit size.
Required: 725 square feet
Proposed: 836 square feet
Total: 106 units

Minimum dwelling unit size.
Required one- bedroom: 650 square feet
Proposed: 653 square feet
Total: 32 units

Required two-bedroom: 800 square feet
Proposed: 851 square feet
Total: 55 units

Required three-bedroom: 950 square feet
Proposed: 1,103 square feet
Total: 19 units

7. Screening and Landscaping:

The landscape plan (Exhibit D) complies with the applicable landscaping standards per the GDC.

The GDC requires screening between multi-family development and the single-family residential district boundary lines. The applicant proposes a six (6)-foot ornamental fence with masonry columns as reflected on the landscape plan (Exhibit D). The proposed ornamental fence will not extend into the northern and eastern single-family residential district boundary lines due to the flood plain; it is placed within the proposed multi-family development. Additionally, a continuous

row of evergreen high-level screening shrubs is required along all portions of the fence that are not opaque masonry. All landscaping must be located on the development's side of the fence. The landscape plan does not reflect the required vegetation along the fence due to the existing flood plain.

Furthermore, a 5-foot trail system is proposed along the eastern side of the development.

8. Building Design:

The building design complies with the architectural elements and articulation requirements of the GDC.

9. Summary of Deviations:

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39 and Section 2.60 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	**Required**	**Proposed**	**Analysis**
Building Height	40 feet	51.75 feet	The applicant requests this deviation to allow four (4) stories. Impact on surrounding properties is minimal.
Screening between Multi-Family Development and Single-Family Residential District	The GDC requires screening between multi-family developments and single-family residential district boundary line. “Option 2” in the GDC requires an ornamental metal fence with masonry columns, with a continuous row of evergreen high-level screening shrubs along all portions of the fence that are not opaque masonry.	As shown on Exhibit (D) and no vegetation proposed along portions of the fence line.	The applicant requests a deviation from the full screening requirement along the eastern property line and a portion of the northern property line due to Duck Creek FEMA flood zone and existing heavy vegetation.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Business Centers. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The site is in transition with reinvestment in an existing hospital for Veterans, new single-family homes, townhouses, and other opportunities for residential, commercial and business related uses. A study is currently in progress to examine and update the future plan for the Medical District area. While the area is designated for Business Center, the site is located at the northern edge with less proximity to potential impacts of future business related uses could occur. As mentioned above, the proposed zoning change is presents an opportunity to provide supportive housing for veterans and housing for employees of the nearby VA Hospital.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

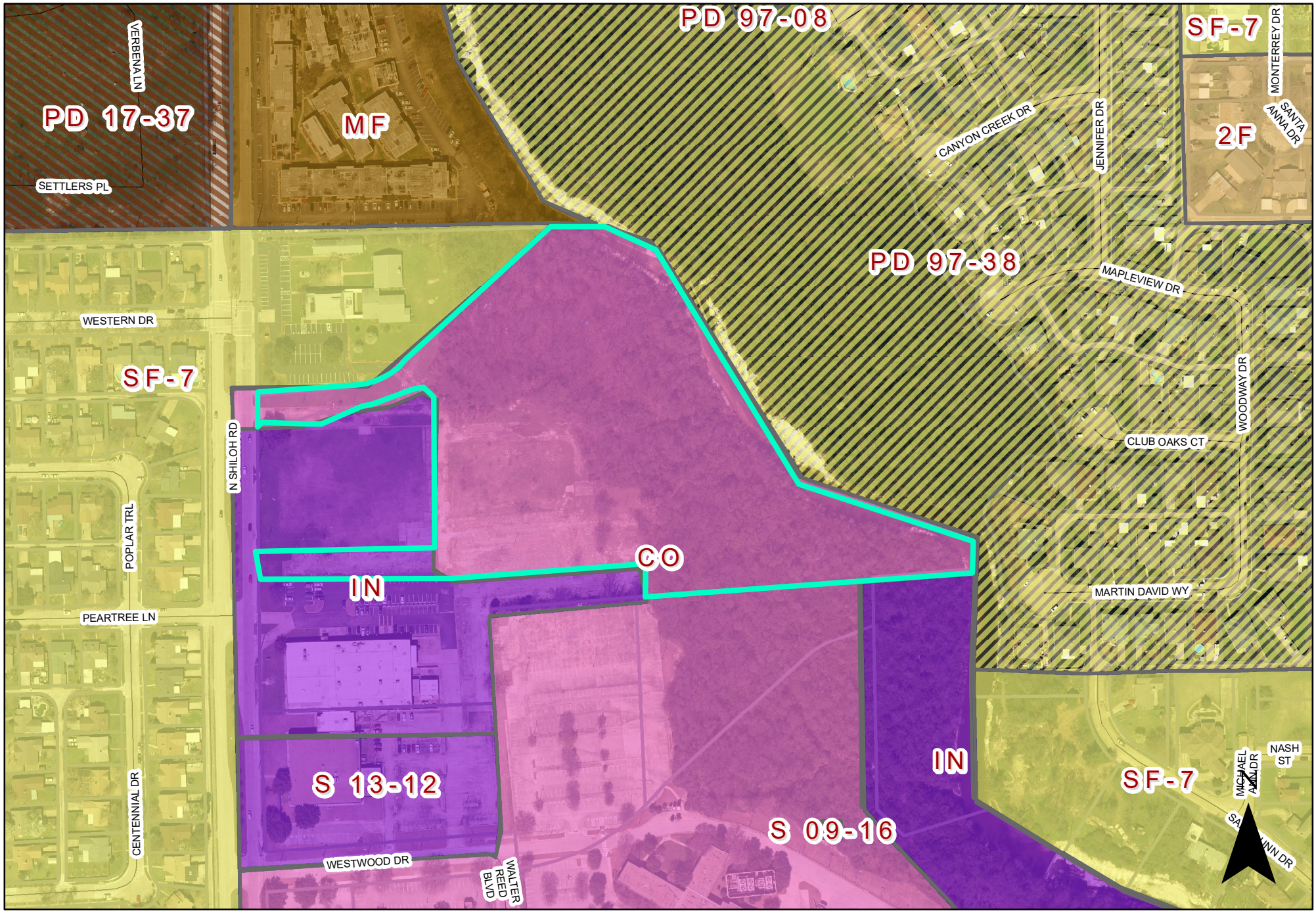
The surrounding properties are primarily developed with residential and commercial uses. The properties to the north are zoned Planned Development (PD) District 97-08 for Single-Family Use, Multi-Family (MF) District and Single-Family-7 (SF-7) District. These properties are developed with single-family homes, a church and an apartment complex. The properties to the east are zoned Planned Development (PD) District 97-38 for Single-Family Use; these properties are developed with single-family homes. The properties to the south are zoned Industrial (IN) District and Community Office (CO) District; these properties are developed with a manufacturing use and medical facilities. The properties to the west, across North Shiloh Road, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family homes.

Attachments

Z 21-04 MVAH Partners Ordinance, Exhibits, and Attachments

Z 21-04 MVAH Partners Responses

Z 21-04 MVAH Partners Staff Presentation



0 160 320 Feet

1 inch = 253 feet

Zoning Map Z 21-04

INDICATES AREA OF REQUEST

ZONING FILE NO. Z 21-04

ORDINANCE NO._____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM COMMUNITY OFFICE (CO) DISTRICT AND INDUSTRIAL (IN) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR MULTI-FAMILY USE AND 2) A DETAIL PLAN FOR MULTI-FAMILY USE ON A 11.90-ACRE TRACT OF LAND LOCATED AT 1102 NORTH SHILOH ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A 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 22nd day of March, 2021, the Plan Commission did consider and make recommendations on a certain request for 1) a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District by **MVAH Partners**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) a Change in Zoning from Community Office (CO) District and Industrial (IN) District to a Planned Development (PD) District for Multi-Family Use and 2) a Detail Plan for Multi-Family Use on a 11.90-acre tract of land located at 1102 North Shiloh Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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 21-04

PASSED AND APPROVED this_____ day of _____, 2021.

THE CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-04

BEING a 11.90-acre tract of land situated in the John W. Keen Survey, Abstract Number 738, in Dallas County, Texas, and being part of Lots 1 and 2, Block 1 of Garland CR, an addition to the City of Garland as recorded in Instrument Number 201100022643, Official Public Records, Dallas County, Texas, and said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Lot 1, Block 1 and the northwest corner of Lot 2A, Block 1 of the Replat of Pinner Addition, an addition to the City of Garland as recorded in Volume 97180, Page 1557, Deed Records, Dallas County, Texas, and said point being in the east line of North Shiloh Road (a 100-foot wide Right-of-Way);

THENCE North 00°22'37" West following the west line of said Lot 1, Block 1 and the east line of said North Shiloh Road for a distance of 91.46 feet to a point for corner;

THENCE departing the east line of said North Shiloh Road and the west line of said Lot 1, Block 1, over and across said Lot 1, Block 1 the following seven (7) courses and distances:

1. North 89°37’23" East a distance of 76.05 feet to a point for corner;

2. In a southeasterly direction along a curve to the right having an arc length of 28.28 feet, a radius of 110.00 feet, a central angle of 14°43’54” and a chord who bears South 83°00'40" East, 28.21 feet to a point for corner;

3. South 75°38’43”" East a distance of 67.44 feet to a point for corner;

4. In a southeasterly direction along a curve to the left having an arc length of 30.08 feet, a radius of 90.00 feet, a central angle of 19°09’09” and a chord who bears South 85°13’18" East, 29.94 feet to a point for corner;

5. North 85°12’08" East a distance of 124.76 feet to a point for corner;

6. North 04°53’23" West a distance of 261.22 feet to a point for corner;

7. South 85°25’47" West a distance of 303.71 feet crossing into Lot 2, Block 1 of said subdivision to a point for corner in the east line of said North Shiloh Road and the west line of said Lot 2;

THENCE North 00°22'37" West following the east line of said North Shiloh Road and the northwest line of said Lot 2, Block 1 a distance of 54.18 feet to a 1/2-inch iron rod with an illegible yellow cap found for the northwest corner

of said Lot 2, Block 1 and the southwest corner of Lot 1, Block 1 of St. Barnabas Church Addition, an addition to the City of Garland as recorded in Volume 72078, Page 2579, Deed Records, Dallas County, Texas;

THENCE following the common line of said Lot 2, Block 1 and said Lot 1, Block 1, St. Barnabas Church Addition the following three (3) courses and distances:

1. North 85°26'21" East a distance of 199.47 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the left;

2. In a northeasterly direction along said curve to the left having an arc length of 94.15 feet, a radius of 140.00 feet, a central angle of 38°31’53” and a chord who bears North 66°09'09" East, 92.39 feet to a PK nail found for corner; North 46°58'23" East a distance of 414.10 feet to a 1/2-inch iron rod found for the east corner of said Lot 1, Block 1 of said St. Barnabas Church Addition and a north corner of said Lot 2, Block 1, and said point being in the south line of the remaining portion of Lot 1, Block A of Beasley Estates, an addition to the City of Garland as recorded in Instrument Number 201800090391, Official Public Records, Dallas County, Texas;

THENCE North 89°36'14" East following the common line of said Lot 1, Block A and said

Lot 2, Block 1 for a distance of 109.99 feet to a point for corner at the northeast corner of

said Lot 2, Block 1 and a westerly corner of Lot 3, Block 5 of Creekside Village No. 3, an addition to the City of Garland as recorded in Volume 98061, Page 138, Map Records, Dallas County, Texas, and said point being at the approximate centerline of Duck Creek;

THENCE following the common line of said Lot 2, Block 1 and said Lot 3, Block 5 and the meanders of the approximate centerline of Duck Creek the following four (4) courses and distances:

1. South 65°54'46" East a distance of 110.65 feet to a point for corner;

2. South 31°48'46" East a distance of 551.45 feet to a point for corner;

3. South 72°21'46" East a distance of 368.40 feet to a point for corner;

4. South 01°49'14" West a distance of 63.28 feet to a point for corner at the southeast corner of said Lot 2, Block 1 and the northeast corner of Tract 1 as described to the United States of America in a deed as recorded in Instrument Number 202000091417, Official Public Records, Dallas County, Texas;

EXHIBIT A

THENCE South 85°24'20" West departing the west line of said Lot 3, Block 5 and the approximate centerline of Duck Creek, and following the common line of Tracts 1 and Tracts 2 of said deed described to the United States of America for a distance of 656.48 feet to a 1/2-inch iron rod found for the south corner of said Lot 2, Block 1 and an east corner of said Lot 2A, Block 1;

THENCE departing the north line of said United States of America Tract 2 and following the common line of said Lot 2, Block 1 and said Lot 2A, Block 1 the following three (3) courses and distances:

1. North 00°37'50" West for a distance of 66.33 feet to a 1/2-inch iron rod found for corner;

2. South 85°12'00" West for a distance of 389.60 feet to an 'X' mark in concrete found for corner;

3. North 70°08'12" West for a distance of 35.55 feet to an 'X' mark in concrete found for the southwest corner of said Lot 2, Block 1 and the southeast corner of said Lot 1, Block 1;

THENCE South 88°13'22" West following the common line of said Lot 1, Block 1 and said Lot 2A, Block 1 for a distance of 357.79 feet to the POINT OF BEGINNING and containing 11.90 acres of land, more or less

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-04

1102 North Shiloh Road

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 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 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-two (52) feet.

D. Dwelling Units: A maximum of 106 dwelling units shall be permitted.

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

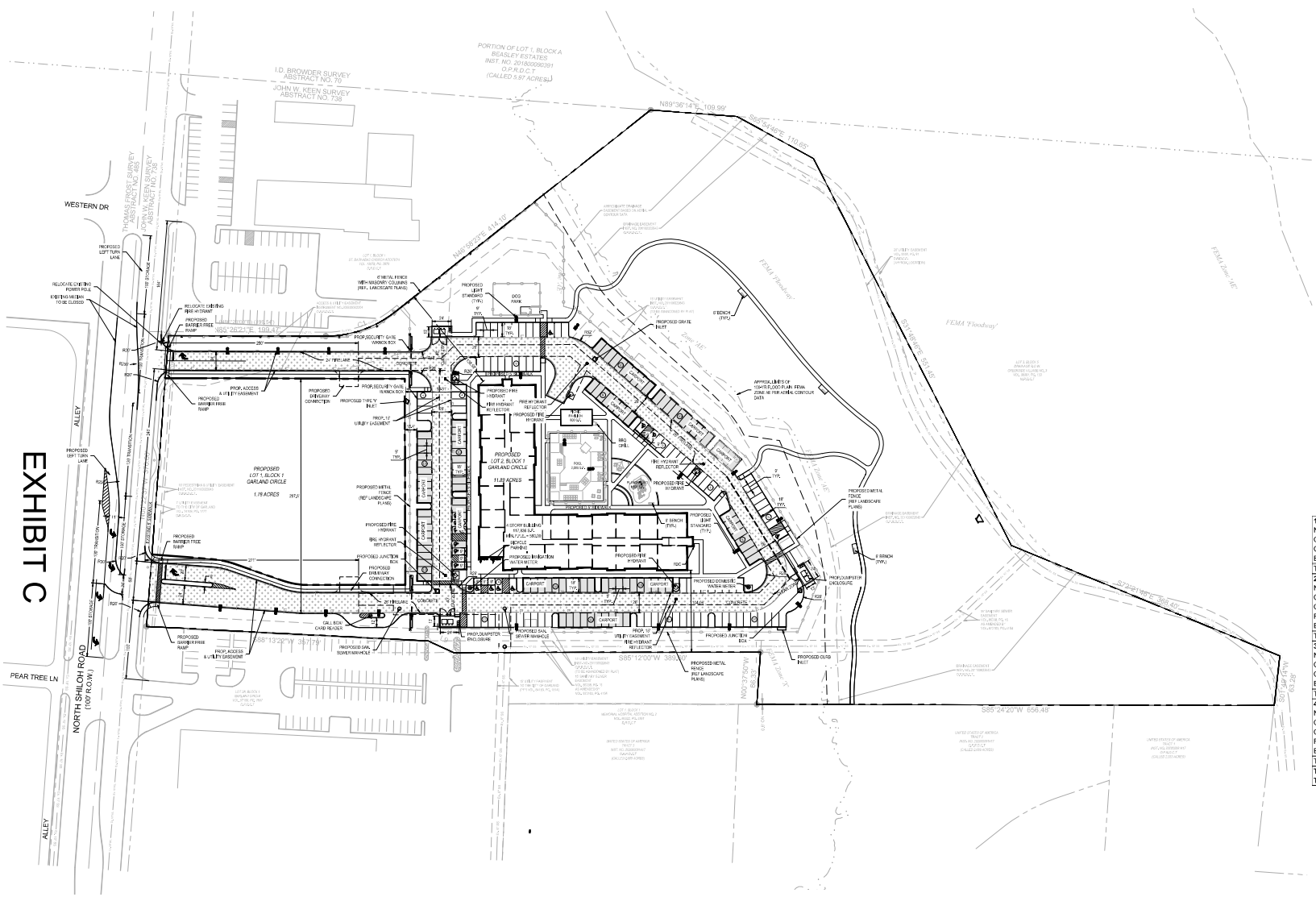
Exhibits C and D.

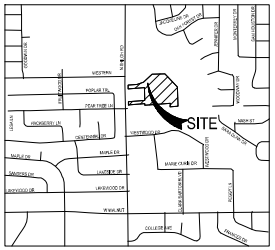
F. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

G. Trail: The Developer shall grant the City an easement for future trail alignment.

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

EXHIBIT B





VICINITY MAP
(NOT TO SCALE)

SITE DATA SUMMARY TABLE

Existing Zoning:	CO & IN	
Proposed Use:	Planned Development	
Gross Lot Area:	11.89 Acres	
Toal Units:	105 Units	
Density:	8.9 Units/Acre	
Building Information:		
Toal Bldg Footprint	29,459 Sq. Ft.	
Toal Bldg Area	117,836 Sq. Ft.	
Lo Coverage:	5.69%	
FAR:	0.23:1	
Bldg Height	4 Story (51.75')	
Open Space:		
Required	40%	207,171 SF
Provided	77%	398,805 SF
Impervious Cover:	23%	1'6,546 SF
Parking Requirements:		
Requirement	Units	Rec'd Parking
1.5 Space / 1 Bdrm Unit	32	48
2.C Space / 2+ Bdrm Unit	74	148
Toal Parking Required		**196**
Parking Provided:		**% of Total**
Surface Parking:	96	47%
Covered Parking:	108	53%
Toal Parking Provided:	**204**	100%

BUILDING SUMMARY

1st Floor	**Sq. Ft.**
Net Rentable Area	20,699
Circulation	6,706
Common Area	1,740
Emplcyee Area	314
Total Gross Area	29,459
2nd Floor	**Sq. Ft.**
Net Rentable Area	22,653
Circulation	5,935
Common Area	228
Resident Storage	423
Emplcyee Area	220
Total Gross Area	29,459
3rd Floor	**Sq. Ft.**
Net Rentable Area	22,653
Circulation	5,934
Common Area	562
Emplcyee Area	310
Total Gross Area	29,459
4th Floor	**Sq. Ft.**
Net Rentable Area	22,653
Circulation	5,935
Common Area	228
Resident Storage	423
Emplcyee Area	220
Total Gross Area	29,459
Total Bldg Gross Floor Area	**117,836**
Total Bldg Rentable Area	**88,658**

UNIT SUMMARY

1 Bedroom	**Sq. Ft.**
Size	653
Total Units 32	
Total Square Feet	20,896
2 Bedroom	**Sq. Ft.**
Size	851
Total Units 55	
Total Square Feet	46,805
3 Bedroom	**Sq. Ft.**
Size	1,103
Total Units 19	
Total Square Feet	20,957

DETAILED SITE PLAN

for

The Reserve at Shiloh
Lot 2, Block 1
Garland Circle
521,635 s.f.
out of John W. Keene Survey
Abstract Number 738
City of Garland
Dallas County, Texas

CITY CASE NUMBER: 201222-2
DATE: 06-29-2021

BGE, Inc.
777 Main St., Suite 1900
Fort Worth, TX 76102
Tel: 817-887-6130 ● www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005

OWNER
SHG RESOURCES LP,
2 PARK PLAZA, SUITE 225
IRVINE, CA 92614

ENGINEER:
BGE, INC.,
777 MAIN ST., SUITE 1900
FORT WORTH, TX 76102
(817) 872-2005
CONTACT: DAVID GREER

DEVELOPER
MVAH PARTNERS
5950 FAIRVIEW RD., STE 402
CHARLOTTE, NC 28210
(513) 500-2095 (CELL)
CONTACT: KEVIN BANKS

BGE, INC.
G:\TPW\Projects\MVAH_Partners\SAC-Ph-Reserve_at_Shiloh\1)\07_CIVIL\07_Site\Detailed Site Plan.dwg Jun 30, 2021 - 11:09am sypmer

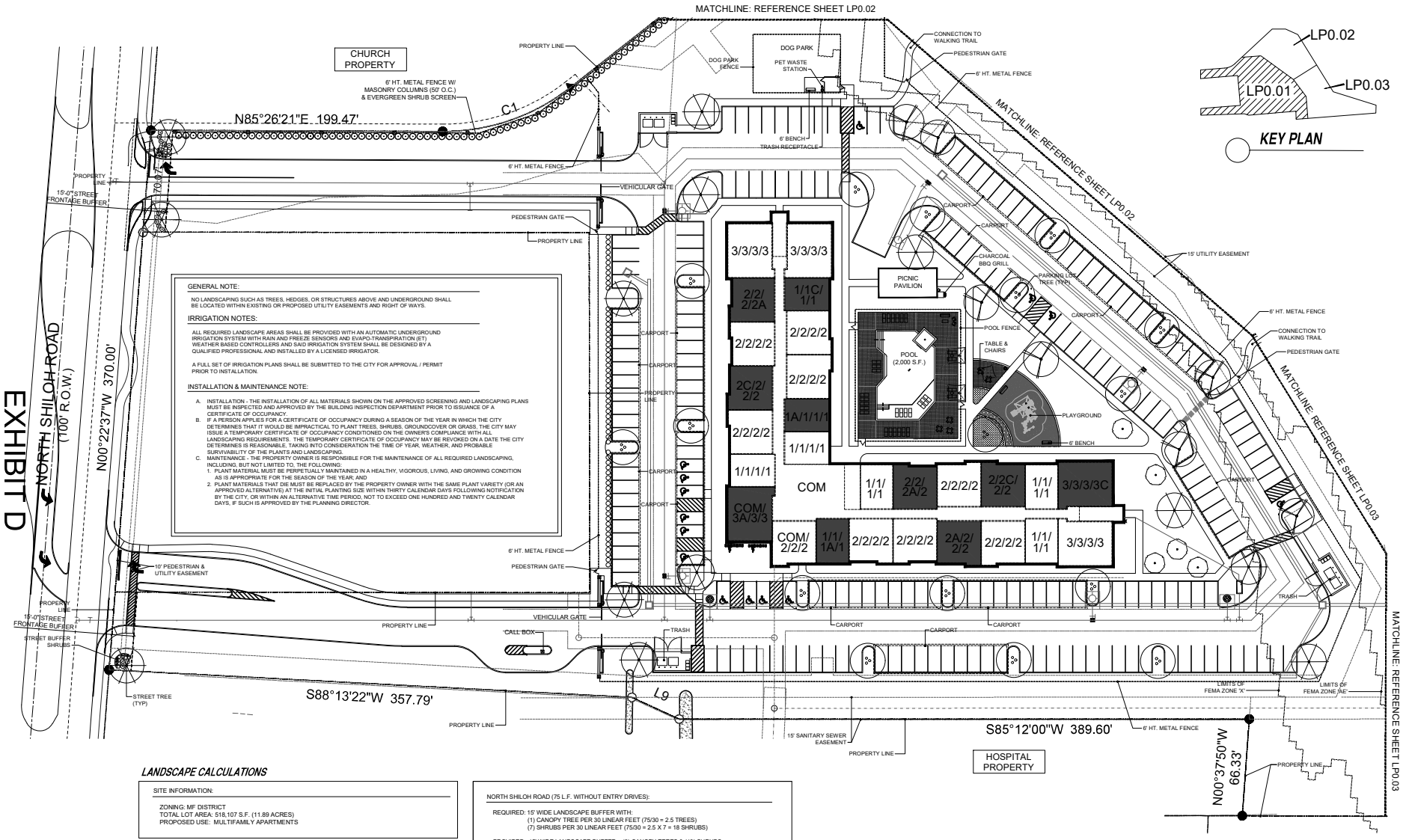


EXHIBIT D

GENERAL NOTE:

NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAYS.

IRRIGATION NOTES:

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

A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL / PERMIT PRIOR TO INSTALLATION.

INSTALLATION & MAINTENANCE NOTE:

A. INSTALLATION - THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LANDSCAPING PLANS MUST BE INSPECTED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
B. IF A PERSON APPLIES FOR A CERTIFICATE OF OCCUPANCY DURING A SEASON OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT WOULD BE IMPRACTICAL TO PLANT TREES, SHRUBS, GROUNDCOVER OR GRASS, THE CITY MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY CONDITIONED ON THE OWNER'S COMPLIANCE WITH ALL LANDSCAPING REQUIREMENTS. THE TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REVOKED ON A DATE THE CITY DETERMINES IS REASONABLE, TAKING INTO CONSIDERATION THE TIME OF YEAR, WEATHER, AND PROBABLE SURVIVABILITY OF THE PLANTS AND LANDSCAPING.
C. MAINTENANCE - THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
1. PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING, AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR; AND
2. PLANT MATERIALS THAT DIE MUST BE REPLACED BY THE PROPERTY OWNER WITH THE SAME PLANT VARIETY (OR AN APPROVED ALTERNATIVE) AT THE INITIAL PLANTING SIZE WITHIN THIRTY CALENDAR DAYS FOLLOWING NOTIFICATION BY THE CITY, OR WITHIN AN ALTERNATIVE TIME PERIOD, NOT TO EXCEED ONE HUNDRED AND TWENTY CALENDAR DAYS, IF SUCH IS APPROVED BY THE PLANNING DIRECTOR.

LANDSCAPE CALCULATIONS

SITE INFORMATION:

ZONING: MF DISTRICT
TOTAL LOT AREA: 518,107 S.F. (11.89 ACRES)
PROPOSED USE: MULTIFAMILY APARTMENTS

LANDSCAPE AREA:

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
518,107 S.F. X 40% = 207,243 S.F. LANDSCAPE AREA

PROVIDED: 360,000+ S.F. (69+%) LANDSCAPE AREA

NORTH SHILOH ROAD (75 L.F. WITHOUT ENTRY DRIVES):

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:
(1) CANOPY TREE PER 30 LINEAR FEET (75/30 = 2.5 TREES)
(7) SHRUBS PER 30 LINEAR FEET (75/30 = 2.5 X 7 = 18 SHRUBS)

PROVIDED: 15' WIDE LANDSCAPE BUFFER + (3) CANOPY TREES & (18) SHRUBS

REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER IN TURF (1,028 S.F. X 75% = 771 S.F.)
MINIMUM 25% OF LANDSCAPE BUFFER IN PLANTING (1,028 S.F. X 25% = 257 S.F.)

PROVIDED: 554 S.F. TURF (54%), 474 S.F. GROUNDCOVER & SHRUBS (46%)

PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (207 SPACES / 10 = 21 TREES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (91,818 X 5% = 4,590 S.F.)

PROVIDED: (28) SHADE TREES + 5,000+ S.F. LANDSCAPE AREA

LANDSCAPE ARCHITECT

MEEKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

MVAH PARTNERS
JUSTIN GREGORY
5950 FAIRVIEW ROAD, STE 402
CHARLOTTE, NC 28210
(724) 561-3196

NO LANDSCAPING SUCH AS TREES, SHRUBS, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

CASE # 201222-2

1 LANDSCAPE PLAN
SCALE: 1"=30'-0"

GRAPHIC SCALE IN FEET 0 30 60

ISSUES:
06-01-21 SITE PLAN SUBMITTAL

REVISIONS:
06-16-21 PER CITY COMMENTS
06-30-21 PER CITY COMMENTS

CLIENT:
MVAH PARTNERS
5950 Fairview Road
Suite 402
Charlotte, NC 28210

RESERVE AT SHILOH
GARLAND, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

LICENSED LANDSCAPE ARCHITECT BRANDON BOOHER 2405 STATE OF TEXAS
06-30-21

SITE PLAN SUBMITTAL

RESERVE AT SHILOH

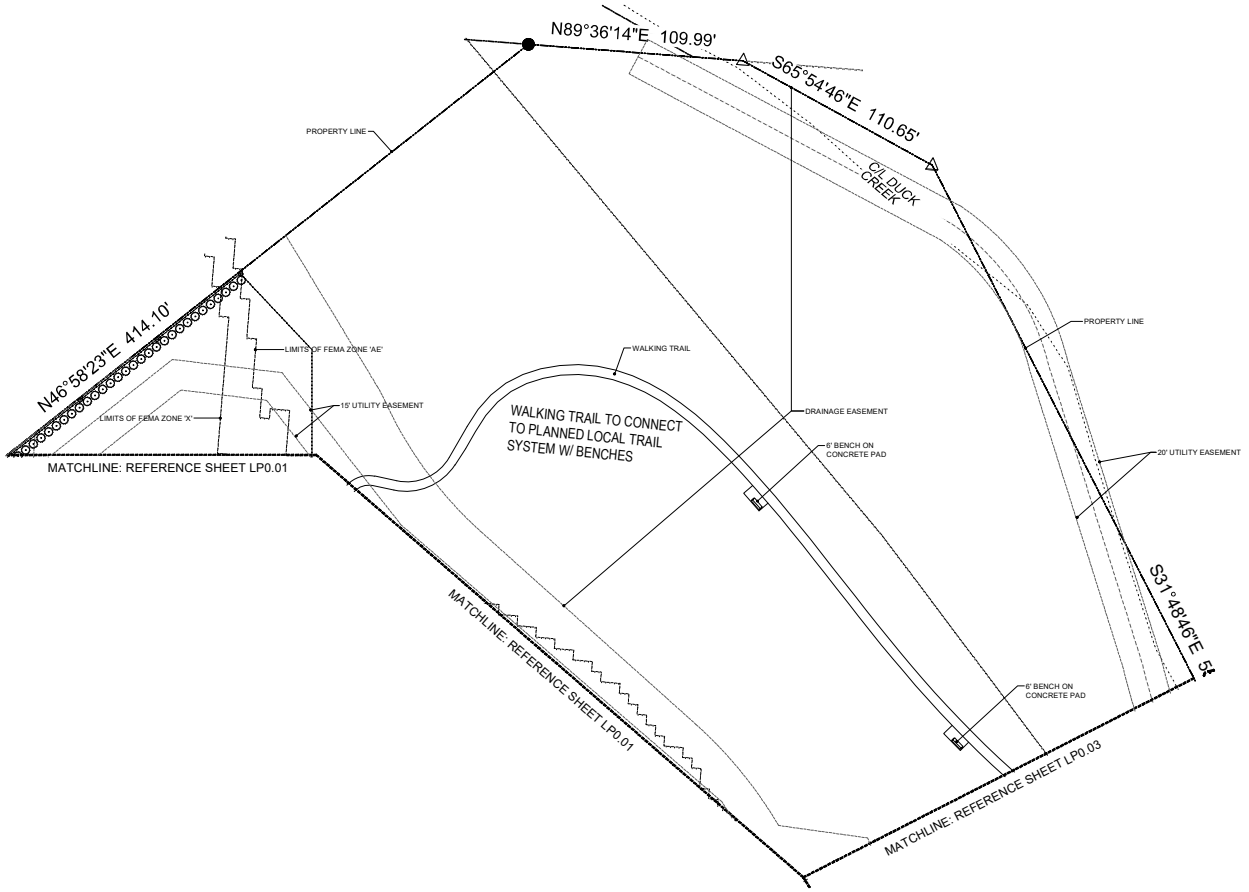
GARLAND, TEXAS

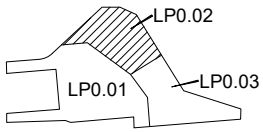
JOB NUMBER: BGE-2102

LANDSCAPE PLAN

LP0.01

EXHIBIT D





KEY PLAN

LANDSCAPE ARCHITECT

MEEKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

MVAH PARTNERS
JUSTIN GREGORY
5950 FAIRVIEW ROAD, STE 402
CHARLOTTE, NC 28210
(724) 561-3196

NO LANDSCAPING SUCH AS TREES, SHRUBS, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT

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CASE # 201222-2

1 LANDSCAPE PLAN

SCALE: 1"=30'-0"

N

0 30 60

GRAPHIC SCALE IN FEET

ISSUES:
06-01-21 SITE PLAN SUBMITTAL

REVISIONS:
06-16-21 PER CITY COMMENTS
06-30-21 PER CITY COMMENTS

CLIENT:
MVAH PARTNERS
5950 Fairview Road
Suite 402
Charlotte, NC 28210

RESERVE AT SHILOH

GARLAND, TEXAS

mdg landscape architects

MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT BRANDON L. BOOHER 2485 STATE OF TEXAS

08-30-21

SITE PLAN SUBMITTAL

RESERVE AT SHILOH

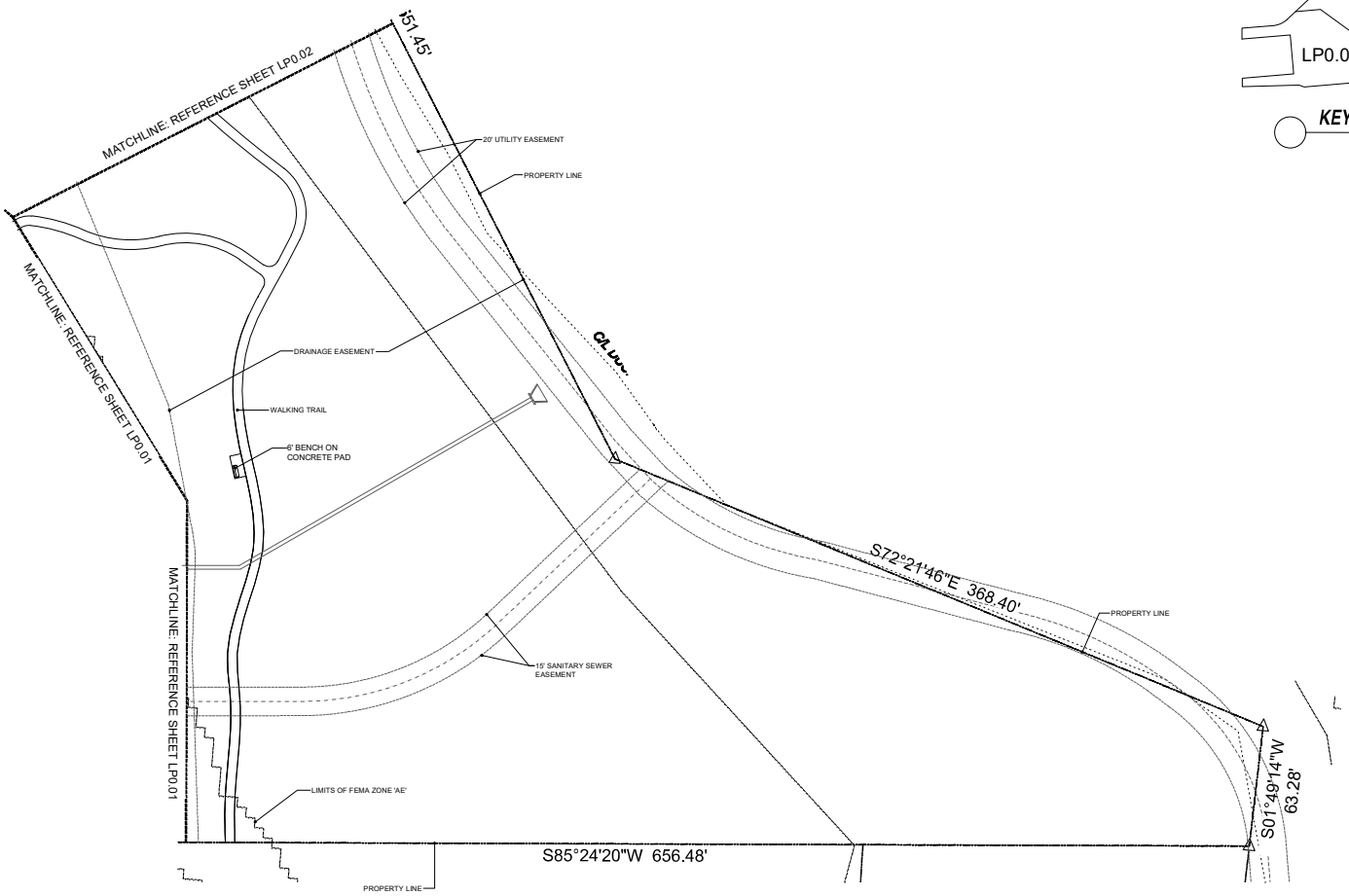
GARLAND, TEXAS

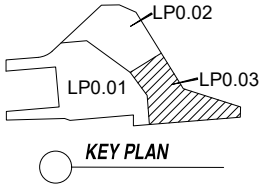
JOB NUMBER: BGE-2102

LANDSCAPE PLAN

LP0.02

EXHIBIT D





KEY PLAN

1 LANDSCAPE PLAN

SCALE: 1"=30'-0"

N

0 30 60

GRAPHIC SCALE IN FEET

LANDSCAPE ARCHITECT

MEEKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER

MVAH PARTNERS
JUSTIN GREGORY
5950 FAIRVIEW ROAD, STE 402
CHARLOTTE, NC 28210
(724) 561-3196

NO LANDSCAPING SUCH AS TREES, SHRUBS, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

CASE # 201222-2

ISSUES:
06-01-21 SITE PLAN SUBMITTAL

REVISIONS:
06-16-21 PER CITY COMMENTS
06-30-21 PER CITY COMMENTS

CLIENT:
MVAH PARTNERS
5950 Fairview Road
Suite 402
Charlotte, NC 28210

RESERVE AT SHILOH

GARLAND, TEXAS

mdg landscape architects

MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT
BRANDON L. BOOHER
2486
STATE OF TEXAS

06-30-21

SITE PLAN SUBMITTAL

RESERVE AT SHILOH

GARLAND, TEXAS

JOB NUMBER: BGE-2102

LANDSCAPE PLAN

LP0.03

EXHIBIT D

CHARCOAL GRILL

MODEL# :21-00
COLOR: BLACK
NOTE: EMBEDDED MOUNTING
INSTALL PER MANUFACTURERS SPECS
DUMOR, INC.
P.O. BOX 142
MIFFLINTOWN, PA 17059
WWW.DUMOR.COM

6 CHARCOAL GRILL
NTS

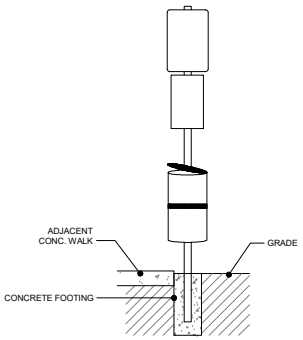
PET WASTE STATION

MODEL: 10 GAL. CLOSED WASTE BASKET
P-BARK 490

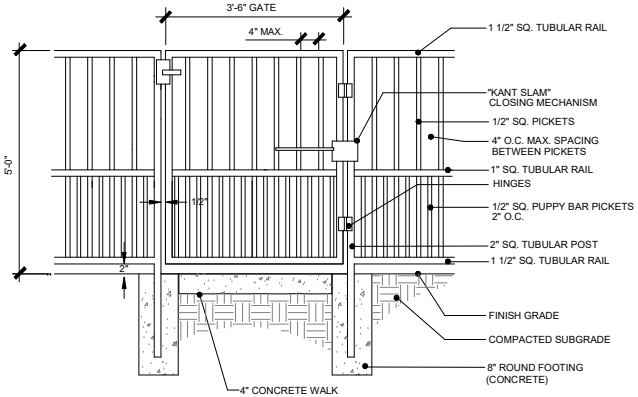
COLOR: GREEN

QUANTITY: (1) *Install per manufacturer's specifications.

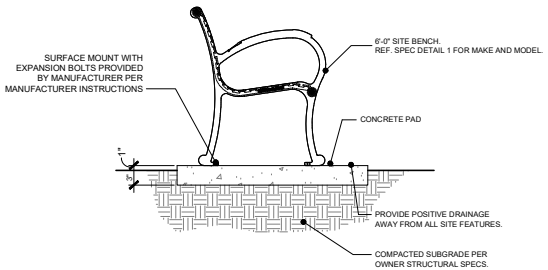
MANUF: BarkPark (Playcore)
1675 Locust Street
Red Bud, IL 62278
800-458-5872



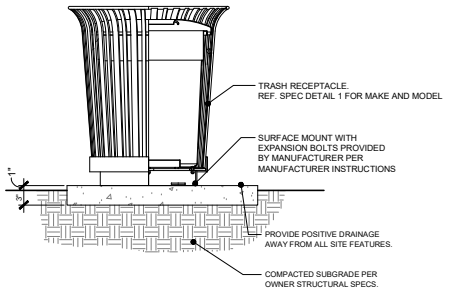
5 DOG PARK SCHEDULE SPECS
NTS



4 5' HT. METAL DOG PARK FENCE AND GATE
SCALE: 1"=1'-0"



3 SEATING BENCH DETAIL
1"=1'-0"



2 TRASH RECEPTACLE DETAIL
1"=1'-0"

NOTE:
THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT CONSTRUCTION PLANS FOR INFORMATIONAL PURPOSES ONLY. PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW AND PERMIT MAY BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

6' BENCH
MODEL: 160-60
COLOR: BLACK
QUANTITY: (3)

TRASH RECEPTACLE
MODEL: 107-32 BT
COLOR: BLACK
QUANTITY: (2)

*INSTALL PER MANUFACTURER'S SPECIFICATIONS

MANUF: DUMOR
MIFFLINTOWN, PA 17059
800-598-4018
DUMOR.COM

1 FURNITURE SCHEDULE
NTS

ISSUES:
06-01-21 SITE PLAN SUBMITTAL

REVISIONS:
06-16-21 PER CITY COMMENTS
06-30-21 PER CITY COMMENTS

CLIENT:
MVAH PARTNERS
5950 Fairview Road
Suite 402
Charlotte, NC 28210

RESERVE AT SHILOH
GARLAND, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

BRIAN LANDSCAPE ARCHITECT 2485 STATE OF TEXAS
06-30-21

SITE PLAN SUBMITTAL

RESERVE AT SHILOH

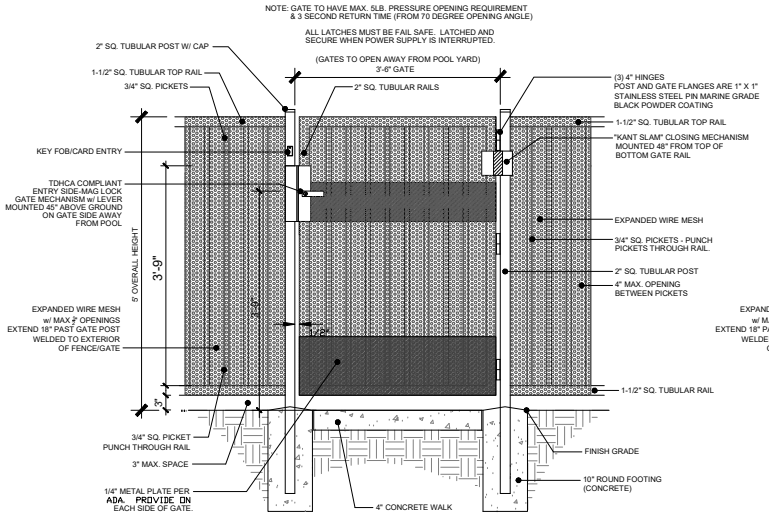
GARLAND, TEXAS

JOB NUMBER: BGE-2102

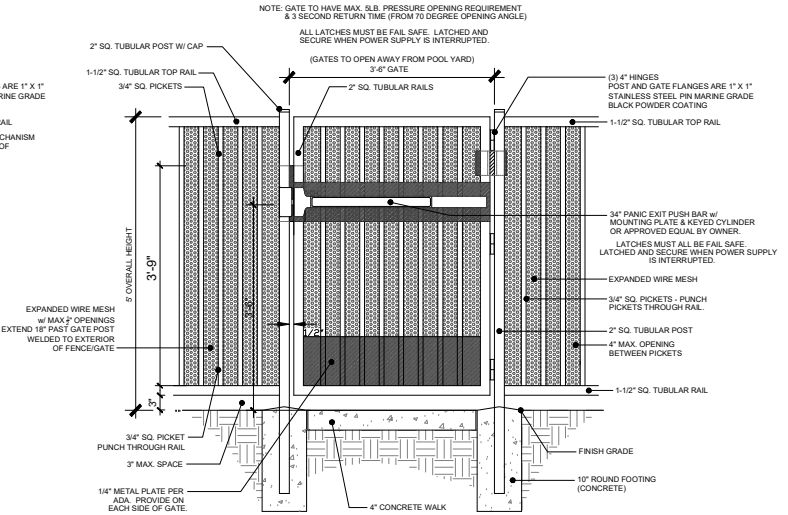
DETAILS

LP0.04

EXHIBIT D



2 POOL FENCE AND GATE
ENTRY SIDE VIEW SCALE: 1"=1'-0"



1 POOL FENCE AND GATE
POOL SIDE VIEW SCALE: 1"=1'-0"

ISSUES:
06-01-21 SITE PLAN SUBMITTAL

REVISIONS:
06-16-21 PER CITY COMMENTS
06-30-21 PER CITY COMMENTS

CLIENT:
MVAH PARTNERS
5950 Fairview Road
Suite 402
Charlotte, NC 28210

RESERVE AT SHILOH
GARLAND, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT BRENT L. GIBBS 2465 STATE OF TEXAS
08-30-21

SITE PLAN SUBMITTAL

RESERVE AT SHILOH

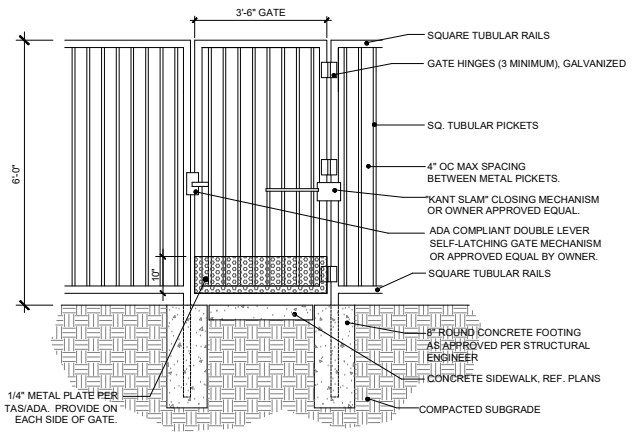
GARLAND, TEXAS

JOB NUMBER: BGE-2102

DETAILS

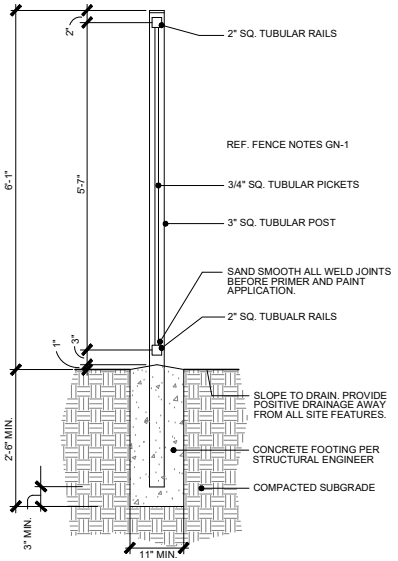
LP0.05

EXHIBIT D



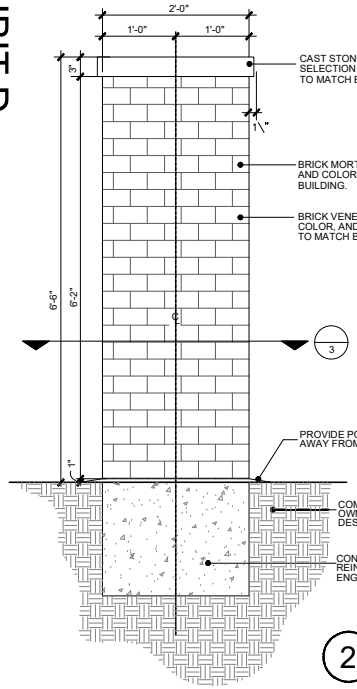
6 6' HT. METAL GATE DETAIL
SCALE: 3/4"=1'-0"

NOTE: GATE TO HAVE MAX. 5LB. PRESSURE OPENING REQUIREMENT & 3 SECOND RETURN TIME (FROM 70 OPENING ANGLE)

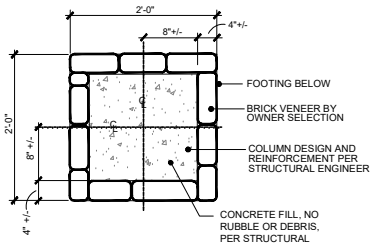


5 6'-0" HT. METAL PERIMETER FENCE SECTION
SCALE: 1"=1'-0"

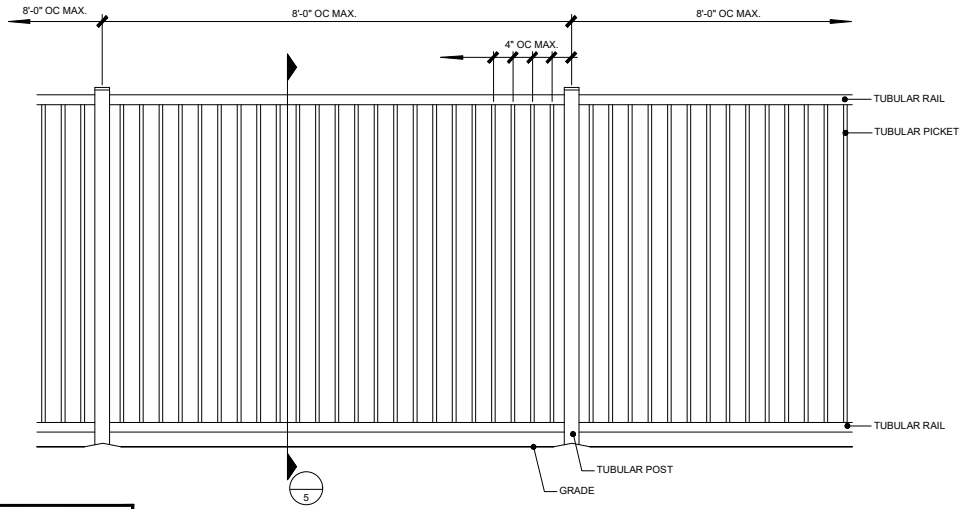
4 NOT USED
SCALE: 1"=1'-0"



2 STONE COLUMN ELEVATION
SCALE: 1"=1'-0"



3 BRICK COLUMN SECTION
1"=1'-0"



1 6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"

STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.

ISSUES:
- 06-01-21 SITE PLAN SUBMITTAL

REVISIONS:
- 06-16-21 PER CITY COMMENTS
- 06-30-21 PER CITY COMMENTS

CLIENT:
MVAH PARTNERS
5950 Fairview Road
Suite 402
Charlotte, NC 28210

RESERVE AT SHILOH

GARLAND, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT
BRIAN E. BOZE
2405
STATE OF TEXAS
08-30-21

SITE PLAN SUBMITTAL

RESERVE AT SHILOH

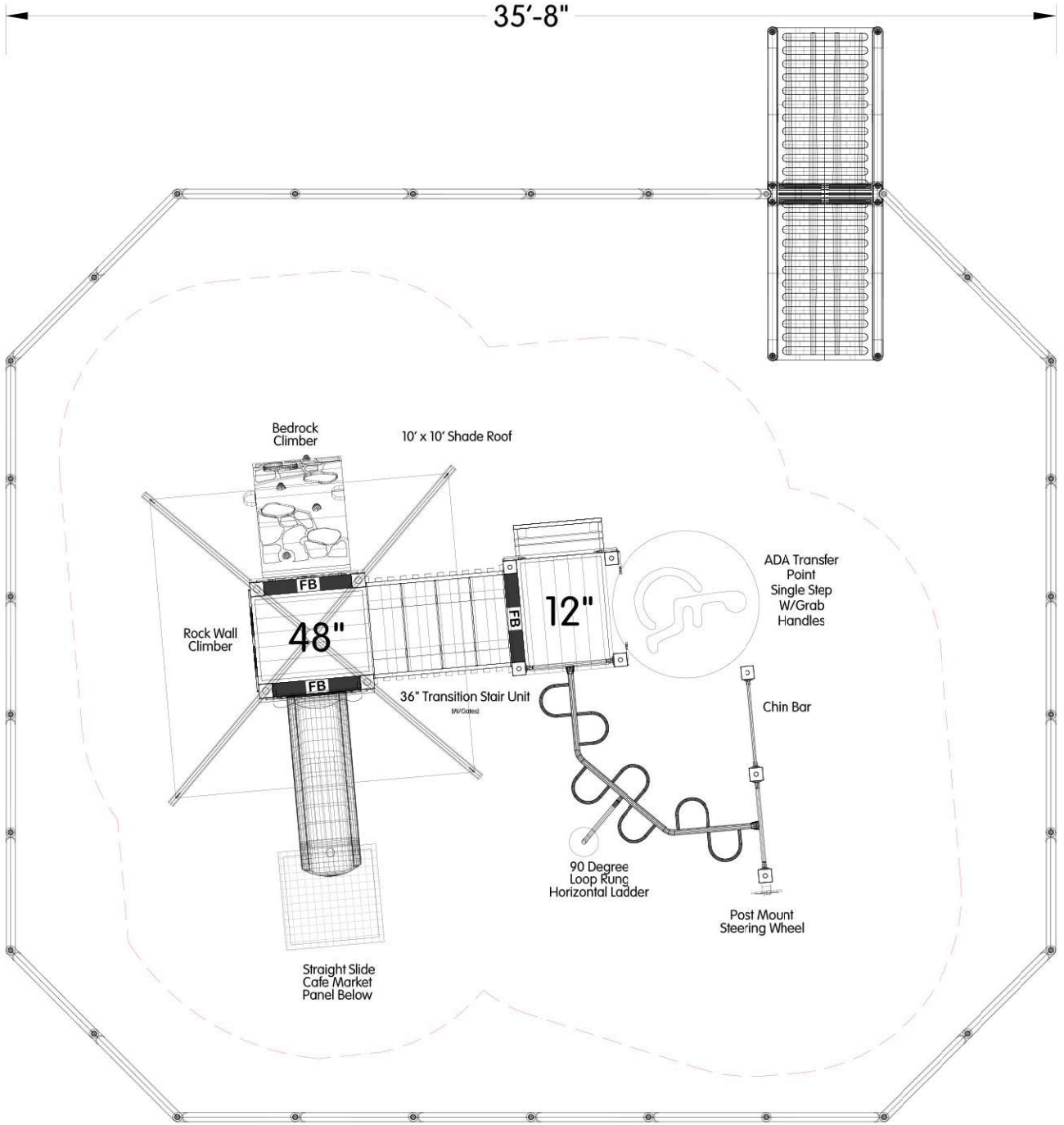
GARLAND, TEXAS

JOB NUMBER: BGE-2102

DETAILS

LP0.06

EXHIBIT D



RECYCLED PLAY UNIT
BY: SRP PLAYGROUNDS
UNIT: GFP-30053
CHILD CAPACITY: 17
AGE RANGE: 5-12
FALL HEIGHT: 6'
AREA: 1042 SQ FT
4' TIMBERS: 29
ACCESSIBLE RAMP: 1
MATS: 40" X 40" (1)

Note: Drawing should not be scaled unless in its original 8.5" x 11" printed format

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES.

kraftsmanplay.com

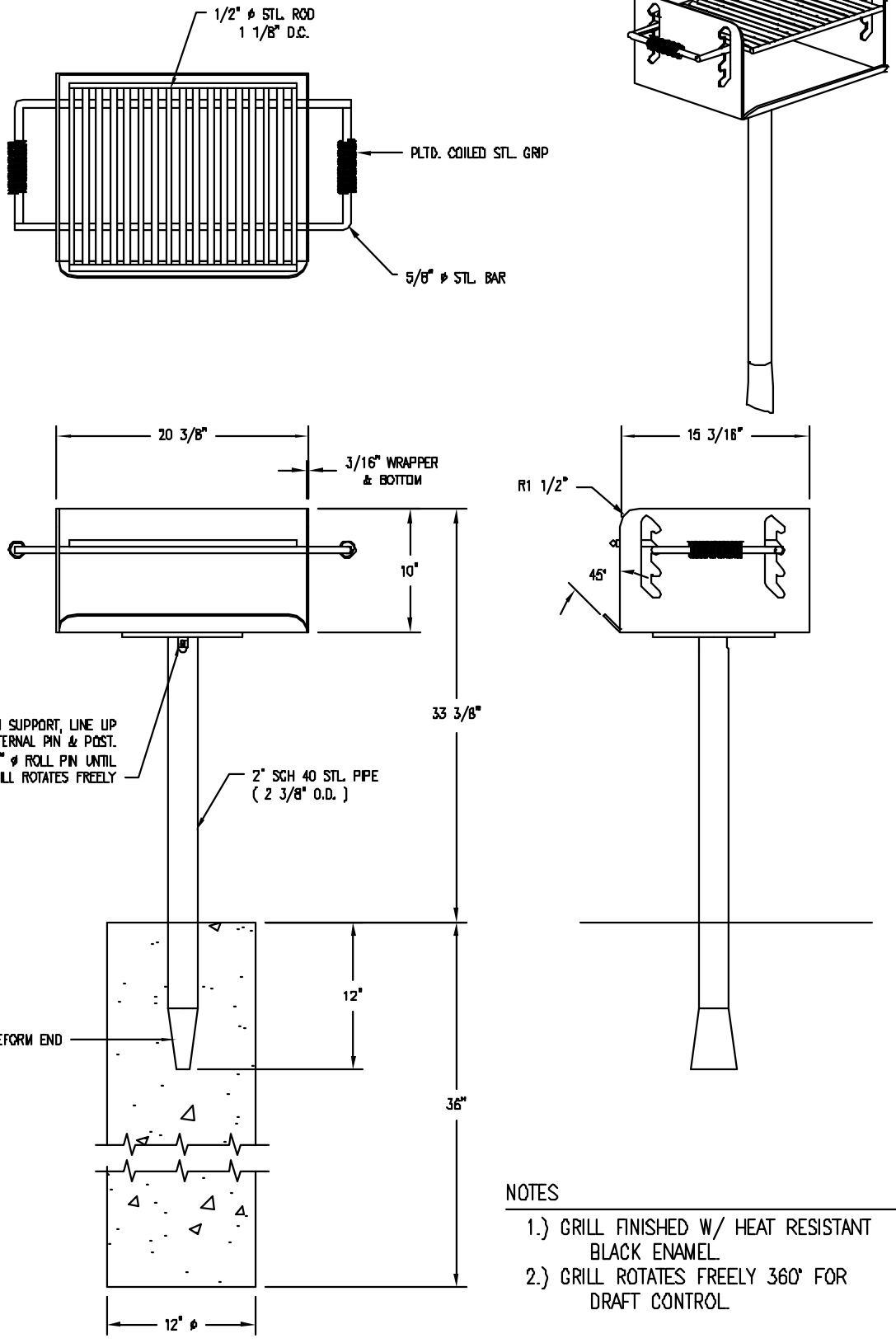
KRAFTSMAN
COMMERCIAL PLAYGROUNDS & WATER PARKS
19535 Haude Rd.
Spring, TX
77388

P: 800.451.4869
F: 281.353.2265

SCALE
3/16"=1'

SALES REP
Pat Kennedy

PROJECT NO. 24405
VIEW PLAY UNIT PLAN
DESIGNER HM
DATE 06-03-20
REVISION 2
OPTION 1
SHEET NO. K.2.1



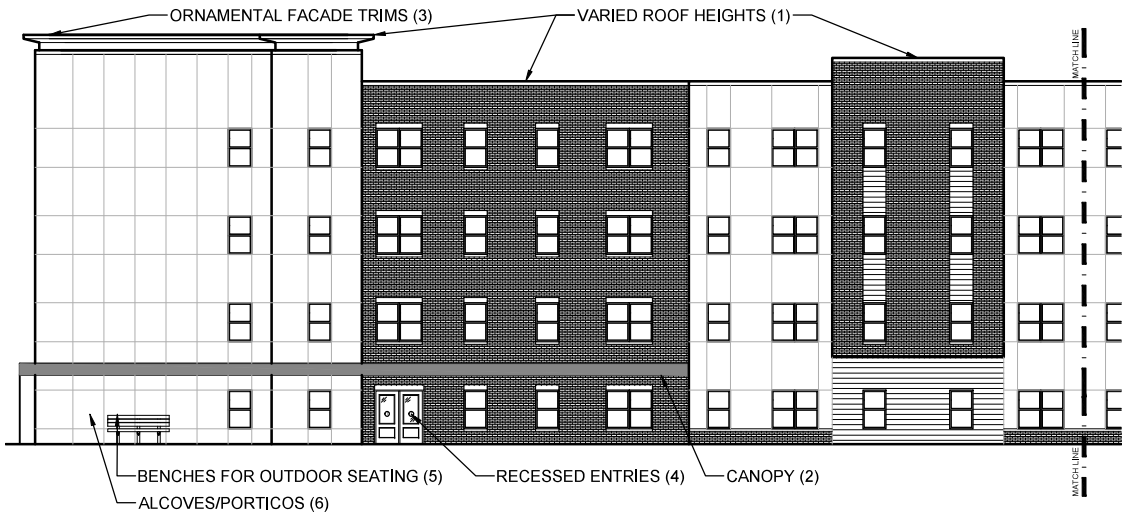
NOTES

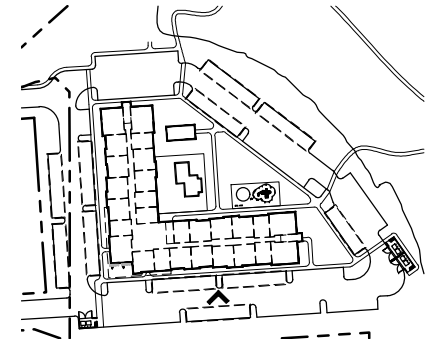
1.) GRILL FINISHED W/ HEAT RESISTANT BLACK ENAMEL.
2.) GRILL ROTATES FREELY 360° FOR DRAFT CONTROL.

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE	TITLE : GRILL			
DATE DRAWN :3/22/94				
DRAWN BY : CDC	REV. B	DRAWING NUMBER 21-00	SHEET 1 OF 2	
DATE REV. : 9/28/05				
REV. BY : JSB				

EXHIBIT D





key plan

N.T.S.

EXHIBIT E

south elevation

1/16" = 1'

EXTERIOR FINISH LEGEND	EXTERIOR FINISHES PERCENTAGES
HATCHING INDICATES FACE BRICK VENEER (BR-1)	TOTAL BUILDING: 33% BRICK 67% FIBER CEMENT SIDING
HATCHING INDICATES FIBER CEMENT HORIZONTAL LAP SIDING (S-1)	*NOTE: ALL GUTTERS AND DOWNSPOUTS WILL EITHER EMPTY ONTO CONCRETE SPLASH BLOCKS WITH A POSITIVE SLOPE AWAY FROM THE BUILDING OR WILL BE PIPED TO AN APPROPRIATE LOCATION.
HATCHING INDICATES FIBER CEMENT SMOOTH SIDING (S-2)	

MVAH PARTNERS

RESERVE AT SHILOH

garland, texas

06.15.21

building elevations - 17

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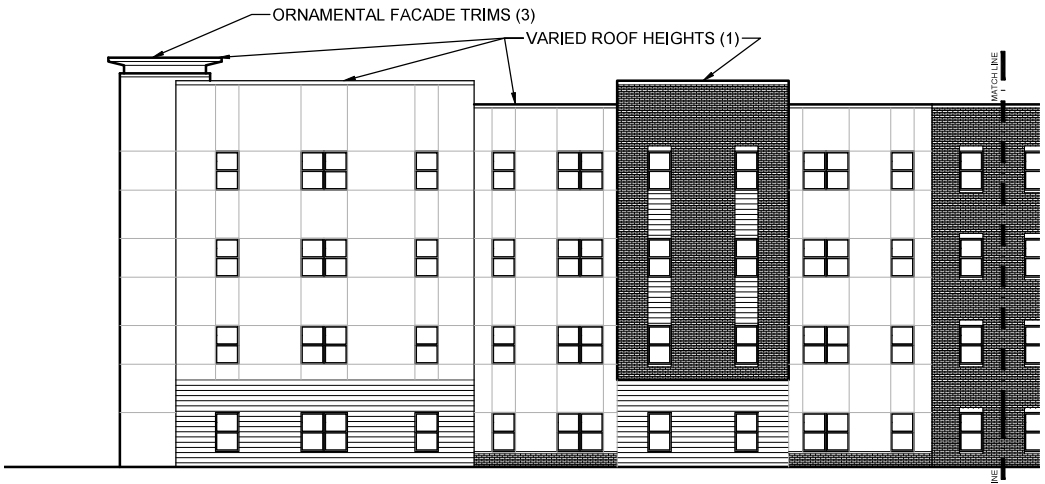


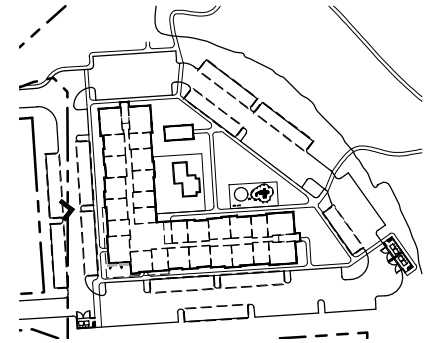
EXTERIOR FINISH LEGEND

- HATCHING INDICATES FACE BRICK VENEER (BR-1)
- HATCHING INDICATES FIBER CEMENT HORIZONTAL LAP SIDING (S-1)
- HATCHING INDICATES FIBER CEMENT SMOOTH SIDING (S-2)

EXTERIOR FINISHES PERCENTAGES

TOTAL BUILDING:
33% BRICK
67% FIBER CEMENT SIDING

*NOTE: ALL GUTTERS AND DOWNSPOUTS WILL EITHER EMPTY ONTO CONCRETE SPLASH BLOCKS WITH A POSITIVE SLOPE AWAY FROM THE BUILDING OR WILL BE PIPED TO AN APPROPRIATE LOCATION.



key plan

N.T.S.

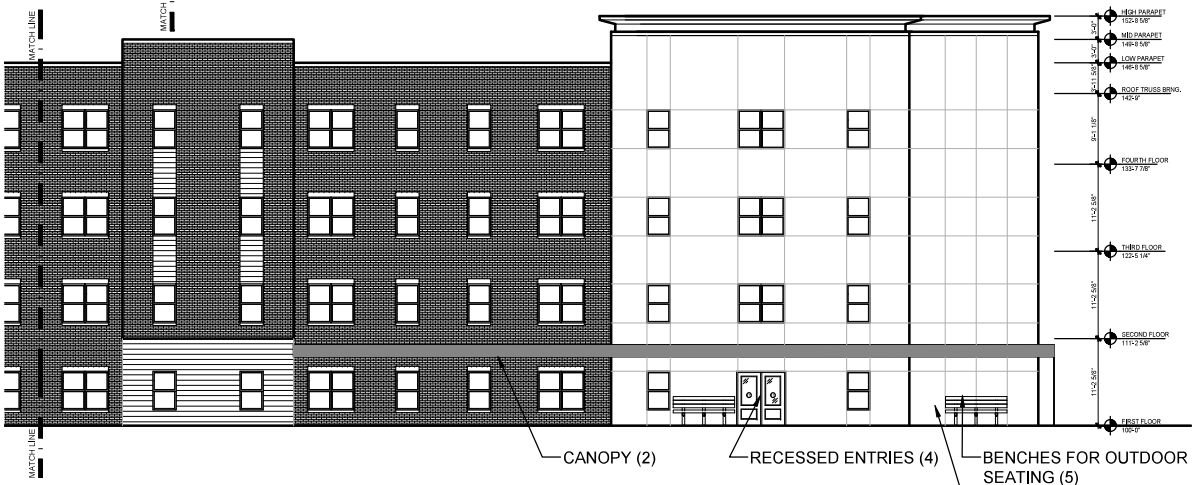
EXHIBIT E

VERTICAL ARTICULATION

	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEVATION	271'-5"	N/A	140'-1"	N/A	21'-0"
EAST ELEVATION	242'-3"	N/A	140'-1"	N/A	21'-0"
SOUTH ELEVATION	271'-5"	N/A	134'-8"	N/A	24'-0"
WEST ELEVATION (SHILOH RD)	242'-3"	48'-5" MIN. (242'-3" X 20%)	75'-8" @ 6' ABOVE BASE PARAPET & 82'-7" @ 3' ABOVE BASE PARAPET	15'-0" MIN. (242'-3" / 50' = 4.8) (4.8 X 3 = 14.4)	24'-0"

HORIZONTAL ARTICULATION

	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEVATION	271'-5"	N/A	72'-8"	N/A	3'-2"
EAST ELEVATION	242'-3"	N/A	11'-7 1/4"	N/A	7'-2"
SOUTH ELEVATION	271'-5"	N/A	72'-1 5/8"	N/A	3'-2"
WEST ELEVATION (SHILOH RD)	242'-3"	72'-8" MIN. (242'-3" X 30%)	98'-10 5/8"	4'-0" MIN.	4'-0"



west elevation

1/16" = 1'

MVAH PARTNERS

RESERVE AT SHILOH

garland, texas

06.15.21

building elevations - 18

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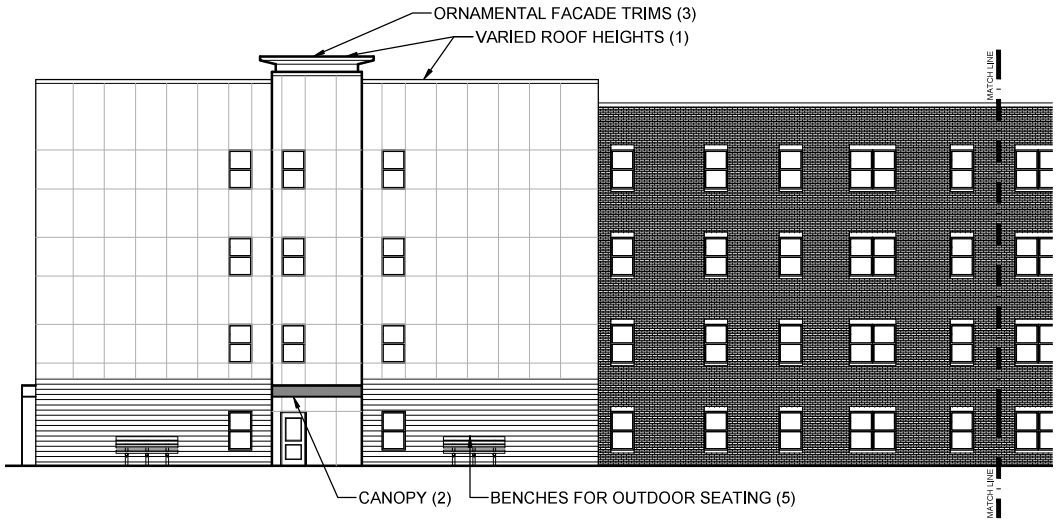
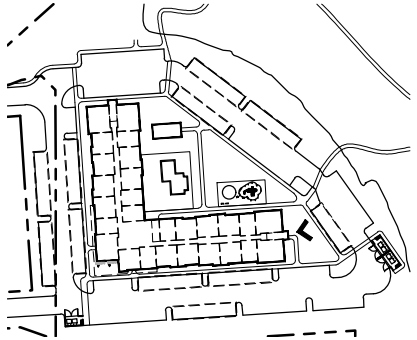
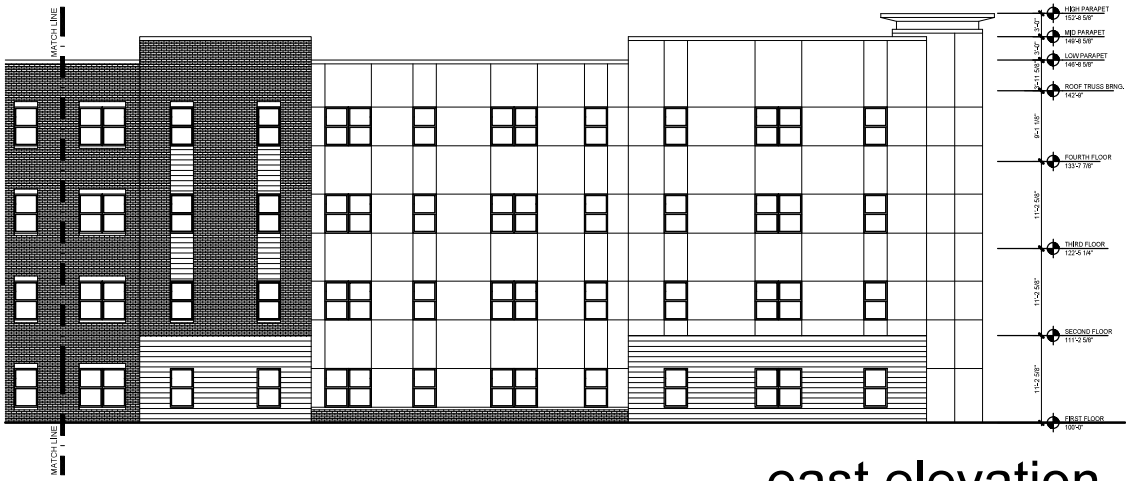




key plan

N.T.S.

EXHIBIT E



east elevation

1/16" = 1'

EXTERIOR FINISH LEGEND	EXTERIOR FINISHES PERCENTAGES
HATCHING INDICATES FACE BRICK VENEER (BR-1)	TOTAL BUILDING: 33% BRICK 67% FIBER CEMENT SIDING
HATCHING INDICATES FIBER CEMENT HORIZONTAL LAP SIDING (S-1)	*NOTE: ALL GUTTERS AND DOWNSPOUTS WILL EITHER EMPTY ONTO CONCRETE SPLASH BLOCKS WITH A POSITIVE SLOPE AWAY FROM THE BUILDING OR WILL BE PIPED TO AN APPROPRIATE LOCATION.
HATCHING INDICATES FIBER CEMENT SMOOTH SIDING (S-2)	

MVAH PARTNERS

RESERVE AT SHILOH

garland, texas

06.15.21

building elevations - 19

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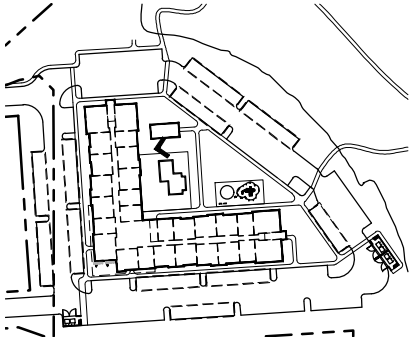
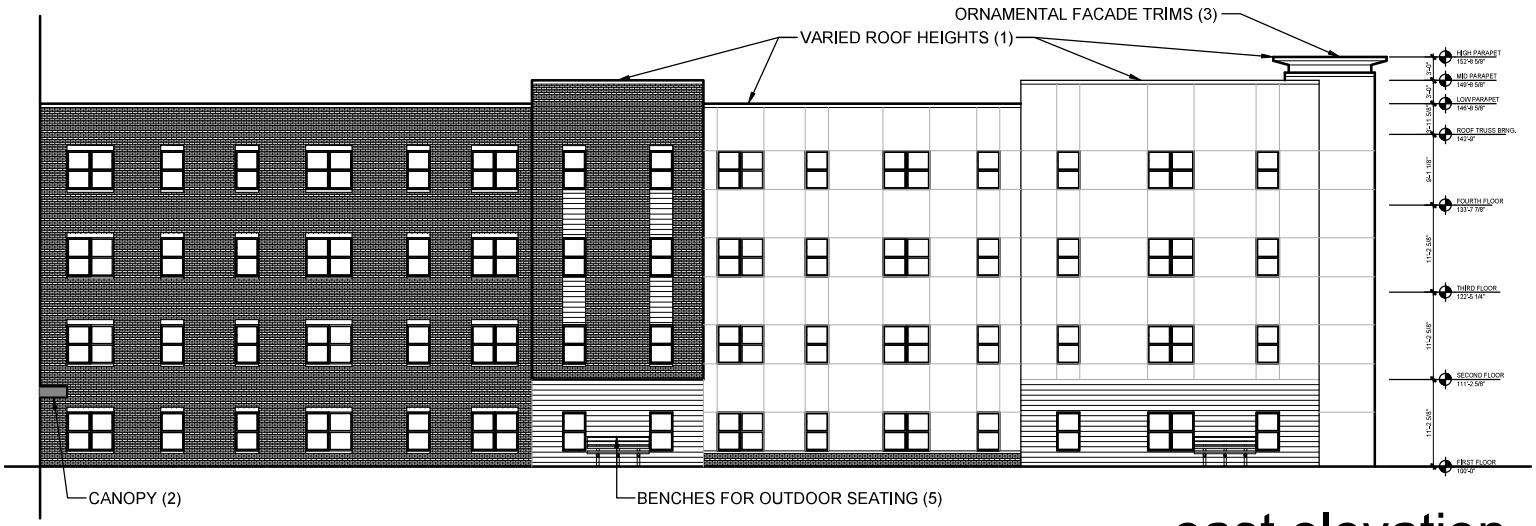
EXTERIOR FINISH LEGEND	EXTERIOR FINISHES PERCENTAGES
HATCHING INDICATES FACE BRICK VENEER (BR-1)	TOTAL BUILDING: 33% BRICK 67% FIBER CEMENT SIDING
HATCHING INDICATES FIBER CEMENT HORIZONTAL LAP SIDING (S-1)	*NOTE: ALL GUTTERS AND DOWNSPOUTS WILL EITHER EMPTY ONTO CONCRETE SPLASH BLOCKS WITH A POSITIVE SLOPE AWAY FROM THE BUILDING OR WILL BE PIPED TO AN APPROPRIATE LOCATION.
HATCHING INDICATES FIBER CEMENT SMOOTH SIDING (S-2)	



key plan

N.T.S.

EXHIBIT E



east elevation

1/16" = 1'

MVAH PARTNERS

RESERVE AT SHILOH

garland, texas

06.15.21

building elevations - 20

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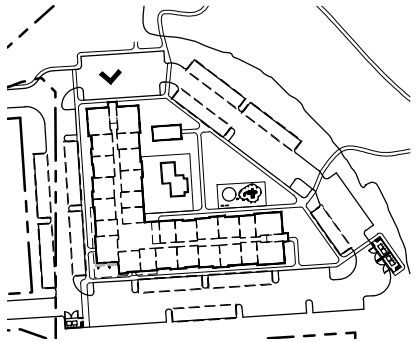

key plan

N.T.S.

EXHIBIT E

north elevation

1/16" = 1'

EXTERIOR FINISH LEGEND	EXTERIOR FINISHES PERCENTAGES
HATCHING INDICATES FACE BRICK VENEER (BR-1)	TOTAL BUILDING: 33% BRICK 67% FIBER CEMENT SIDING
HATCHING INDICATES FIBER CEMENT HORIZONTAL LAP SIDING (S-1)	*NOTE: ALL GUTTERS AND DOWNSPOUTS WILL EITHER EMPTY ONTO CONCRETE SPLASH BLOCKS WITH A POSITIVE SLOPE AWAY FROM THE BUILDING OR WILL BE PIPED TO AN APPROPRIATE LOCATION.
HATCHING INDICATES FIBER CEMENT SMOOTH SIDING (S-2)	

MVAH PARTNERS

RESERVE AT SHILOH

garland, texas

06.15.21

building elevations - 21

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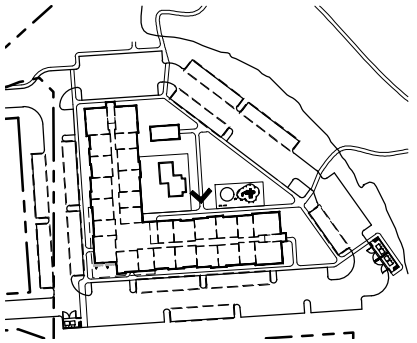
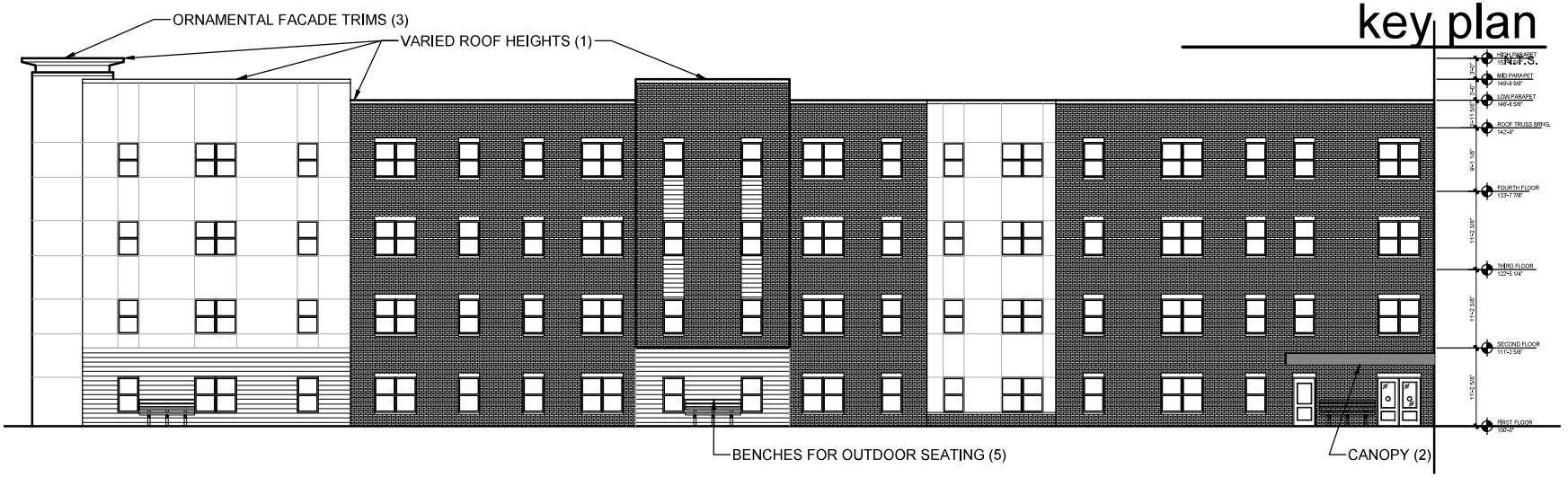
EXHIBIT E



key plan



north elevation

1/16" = 1'

EXTERIOR FINISH LEGEND	EXTERIOR FINISHES PERCENTAGES
HATCHING INDICATES FACE BRICK VENEER (BR-1)	TOTAL BUILDING: 33% BRICK 67% FIBER CEMENT SIDING
HATCHING INDICATES FIBER CEMENT HORIZONTAL LAP SIDING (S-1)	*NOTE: ALL GUTTERS AND DOWNSPOUTS WILL EITHER EMPTY ONTO CONCRETE SPLASH BLOCKS WITH A POSITIVE SLOPE AWAY FROM THE BUILDING OR WILL BE PIPED TO AN APPROPRIATE LOCATION.
HATCHING INDICATES FIBER CEMENT SMOOTH SIDING (S-2)	

MVAH PARTNERS

RESERVE AT SHILOH

garland, texas

06.15.21

building elevations - 22

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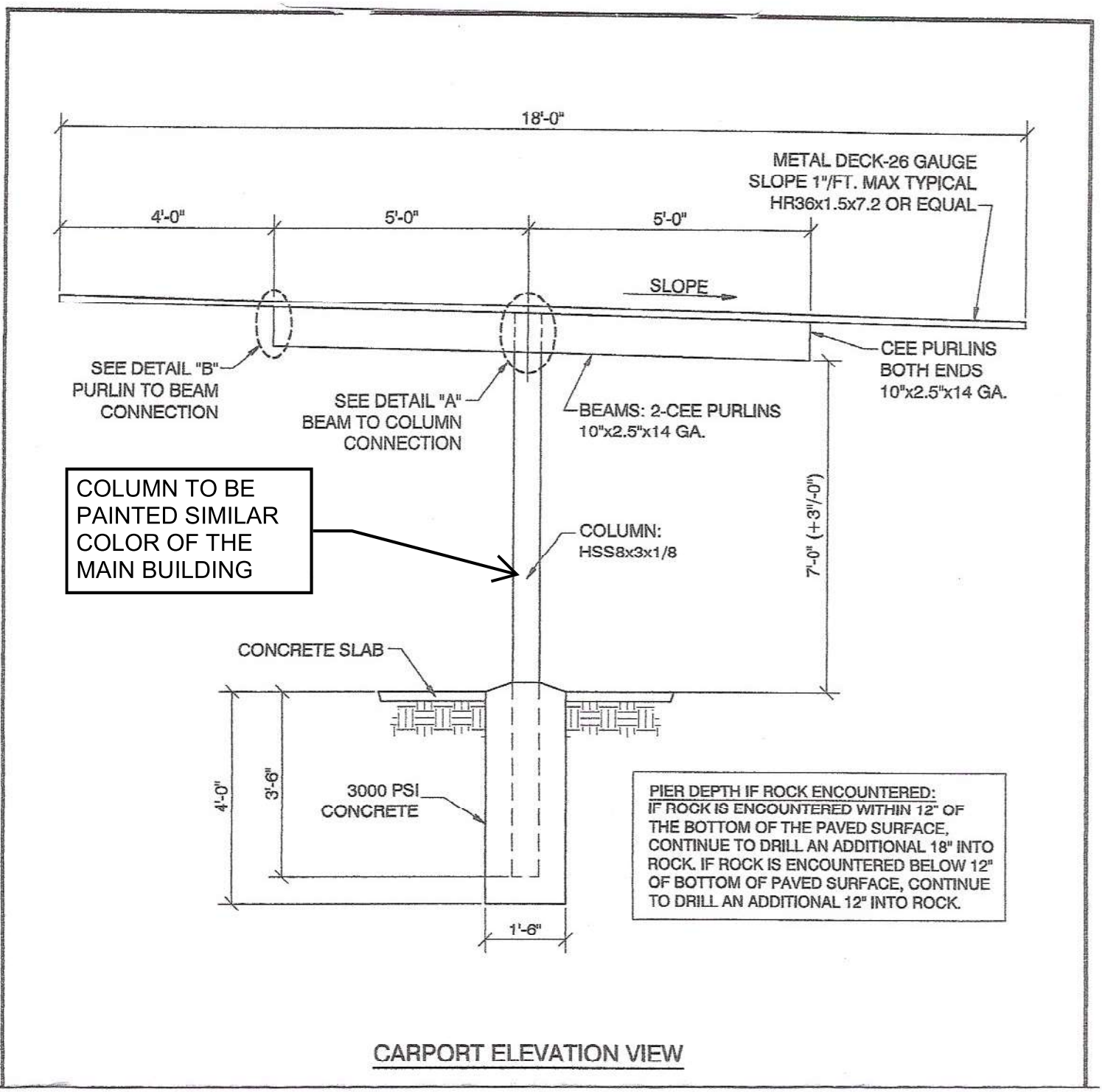
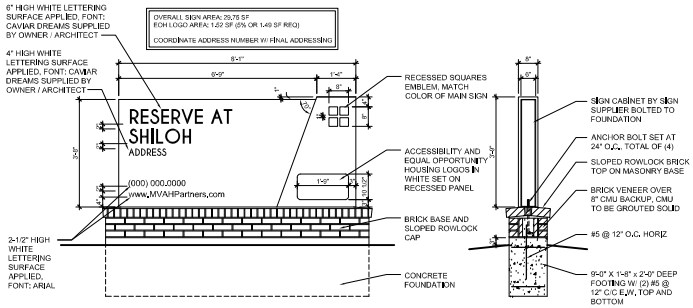
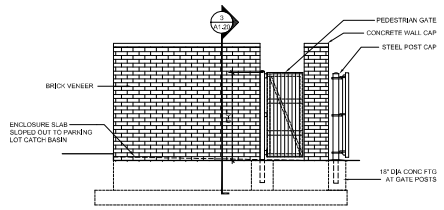


CARPORT ELEVATION VIEW

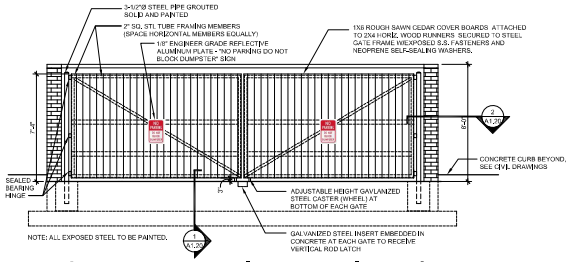
EXHIBIT E



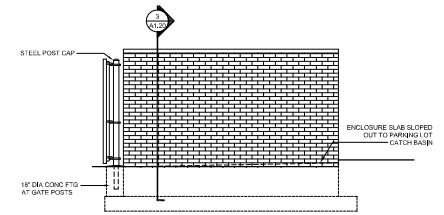
monument sign detail 9 A1.20



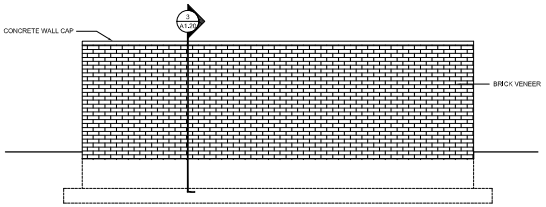
dumpster enclosure elevation 8 A1.20



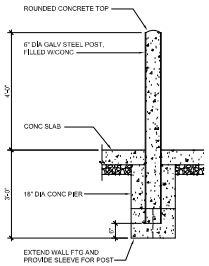
dumpster enclosure elevation 7 A1.20



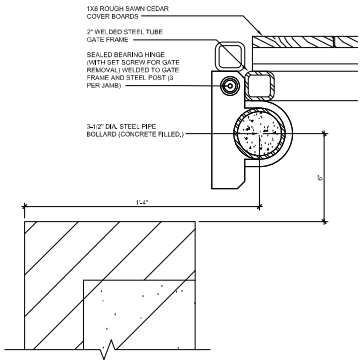
dumpster enclosure elevation 6 A1.20



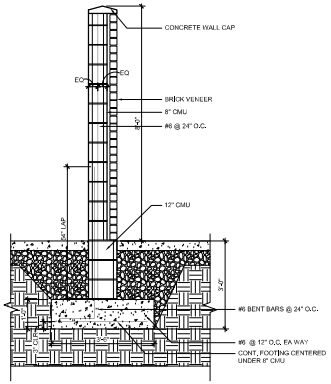
dumpster enclosure elevation 5 A1.20



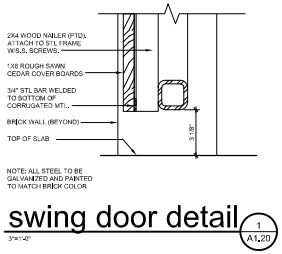
bollard detail 4 A1.20



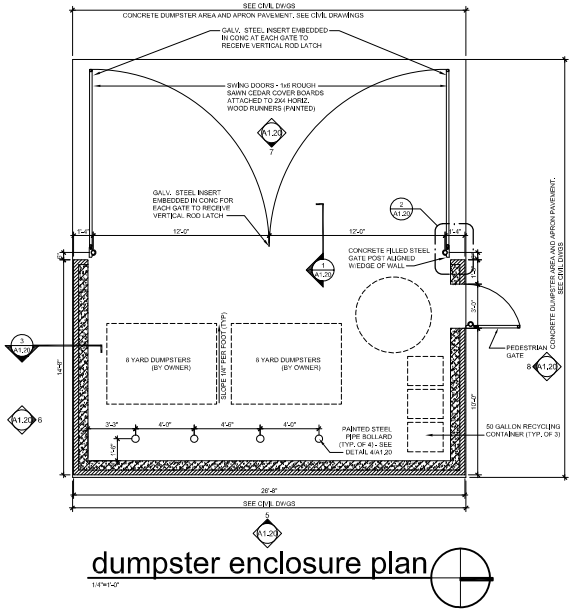
swing door detail 2 A1.20



screen detail 3 A1.20



swing door detail 1 A1.20



dumpster enclosure plan

EXHIBIT E

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bdclarchitects.com

MVAH PARTNERS
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mvahpartners.com

RESERVE AT SHILOH
GARLAND, TX
DUMPSTER ENCLOSURE PLANS & ELEVATIONS

ISSUE DATE:
6/14/21
JOB NUMBER:
BDCLxxxxx
REVISIONS

A1.20

REPORT & MINUTES

P.C. Meeting, March 22, 2021

Consideration of the application of **MVAH Partners**, requesting approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District. This property is located at 1102 North Shiloh Road. (District 8) (File Z 21-04 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

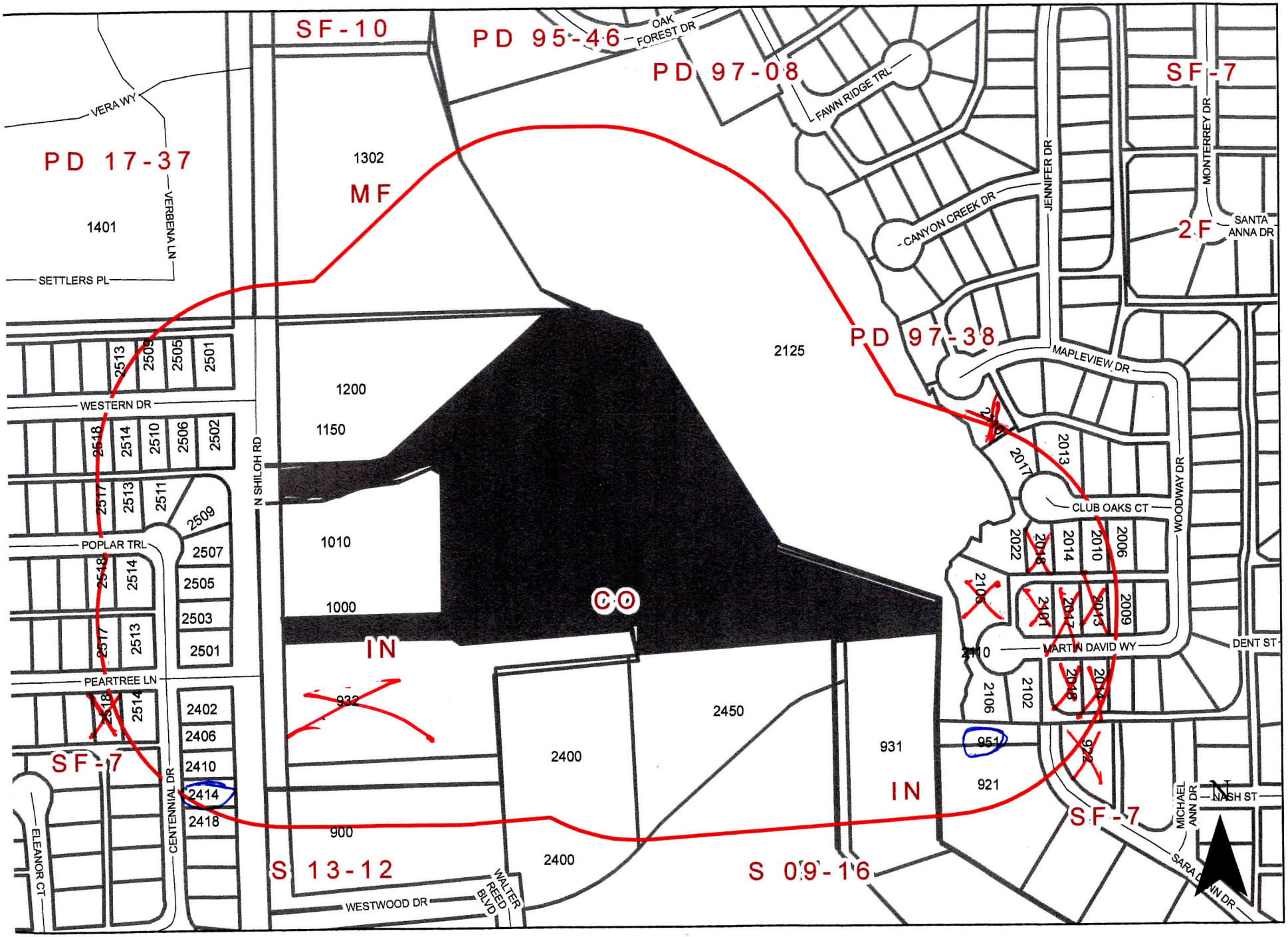
There was discussion among staff and the Plan Commission regarding density and the proposed development.

The applicant speakers included: Justin Gregory, 7773 Hartfield Place, Montgomery, Ohio, Megan Dougherty, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, Kevin Banks, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, and David Greer, 777 Main Street, Suite 1900, Fort Worth, Texas.

Mr. Gregory provided a brief overview of the request. There was additional conversation with the Plan Commission regarding proposed access points, future development of the outlying parcel, and discussion with the nearby Homeowners Association president.

Representing the neighboring church St. Barnabas Episcopal Church, Dennis Garcia, 1200 North Shiloh, Garland, Texas spoke in support of the request.

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



180 360 Feet 1 inch = 276 feet

Zoning Map Z 21-04

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1102 North Shiloh Road

Comment Form
Case Z 21-04

Applicant MVAH Partners proposes to rezone the property to allow an apartment complex. This site is located at 1102 North Shiloh Road, Garland, Texas. (Z 21-04) (District 8)

El solicitante MVAH Partners propone cambiar la zona de la propiedad para permitir un complejo de apartamentos. Este sitio está ubicado en 1102 North Shiloh Road, Garland, Texas. (Z 21-04) (Distrito 8)

Ứng viên MVAH Partners đề xuất phân khu lại tài sản để cho phép một khu chung cư. Địa chỉ này nằm ở 1102 North Shiloh Road, Garland, Texas. (Z 21-04) (Quận 8)

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.

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.)~~

QUACH KY T & NGUYEN OANH

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

2414 CENTENNIAL DRIVE

City, State / Estado de la Ciudad / Thành bang

GARLAND , TEXAS

Zip Code / Código postal / Mã Bưu Chính

75042 5611

Signature / Firma / Chữ ký

Ky Quach

Date / Fecha / Ngày

4/6/2021

From: James Cahill
To: Planning Group
Subject: [EXTERNAL] Comment Form: Case Z 21-04
Date: Friday, March 26, 2021 9:03:02 AM

Comment Form
Case Z 21-04

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James Cahill, President, Creekside Village Garland Homeowners Association

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.)

951 Sara Dunn Dr

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

Garland, TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

James A Cahill

Signature / Firma / Chữ ký

3/26/2021

Date / Fecha / Ngày

Regards,
Jim Cahill
972-762-1369

Comment Form Continued – Case Z 21-04

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

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

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

This zoning case was discussed at the February 9, 2021 meeting of the Creekside Village Garland Homeowners Association Board. At that meeting no Board members had any concerns with regards to this case.

Comment Form
Case Z 21-04

Applicant MVAH Partners proposes to rezone the property to allow an apartment complex. This site is located at 1102 North Shiloh Road, Garland, Texas. (Z 21-04) (District 8)

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Richard L. Pinner

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

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932 Shiloh Rd

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

GARLAND TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

Richard Pinner

Signature / Firma / Chữ ký

4-7-21

Date / Fecha / Ngày

Comment Form
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☐ For / A Favor / Đúng

☑ Against / En Contra / Không

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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.)

2013 Martin David Way.

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

Garland

City, State / Estado de la Ciudad / Thành bang

75042-

Zip Code / Código postal / Mã Bưu Chính

Getachew

Signature / Firma / Chữ ký

APR 20 '21 PM 3:22

Date / Fecha / Ngày

Comment Form
Case Z 21-04

Applicant MVAH Partners proposes to rezone the property to allow an apartment complex. This site is located at 1102 North Shiloh Road, Garland, Texas. (Z 21-04) (District 8)

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

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MINH NGUYEN TECHNICIAN

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.)

2014 MARTIN DAVID WAY

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

GARLAND, TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

mh 4/12/21 APR 16 '21 PM 2:47

Signature / Firma / Chữ ký Date / Fecha / Ngày

Comment Form Continued – Case Z 21-04

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

~~I~~ WILL BE NOISY,
TOO MANY TRAFFIC
ENVIRONMENT ISSUES
SAFETY ISSUES, KIDS RUNNING
AROUND THE STREET

Comment Form
Case Z 21-04

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2101 Martin David Way

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

03/12/21

Signature / Firma / Chữ ký — Date / Fecha / Ngày

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Vinh Luu

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2018 Martin David

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

4/04/2021

Date / Fecha / Ngày

APR 9'21 PM 3:45

Comment Form Continued – Case Z 21-04

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

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

- Noise
- Environment
- view natural

Comment Form
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Niman K. Alshareef (owner of property)

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

2017 Martin David Way

City, State / Estado de la Ciudad / Thành bang

Garland, TX

Zip Code / Código postal / Mã Bưu Chính

75042

Signature / Firma / Chữ ký

4/6/2021

Date / Fecha / Ngày

APR 13 '21 PM 3:20

Comment Form
Case Z 21-04

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Manuel Adrian Delgado + Maria Mendez

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922 Sara Vista Dr

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

Garland TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

APR 13 '21 PM 3:20

correct

Signature / Firma / Chữ ký

04-05-2021

Date / Fecha / Ngày

Comment Form Continued –
Case Z 21-04

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

Pues en un arroyo cerca a donde va a estar el complejo de apartamentos. Al construir ahí los apartamentos van a ver más tala de arboles y destrucción de la fauna.

Comment Form
Case Z 21-04

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Chong D. Yu

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

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2018 CLUB Oaks ct.

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

GARLAND

City, State / Estado de la Ciudad / Thành bang

TX 75042

Zip Code / Código postal / Mã Bưu Chính

MAR 12-21

Signature / Firma / Chữ ký

Date / Fecha / Ngày

Comment Form Continued – Case Z 21-04

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

I'm worry about more theft and more noise happen

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-04	March 22, 2021	May 18, 2021	Nabiha Ahmed

MVAH Partners proposes to rezone the property to allow an apartment complex. This site is located at 1102 North Shiloh Road.

Adnan omran
3/20/2021
3:40:29 PM

Against

2013 Jennifer a drive
Garland
Texas
United States
75042

dr.omran@bhaprep.org
(972) 675-4003

Outside the Notification Area

Sandra Hurlbert
3/19/2021
3:17:22 AM

Against

2105 MARTIN DAVID WAY
GARLAND
TX
United States
75042

jscmn@ehurlbert.com
4693718575

I do not want the added noise and trash from apartments. I do not think this land needs to be developed. Green space is good! These are floodplains. It would not be a good idea to add more concrete. Forests keep down pollutions. Do not cut down trees.

John Hurlbert
3/18/2021
7:14:07 PM

Against

2105 MARTIN DAVID WAY
GARLAND
TX
United States
75042

jscmn@ehurlbert.com
9722051928

In addition to obvious and normal concerns about adding dense housing, losing the green space along the creek and impacting the flood plan area is a huge problem.

Beckie Quach
3/15/2021
1:41:06 PM

Against

2518 Pear Tree Ln

bpquach@gmail.com

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-04	March 22, 2021	May 18, 2021	Nabiha Ahmed

Garland 2145436570
Texas
United States
75042

Phi Quach **Against**
3/15/2021 1:38:36 PM
2518 Pear Tree Ln bpquach@yahoo.com
Garland 2145436572
Texas
United States
75042

Ann Quach **Against**
3/15/2021 1:37:12 PM
2518 Pear Tree Ln bpquach@mac.com
Garland 2145436579
Texas
United States
75042

Suleiman Hamideh **Against**
3/13/2021 8:52:23 PM
3009 Marilee Brosuleiman@gmail.com
Garland 210 781-0556
Texas
United States
75043 **Outside the Notification Area**

Very bad idea. The area is being over built by homes.

Suleiman Hamideh **Against** **Outside the Notification Area**
3/13/2021 8:52:21 PM
3009 Marilee Brosuleiman@gmail.com
Garland 210 781-0556
Texas

United States
75043

Very bad idea. The area is being over built by homes.

Mohammad almallah
3/13/2021
8:45:37 PM

Against

Outside the Notification Area

2809 w buckingham
Garland
Texas
United States
75042

alwasfieh@yahoo.com
2142291097

Why abusing our greenbelt area ? Stop the madness and this area should be designated business only

---

Jennifer Visentine
3/13/2021
6:31:03 PM

Against

3217 Western Dr
Garland
TX - Texas
United States
75042

6796759@gmail.com
9722762189

Outside the Notification Area

Mohammad Hamideh
3/13/2021
3:36:46 PM

Against

2113 mapleview dr
Garland
Texas
United States
75042

Outside the Notification Area

Suha hamideh
3/13/2021
2:31:35 PM

Against

Outside the Notification Area

Mapleview Dr
Garland

Suhausa@hotmail.com
2147274374

Texas
United States
75042

Already congested area and overpopulated

Outside the Notification Area

Hamideh
3/13/2021
2:29:28 PM

Suha
2110 Mapleview dr
Garland
Texas
United States
75042

Suhausa@hotmail.cim
2147274374

Outside the Notification Area

Issam Abdelkarim
3/13/2021
2:12:38 PM

Against
2110 Mapleview dr
Garland
Texas
United States
75042

issamk@hotmail.com
2147270626

Stop over populating heavily congested Shiloh road areas

Joyce Bach
3/13/2021
2:00:01 PM

Against
2509 Ridgemeade Drive
Garland
Texas
United States
75040

jedbach@yahoo.com

Outside the Notification Area

Really! Garland doesn't need another apartment complex. Garland couldn't provide clean water and electricity to the current homeowners during last months winter storm. Plus many of these apartments dwellers were severely affected when there property owners were slow to make needed repairs. And where are the animals going to go when there habitat is destroyed- into our neighborhoods. Please deny this zoning change

---

Z 21-04

The applicant proposes to rezone to allow the development of an apartment complex with 106 dwelling units.

[Ordinance for a Planned Development and Detail Plan for an apartment complex]

City Council Meeting
July 20, 2021

GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 1102 North Shiloh Road

Applicant: MVAH Partners

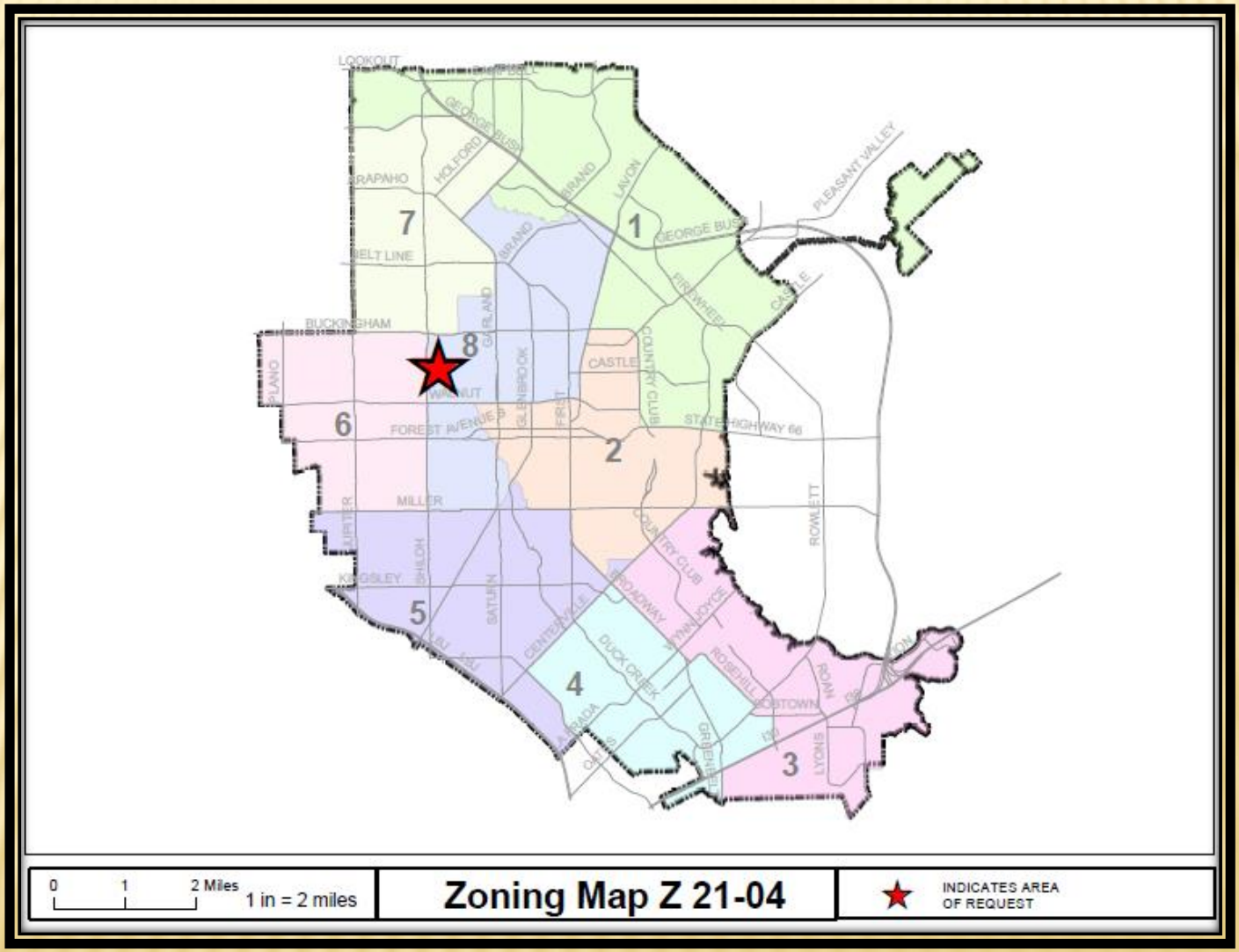
Owner: SHG Resources, LLC and Baylor Health Care System

Acreage: 11.89 acres

Zoning: Community Office (CO) District and Industrial (IN) District

GARLAND
TEXAS MADE HERE

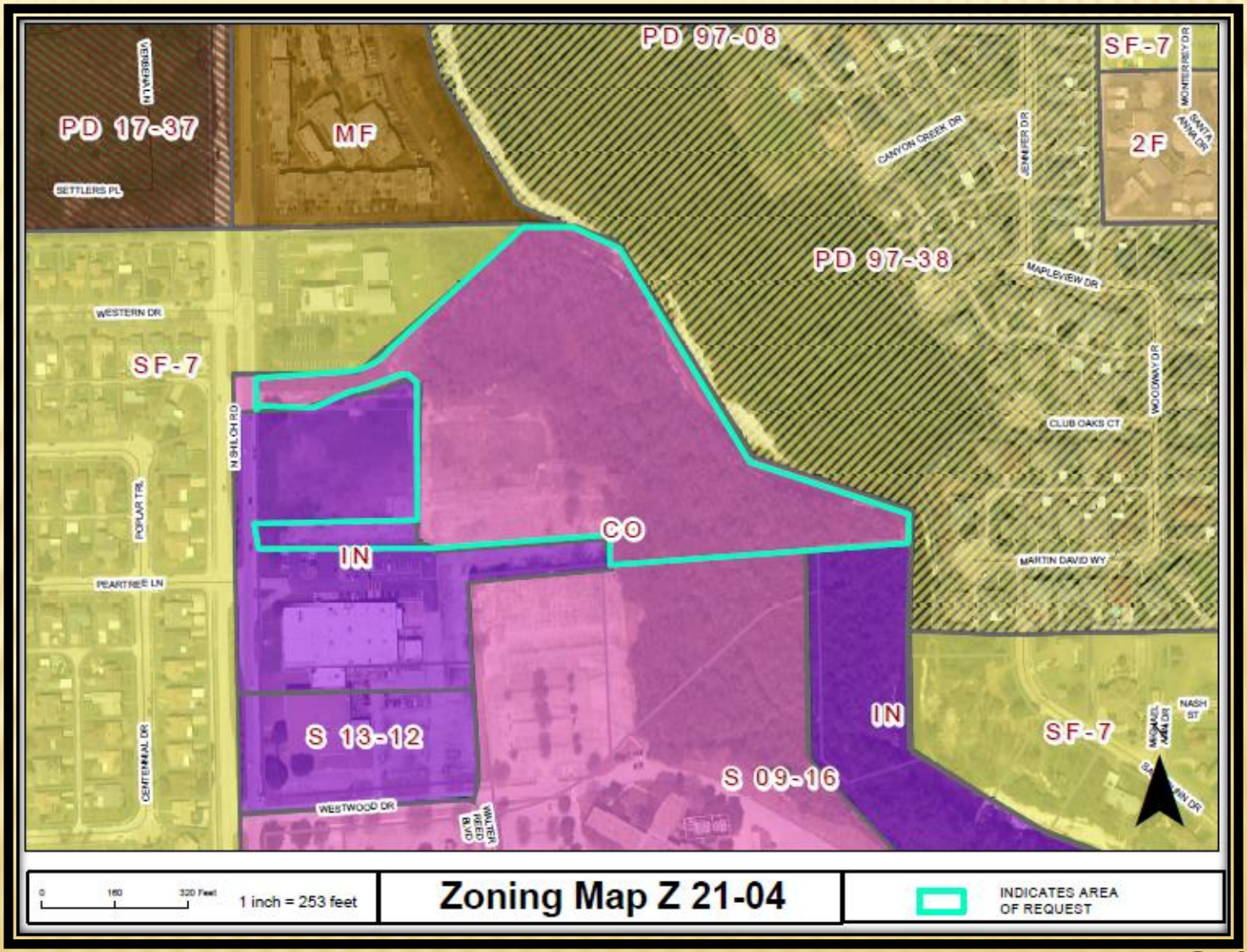
CITYWIDE LOCATION MAP



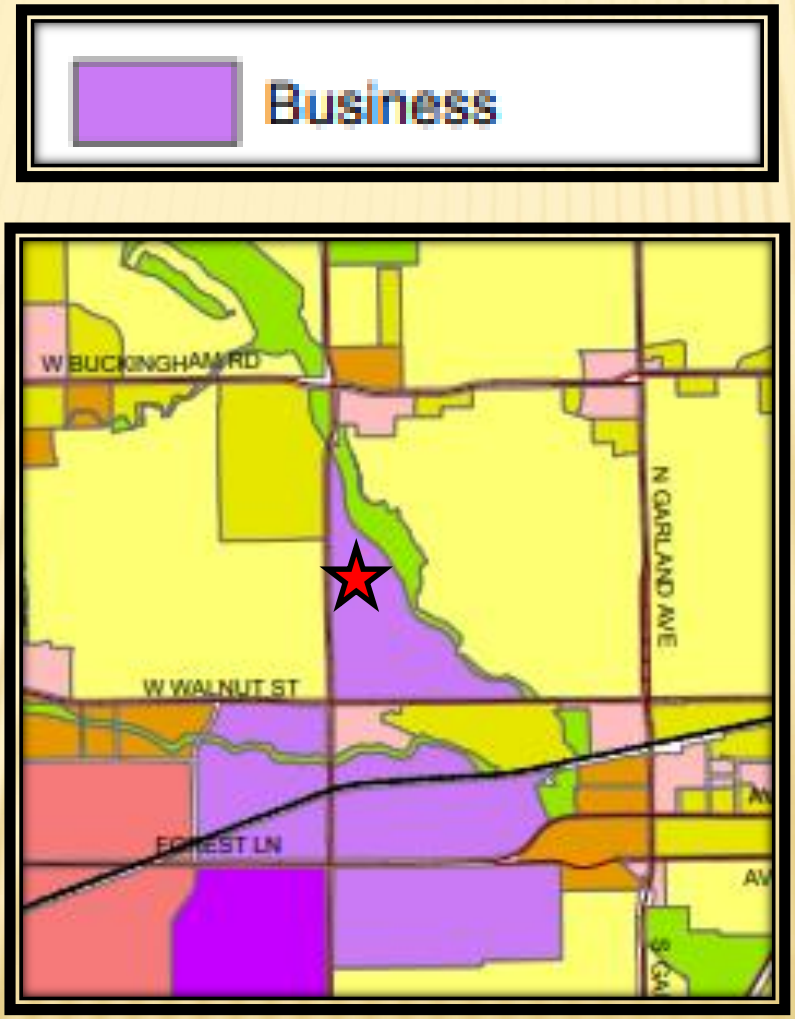
Z 21-04

GARLAND
TEXAS MADE HERE

LOCATION MAP



COMPREHENSIVE PLAN



Z 21-04

COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Business Centers. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

- The site is in transition with reinvestment in an existing hospital for Veterans, new single-family homes, townhouses, and other opportunities for residential, commercial and business related uses. A study is currently in progress to examine and update the future plan for the Medical District area. While the area is designated for Business Center, the site is located at the northern edge with less proximity to potential impacts of future business related uses. The proposed zoning change is presents an opportunity to provide supportive housing for veterans and housing for employees of the nearby VA Hospital.

PHOTOS

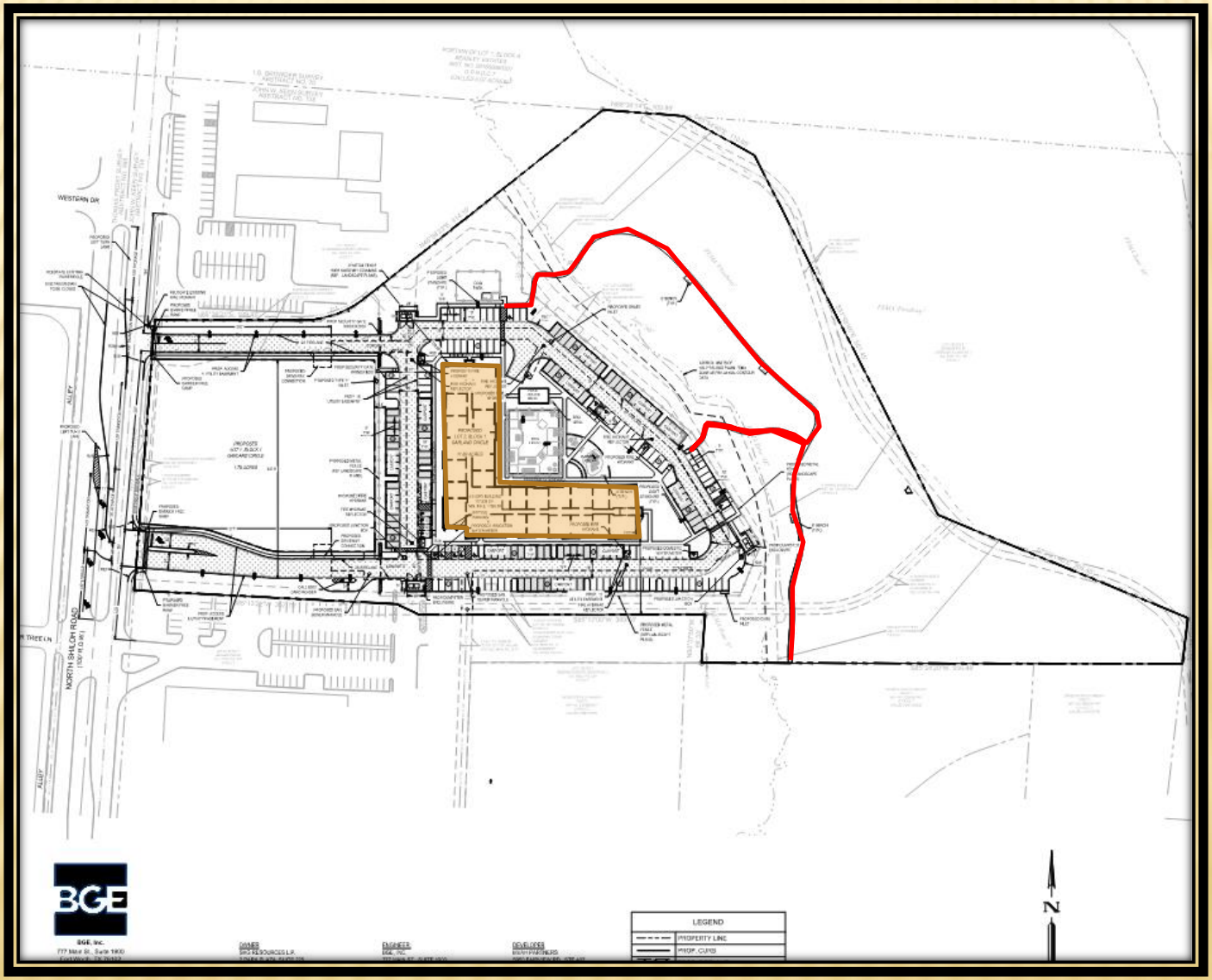
View of the subject property from North Shiloh Road

Looking north of the subject property

Looking west of the subject property

Looking south of the subject property

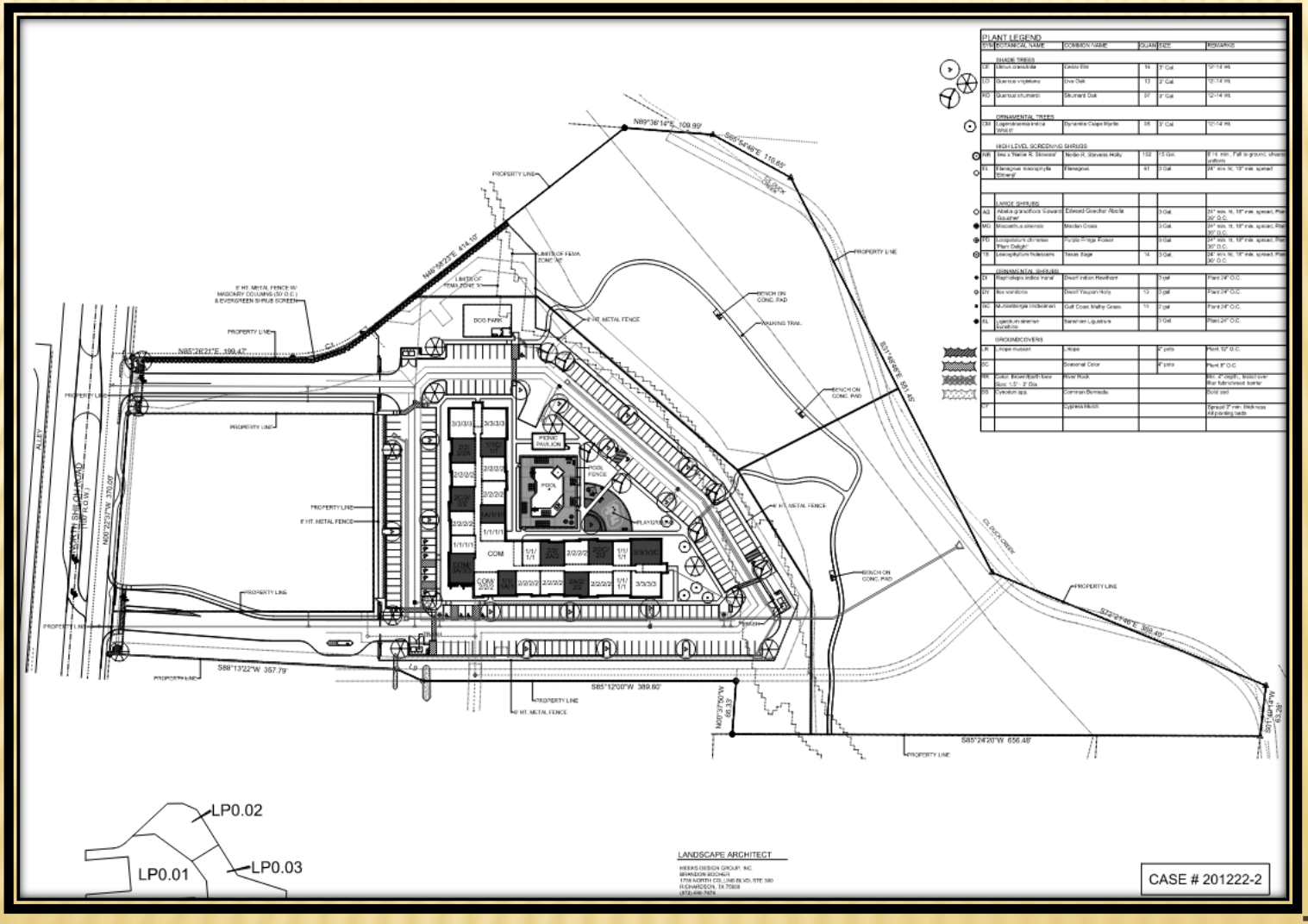
SITE PLAN



Z 21-04

GARLAND
TEXAS MADE HERE

LANDSCAPE PLAN



Z 21-04

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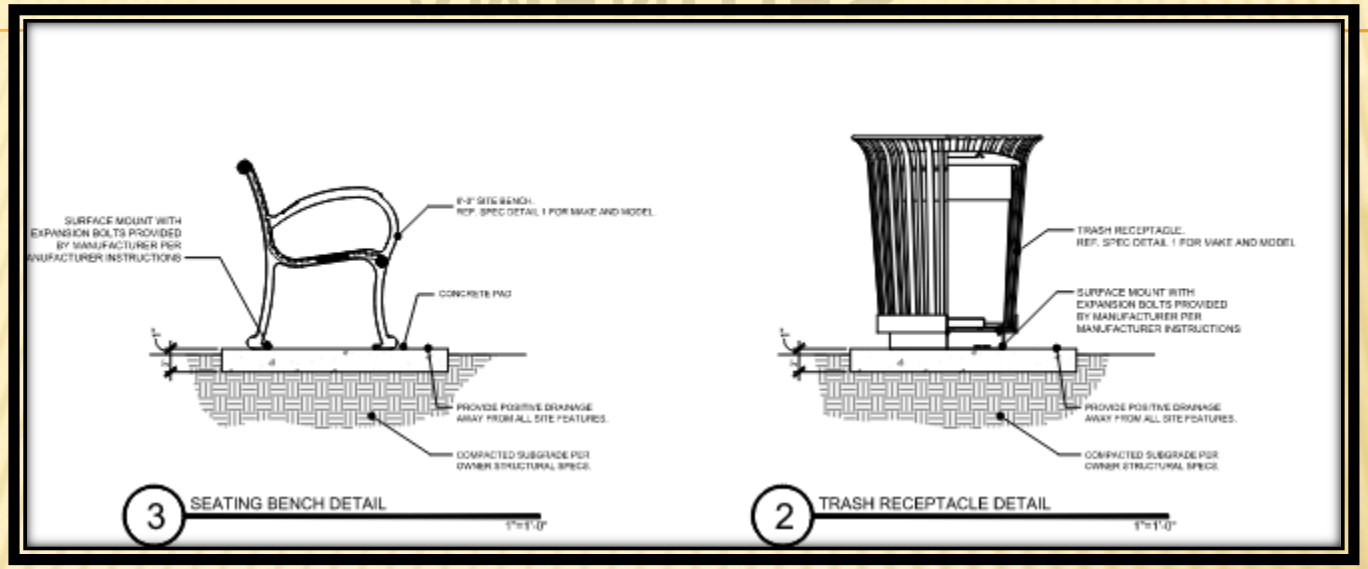
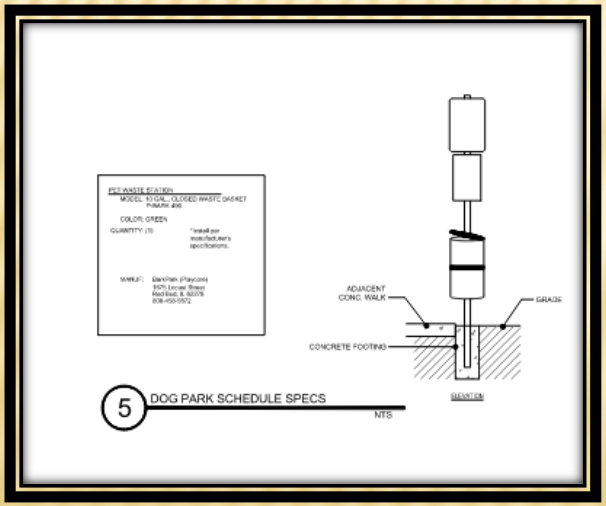
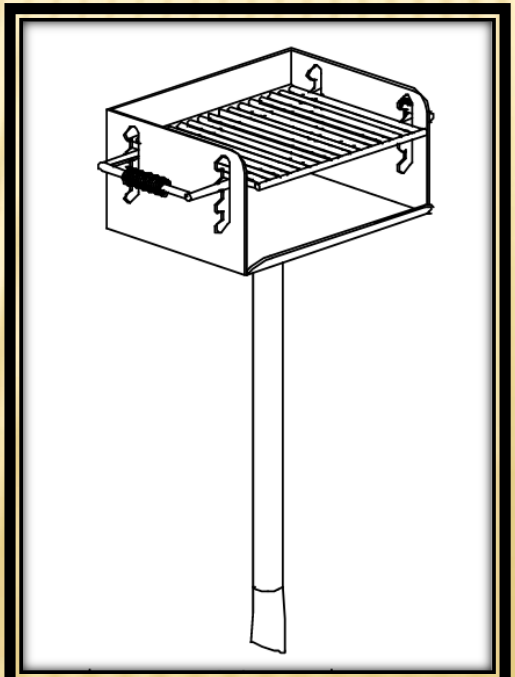
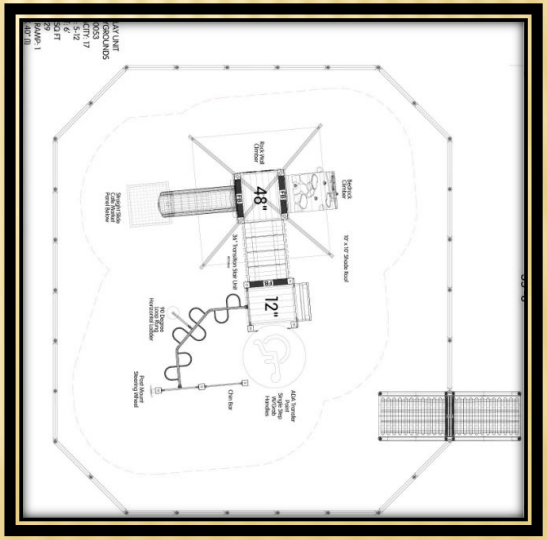
AMENITIES



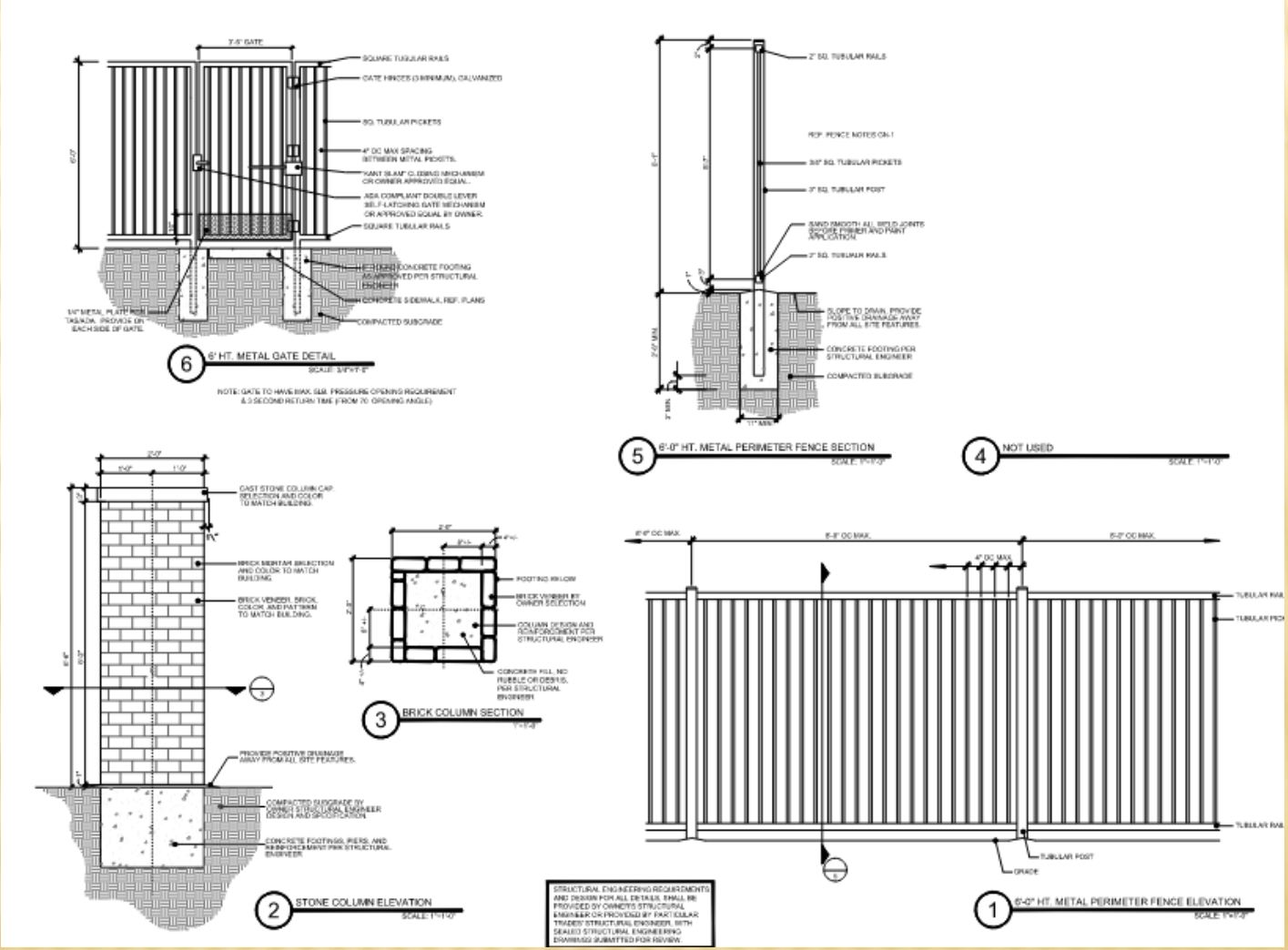






Z 21-04

SCREENING



Z 21-04

SOUTH ELEVATION

Z 21-04

WEST ELEVATION

Z 21-04

EAST ELEVATION

side elevation

1/16" = 1'

EXTERIOR FINISH LEGEND	EXTERIOR FINISHES PERCENTAGES
HATCHING INDICATES FACE BRICK VENEER (BR-1)	TOTAL BUILDING: 33% BRICK 67% FIBER CEMENT SIDING
HATCHING INDICATES FIBER CEMENT HORIZONTAL LAP SIDING (S-1)	*NOTE: ALL GUTTERS AND DOWNSPOUTS WILL EITHER EMPTY ONTO CONCRETE SPLASH BLOCKS WITH A POSITIVE SLOPE AWAY FROM THE BUILDING OR WILL BE PIPED TO AN APPROPRIATE LOCATION.
HATCHING INDICATES FIBER CEMENT SMOOTH SIDING (S-2)	

MVAH

RESERVE AT SHILOH

02.05.21

Z 21-04

EAST ELEVATION

rear elevation

1/16" = 1'

EXTERIOR FINISH LEGEND	EXTERIOR FINISHES PERCENTAGES
HATCHING INDICATES FACE BRICK VENEER (BR-1)	TOTAL BUILDING: 33% BRICK 67% FIBER CEMENT SIDING
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HATCHING INDICATES FIBER CEMENT SMOOTH SIDING (S-2)	

Z 21-04

NORTH ELEVATION

side elevation

1/16" = 1'

EXTERIOR FINISH LEGEND	EXTERIOR FINISHES PERCENTAGES
HATCHING INDICATES FACE BRICK VENEER (BR-1) HATCHING INDICATES FIBER CEMENT HORIZONTAL LAP SIDING (S-1) HATCHING INDICATES FIBER CEMENT SMOOTH SIDING (S-2)	TOTAL BUILDING: 33% BRICK 67% FIBER CEMENT SIDING *NOTE: ALL GUTTERS AND DOWNSPOUTS WILL EITHER EMPTY ONTO CONCRETE SPLASH BLOCKS WITH A POSITIVE SLOPE AWAY FROM THE BUILDING OR WILL BE PIPED TO AN APPROPRIATE LOCATION.

MVAH

RESERVE AT SHILOH

Z 21-04

NORTH ELEVATION

rear elevation

1/16" = 1'

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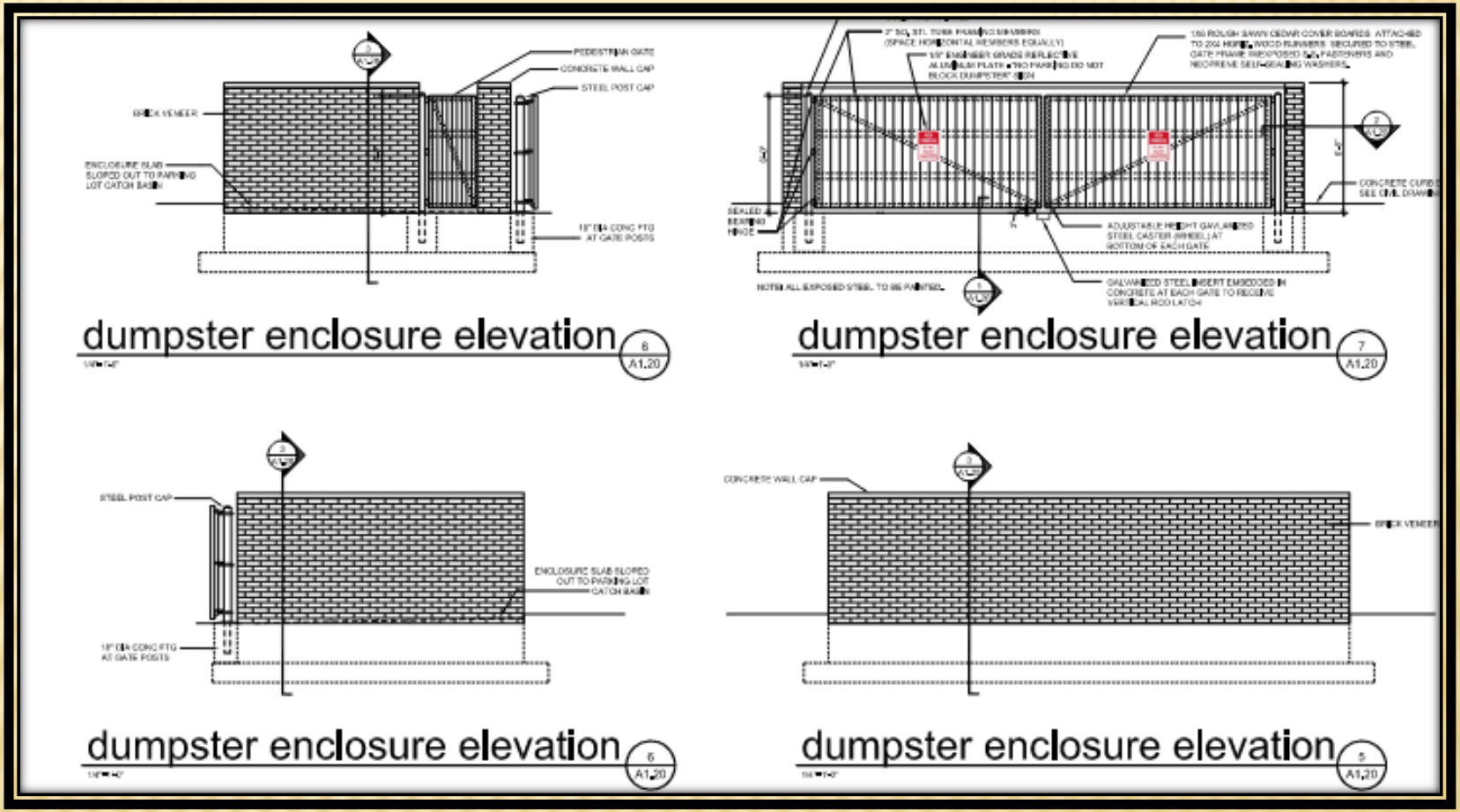
DUMPSTER ELEVATION



Z 21-04

DEVIATIONS

Development Standards	Required	Proposed	Analysis
Building Height	40 feet	51.75 feet	The applicant requests this deviation to allow four (4) stories. Impact on surrounding properties is minimal.
Screening between Multi-Family Development and Single-Family Residential District	The GDC requires screening between multi-family developments and single -family residential district boundary line. Option 2 in the GDC requires an ornamental metal fence with masonry columns, with a continuous row of evergreen high-level screening shrubs along all portions of the fence that are not opaque masonry.	As shown on Exhibit (D) and no vegetation proposed along portions of the fence line.	The applicant requests a deviation from the full screening requirement along the eastern property line and a portion of the northern property line due to Duck Creek FEMA flood zone and existing heavy vegetation.

STAFF RECOMMENDATION

Approval of the ordinance for a Change in Zoning from Community Office (CO) District and Industrial (IN) District to a Planned Development (PD) District for Multi-Family Use

Approval of the ordinance for a Detail Plan for Multi-Family Use.

PLAN COMMISSION RECOMMENDATION

Approval 9-0 of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District.

Z 21-04

CITY COUNCIL ACTION

On May 18, 2021, the applicant requested to the City Council a zoning change from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District. The City Council, by a vote of nine (9) to zero (0), made a motion to approve and bring the ordinance back crafted as a Planned Development (PD) District ordinance.

Therefore, the applicant has worked with staff on a Planned Development request with a Detail Plan per City Council's motion.

- The Multifamily (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen (18) dwelling units per acre.
- The intent of the request is for an apartment complex. Furthermore, this development is in the Medical District study area. Although the study is still in the process, the proposed zoning change presents an opportunity to provide supportive housing for veterans and housing for employees of the nearby VA Hospital.

GARLAND

City Council Regular Session Agenda
Meeting Date: 07/20/2021
Item Title: Boards & Commissions
Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:
Mayor Scott LeMay

- Eric Duggan - Garland Youth Council
- Jotham Simon - Garland Youth Council

Attachments

Eric Duggan - Garland Youth Council
Jotham Simon - Garland Youth Council

Application 2021-2022

Name: Eric Duggan

Address: 5510 Sawgrass Court

City Council District: District 1 Home Phone: [redacted]

Cell Phone: [redacted] Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 11th School: Sachse High School

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

2. How did you hear about the Garland Youth Council?

3. Why do you want to serve on the Garland Youth Council?

4. What are some challenges you feel Garland youth face in our community?

5. What do you see as positives for you living in Garland?

1. What activities/organizations do you currently participate in?

I am ending my sophomore year at Sachse High School and have served as a Class Officer the past 2 years. I also am on the Varsity Golf team. Outside of school I am an Eagle Scout and member of Troop 1199 and volunteer at my church as an alter server each month.

2. How did you hear about the Garland Youth Council?

One of my older sisters participated in it when she was in high school. Even though that was some years back, I remember her talking about it and it really interested her to be involved in city ideas and feel like she was a voice of her fellow friends and students.

3. Why do you want to serve on the Garland Youth Council?

I have always had an interest, even as a little kid, in the 'behind the scenes' of how things run. Whether it's a store, a school, the city, or even the country, I've had a desire to learn the inner workings. Many people in my family have been in service in some way and it's always fascinated me. I feel like I would be able to contribute ideas and service to the council all the while showing that I do want to represent thoughts from fellow teenagers. When I think about the fact our town is made up of 7 high schools. That means there's a lot of teenagers in our city. And I feel like it's important for us as teens to feel like this isn't just our parents town, but ours too. To feel connected so even when we go off to school, we have that sense of home and will return one day to help make Garland the best it can be.

4. What are some challenges you feel Garland youth face in our community?

As I said above, 7 high schools are a lot. And with that number of schools, I feel like the 'small town' togetherness can be lost. I feel like we have such a diverse population but that we don't really know how to share our thoughts/concerns/input/feelings. We know who the leaders are in school, we know when we have a problem we can go to our parents or teachers....but school isn't where things end. There is an entire community outside our high school walls and I feel like one of the problems is not realizing that. Not realizing we are all part of a bigger picture.

5. What do you see as positives for living in Garland?

As a 16 year old, I feel one of the biggest positives are the schools. I have signed up to be at the GRCTC next year and am excited about the programs they offer. I like how there's a variety of interests spread throughout the community so someone can find their 'place'. For the actual city itself, I love the small town feel of downtown Garland and then you can travel 15 more minutes in any direction and there's a whole other vibe. So whether you want to bowl at Strike and Reel or have the best burger at Don Burger, or play golf (my favorite) at Firewheel, there's so much variety in our hometown.

Appointee Agreement 2021-2022

As an appointee to the 2021-22 Garland Youth Council, I understand the importance of being an active participant in GYC meetings and activities. If appointed, I agree to do the following:

- Attend regular meetings and assigned committee meetings.
- Contribute ideas and energy to GYC meetings and activities.
- Contact the GYC Staff Liaison in advance if I am unable to attend meetings or events.
- Actively participate in GYC events and activities.
- Check emails regularly and promptly reply or acknowledge receipt.
- Promote the GYC to my classmates and friends and encourage them to attend meetings and participate in activities.

I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature Eric Duggan Date June 4th

Parent/Guardian Signature C. Duggan

3 June 2021

Dear Garland Youth Council Selection Committee

It with great pleasure and heartfelt honor that enthusiastically recommend Eric Duggan for inclusion in this important leadership program. Having successfully nominated students in past years for this honor, I know firsthand the challenges and incredible opportunities the program poses to up-and-coming teenage leaders. I have known this superstar student for over 2 years after having served as his Freshman Pre-AP (Honors) English 1 teacher. Since that time, I have had the great fortune to serve as one of his most trusted academic advisors, which has allowed me to see him blossom even more. I want to ensure I have established an appropriately firm foundation for the remainder of this recommendation letter—we are talking about an *exceptional* young man.

Eric remains one of the brightest examples of student growth and success I have had come through my SpringBoard-based Pre-AP English program. This is now my 6th year teaching the program, and I have the distinct honor of serving on the SpringBoard National Faculty. I am intimately aware of the opportunities to differentiate this particular curriculum to unleash the academic power of truly gifted students. Eric's performance-based deliverables were nothing short of jaw-dropping. One of many examples of his stellar achievements occurred during our in-depth review of how film directors use a wide array of cinematic techniques to manipulate desired effects in audiences. As a teacher who emphasizes experiential and kinesthetic learning, I challenged the students to master the craft of using camera angles, lighting and sound to create effect. Afterwards, we immersed into a multi-film analysis of Tim Burton movies. In all of our hands-on activities that concluded with a College Board-championed style analysis essay, Eric demonstrated incredible depth and innovation, earning a well-deserved "A" on the assignment. In addition to this event, he excelled at poetry writing and analysis, and he shined throughout our journey into Shakespeare's "Romeo & Juliet." Equally important, he was a sensational student mentor to his classmates, as he routinely demonstrated courteous and helpful assistance to other students during our small group activities. Simply put--he's amazing!

Aside from classroom excellence, Eric is a phenomenal campus ambassador and student leader. Highly respected, he was elected by his peers to be a Class Officer for both years of high school. In this capacity, Eric earned rave reviews for his trustworthiness and loyalty in support of Sachse High School's mission and code of ethics. He maintained a highly visible presence by leading Freshman Class efforts during fund-raising and morale-boosting events. Not surprisingly, he was also chosen by his peers as the Freshman Class Homecoming Prince, and he was nominated again this year. If that weren't enough, he attained the rank of Eagle Scout this year after completing a magazine-quality garden design project for Garland ISD's Abbett Elementary School. He is the total all-around package of leadership and excellence.

Eric is, unquestionably, destined for greatness, and I look forward to hearing about the phenomenal things he will do in support of the Garland Youth Council. Please don't hesitate to contact me if you have any questions.

//Signed, John R. Murray//

JOHN R. MURRAY
Honors English Teacher, Sachse High School
SpringBoard National Faculty Member
& 2018 National Teacher of Distinction

Tom Hilbun
810 Clack Drive
Garland, Texas 75044
[redacted]
214-500-9931

June 4, 2021

Dear Garland Youth Council:

I am proud to recommend Eric Duggan as a member of the Garland Youth Council.

I have known Eric for several years as his scoutmaster in Boy Scout Troop 1199. The objective of Scouting is to develop character, leadership, citizenship, and personal fitness in its members. As an Eagle Scout, Eric is the very model of a young person who has met these objectives. I had the pleasure of watching Eric learn and grow; developing his leadership skills along the way. Good leadership is not just by virtue of the appointed or elected position, but through the quiet example of character – encouraging others and helping everybody be better. This is the leadership that Eric exudes. As a specific example, even though Eric was not the crew leader for our trek to Philmont, Eric showed this type of "leadership by example" under difficult circumstance in the mountains of New Mexico, ensuring the safety and success of his crew.

Through his many activities and service projects both in and out of Scouting, Eric has shown his commitment to his church, his family, his school, his athletics teams, and his community. I highly recommend Eric as the type of leader you want on the Garland Youth Council.

Tom Hilbun
Former Scoutmaster, Troop 1199

2021-2022 Application

Deadline: June 4, 2021

Please send or email your application to:

City Hall, Attn: Elisa Morales
200 N. Fifth St.
Garland, TX 75040

GYC@GarlandTX.gov

Applications are reviewed and GYC members are appointed by the members of City Council in July. All applicants are notified by email and mail prior to the Aug. 7th retreat.

For more information, visit GarlandTX.gov or the Garland Youth Council Facebook page.

Garland Youth Council

Mission

The mission of the City's Youth Council is to provide a forum which educates Garland's youth to the various workings of City business and allows youth to be a voice to address their particular ideas and concerns.

Purpose

- To serve as a vehicle between City Council and Garland youth throughout the city.
- To promote and educate participants to the local political process.
- To assist the Mayor and Council in scheduling meetings which address youth concerns.
- To assure youth adherence to the criteria for membership in the Youth Council.
- To serve as ambassadors and messengers for the City of Garland.

To apply for an appointed position on the Garland Youth Council, please complete the following steps and return the completed application packet:

- ✓ Complete form and answer questions on page 3.
- ✓ Submit two letters of recommendation.
- ✓ Review the attached calendar and determine that you will be able to attend regularly scheduled meetings consistently (keep calendar for your records).
- ✓ Review the GYC Appointee Agreement on page 4. Both applicant and parent/guardian must sign.

Application Questions and Information 2021-2022

General Information

Name: Jotham B. Simon
Address: 4117 Claridge Terrace, Garland TX, 75043
City Council District: District 3
Home Phone: [redacted]
Cell Phone: [redacted]
Parent Phone: [redacted]
Email: [redacted]
Parent Email: [redacted]
Grade Level (2020-2021): 11th Grade
School: North Garland High School

Applications Questions

1. **What activities/organizations do you currently participate in?**
   I am involved in a plethora of organizations and activities both in and outside of school. I am an active member of: The Student Council, The Global Youth Leadership Network, The Principal's Advisory Council, The DREAMS Organization, The National Honor Society, Beta Club, and HOSA. I also hold several leadership positions as well, for example, I am the incoming Senior Secretary of the Beta Club and Treasurer of the National Honor Society.

2. **How did you hear about the Garland Youth Council?**
   I learned about the Garland Youth Council through a former educator at my High School, Ms. Audrey Smallwood.

3. **Why do you want to serve on the Garland Youth Council?**
   Winston Churchill once said, "We make a living by what we get, but we make a life by what we give." Many before me have ventured upon this ideal in zealously serving their community, and in fact, I believe the Garland Youth Council will be a facet for me to do just that. Youths are the next generation of leaders in society and I want to represent such a powerful group of individuals. I enjoying spending my time for the amelioration of the community, and furthermore, I believe serving others is one of my most important responsibilities as a human being.

4. **What are some challenges that the Garland Youth face?**
   Youths in our contemporary society struggle with a vast array of issues from cyberbullying to a lack of social connections. However, one of the fundamental challenges of youngsters today is materialism. In a world that is driven by the forces of

marketing and product promotions, youths are often the victims of appealing advertising, and this is the foundational element of many other issues youths face. Youths often are compelled to buy so many material possessions, but it only brings temporary joy and fails to establish steadfast happiness in one's life. Youths are often driven to believe that material means are a path to joy.

5. **What do you see as positives for you living in Garland?**
   I enjoy all of the amenities of living in this beautiful suburb! There are so many splendid parks, recreation centers, libraries, and schools. I admire the infrastructure of our city and its beauty; our outdoors are well maintained and clean. Furthermore, the cultural diversity in the City of Garland is quite intriguing. Finally, the strong leadership of this city is without a doubt a commendable fact as well.

Appointee Agreement 2021-2022

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Signature _____ Date 05/29/21

Parent/Guardian Signature _____

Letters of Recommendation

International DREAMS Organization Founder: Rev. Dr. Lijo Thomas

North Garland High School Principal: Mr. Michael Arreola

LET US DREAM

An International Platform for Empowering Youth

D R E A M S ©

Desire, **R**eadiness, **E**mpowerment, **A**ction, **M**astery for **S**uccess

To Whom It May Concern: May 19, 2021

It is with great pleasure and enthusiasm that I write this letter on behalf of Jotham B. Simon. I have had the fortunate opportunity to get to know Jotham over the last couple of years as he volunteered his time to help with the Let Us Dream: DREAMS project. The DREAMS (Desire, Readiness, Empowerment, Action, and Mastery for Success) program is a community-university collaborated voluntary project, designed to lead underserved middle school students toward academic success, professional excellence, and ultimately success in their lives.

Jotham has played a significant leadership role in the DREAMS program in Garland, Dallas Texas. He spent a lot of time planning, organizing, and implementing activities for the students. He served as a mentor/counselor to the youth and served as a mediator between adult mentors and teenage participants. Jotham's enthusiastic personality is highly contagious! As a positive role model, he was able to lead other teenagers to serve as youth mentors. Not only did Jotham lead the teenage mentors, but he also brought them into the program leadership. Jotham's "larger than life" personality and one-hundred percent commitment to what he has been involved with bring out the best in those around him.

Jotham is a natural-born leader with an uncanny work ethic. He is willing to help in any capacity and brings his creativity to improve the program each year. I was so impressed to see that in a special way during the pandemic situation. While all other DREAMS chapters in the USA decided to stop the summer camp because of COVID-19, Jotham and his team in Garland Dallas decided to proceed with virtual camps. This virtual DREAMS camp has evolved as a great model and being replicated in some other locations as well. His ability to adapt to any new and challenging situations, find time for growth initiatives, celebrate diverse culture and have an inclusive approach are always an inspiration and eye-opening experience for me. As a key-note speaker, he powerfully influenced and improved the lives of our youth. I always enjoyed working with him because of his very respectful attitude, cordial approach and very professional and meticulous way of getting things done. Jotham became one of the pivotal founding members of the Global Youth Leadership Network (GYLN) which was established to promote young, authentic and transformational leaders globally. This show his entrepreneurial leadership ability to push himself despite the odds and his ability to create more and more leaders around him is a unique trait of his personality along with his inner compassion and resilience. I am sure that his qualities I have witnessed through my experience with him and his solution focused mind-set would make him an ideal candidate for the Garland Youth Council.

If you need any further information, please contact me.

With kindest regards,

Rev. Dr. Lijo Thomas CMI, Ed.D.
Ast. Professor, Psychology || Director: Office of International Affairs ||Student Welfare Office||Christ University
Founder/Director: Let Us Dream, Inc. (USA & India)

Address: Central Campus,
Christ University, Bangalore, 560029
Phone: +91 951 377 0270

Email:director@letusdream.org
Web: http://letusdream.org/

North Garland High School
2109 Buckingham Road • Garland, TX 75042

City of Garland City Council,

As the principal of North Garland High School, I have the privilege of working with many amazing young men and women. One who stands out above the rest is Jotham Simon. Jotham has served on the Principal's Advisory Council (PAC) for the last two years that I have been principal on this campus. During that time I have seen his servant leadership in full display. He has worked with his peers to develop activities and programs to address the needs of all students here. In addition to PAC, Jotham participates in Student Council, National Honor Society, Beta Club, HOSA, NG Strong, and is one of our College, Career, and Military Readiness Ambassadors. Outside of North Garland, Jotham is involved in a number of organizations that serve the community. He does all of this while maintaining a 3.9 grade point average in our rigorous Math, Science, Technology Magnet program.

Jotham is the ideal candidate for your organization because he thinks of others first at all times. His faith and dedication to making our community a better place for all students is second to none. Jotham is revered by his peers and teachers. It is my honor to recommend Jotham Simon to be a member of the City of Garland Youth Council. If you have any questions, please feel free to contact me by email or phone.

Thank you,

Michael Arreola
Principal
North Garland High School
marreola@garlandisd.net
(972) 750-9670

Home of the Mighty Raiders!

GARLAND

City Council Regular Session Agenda
Meeting Date: 07/20/2021
Item Title: Boards & Commissions
Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:
Council Member Jeff Bass

- Ariella Colunga - Garland Youth Council
- Serene Haroon - Garland Youth Council

Attachments

Ariella Colunga - Garland Youth Council
Serene Haroon - Garland Youth Council

2021-2022 Application

Deadline: June 4, 2021

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Application 2021-2022

Name: Ariella Colunga

Address: 2622 Covington Dr.

City Council District: 2 Home Phone: _____

Cell Phone [redacted] Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 11 School: Naaman Forest High School

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

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- **Check emails regularly and promptly reply or acknowledge receipt.**
- **Promote the GYC to my classmates and friends and encourage them to attend meetings and participate in activities.**

I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature _____ Date 06/03/2021

Parent/Guardian Signature _____

GYC Meetings & Activities for 2021-2022

Mandatory Events

Retreat
Saturday, Aug. 7
9 a.m. to 1 p.m.
TBD

Induction
Tuesday, Aug. 17
5:30 to 7:30 p.m.
Granville Arts Center - The Atrium, 300 N. Fifth St.

Regular Meetings
Second Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

Committee Meetings
Fourth Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

2021-2022 Application

Deadline: June 4, 2021

Please send or email your application to:

City Hall, Attn: Elisa Morales
200 N. Fifth St.
Garland, TX 75040

GYC@GarlandTX.gov

Applications are reviewed and GYC members are appointed by the members of City Council in July. All applicants are notified by email and mail prior to the Aug. 7th retreat.

For more information, visit GarlandTX.gov or the Garland Youth Council Facebook page.

Garland Youth Council

Mission

The mission of the City's Youth Council is to provide a forum which educates Garland's youth to the various workings of City business and allows youth to be a voice to address their particular ideas and concerns.

Purpose

- To serve as a vehicle between City Council and Garland youth throughout the city.
- To promote and educate participants to the local political process.
- To assist the Mayor and Council in scheduling meetings which address youth concerns.
- To assure youth adherence to the criteria for membership in the Youth Council.
- To serve as ambassadors and messengers for the City of Garland.

To apply for an appointed position on the Garland Youth Council, please complete the following steps and return the completed application packet:

- ✓ Complete form and answer questions on page 3.
- ✓ Submit two letters of recommendation.
- ✓ Review the attached calendar and determine that you will be able to attend regularly scheduled meetings consistently (keep calendar for your records).
- ✓ Review the GYC Appointee Agreement on page 4. Both applicant and parent/guardian must sign.

Application 2021-2022

Name: Serene Haroun

Address: 2306 Farrington Dr. Garland Tx 75044

City Council District: 1 Home Phone: [redacted]

Cell Phone: [redacted] Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 12 School: Garland High School

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

2. How did you hear about the Garland Youth Council?

3. Why do you want to serve on the Garland Youth Council?

4. What are some challenges you feel Garland youth face in our community?

5. What do you see as positives for you living in Garland?

GYC Meetings & Activities for 2021-2022

Mandatory Events

Retreat
Saturday, Aug. 7
9 a.m. to 1 p.m.
TBD

Induction
Tuesday, Aug. 17
5:30 to 7:30 p.m.
Granville Arts Center - The Atrium, 300 N. Fifth St.

Regular Meetings
Second Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

Committee Meetings
Fourth Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

Appointee Agreement 2021-2022

As an appointee to the 2021-22 Garland Youth Council, I understand the importance of being an active participant in GYC meetings and activities. If appointed, I agree to do the following:

- **Attend regular meetings and assigned committee meetings.**
- **Contribute ideas and energy to GYC meetings and activities.**
- **Contact the GYC Staff Liaison in advance if I am unable to attend meetings or events.**
- **Actively participate in GYC events and activities.**
- **Check emails regularly and promptly reply or acknowledge receipt.**
- **Promote the GYC to my classmates and friends and encourage them to attend meetings and participate in activities.**

I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature_____Date_____

Parent/Guardian Signature_____

GARLAND

City Council Regular Session Agenda
Meeting Date: 07/20/2021
Item Title: Boards & Commissions
Submitted By: Elisa Morales, Management Services Coordinator , Administration

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Summary:
Council Member Deborah Morris

- Marione Ogboi - Garland Youth Council
- Medina Yasin - Garland Youth Council

Attachments

Marione Ogboi - Garland Youth Council
Medina Yasin - Garland Youth Council

Application 2021-2022

Name: Marione Ogboi

Address: 2225 Hollow Way , Garland TX

City Council District: District 2 Home Phone: [redacted]

Cell Phone: [redacted] Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 12th School: North Garland High School

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

2. How did you hear about the Garland Youth Council?

3. Why do you want to serve on the Garland Youth Council?

4. What are some challenges you feel Garland youth face in our community?

5. What do you see as positives for you living in Garland?

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- **Contribute ideas and energy to GYC meetings and activities.**
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I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature Marione C. Date 6/3/21

Parent/Guardian Signature Lovetn Ogboi

2021-2022 Application

Deadline: June 4, 2021

Please send or email your application to:

City Hall, Attn: Elisa Morales
200 N. Fifth St.
Garland, TX 75040

GYC@GarlandTX.gov

Applications are reviewed and GYC members are appointed by the members of City Council in July. All applicants are notified by email and mail prior to the Aug. 7th retreat.

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Garland Youth Council

Mission

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Purpose

❖ To serve as a vehicle between City Council and Garland youth throughout the city.
❖ To promote and educate participants to the local political process. ❖ To assist the Mayor and Council in scheduling meetings which address youth concerns.
❖ To assure youth adherence to the criteria for membership in the Youth Council.
❖ To serve as ambassadors and messengers for the City of Garland.

To apply for an appointed position on the Garland Youth Council, please complete the following steps and return the completed application packet:

✔ Complete form and answer questions on page 3.
✔ Submit two letters of recommendation.
✔ Review the attached calendar and determine that you will be able to attend regularly scheduled meetings consistently (keep calendar for your records). ✔ Review the GYC Appointee Agreement on page 4. Both applicant and parent/guardian must sign.

Application 2021-2022

Name: Medina Yasin

Address: 236 southwood dr. City Council District: district 2

Home Phone: [redacted] Cell Phone: [redacted]

Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted] or [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 11th grade School: North Garland High School

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

2. How did you hear about the Garland Youth Council?

3. Why do you want to serve on the Garland Youth Council?

4. What are some challenges you feel Garland youth face in our community?

5. What do you see as positives for you living in Garland?

Appointee Agreement 2021-2022

As an appointee to the 2021-22 Garland Youth Council, I understand the importance of being an active participant in GYC meetings and activities. If appointed, I agree to do the following:

- **Attend regular meetings and assigned committee meetings.**
- **Contribute ideas and energy to GYC meetings and activities.**
- **Contact the GYC Staff Liaison in advance if I am unable to attend meetings or events.**
- **Actively participate in GYC events and activities.**
- **Check emails regularly and promptly reply or acknowledge receipt.**
- **Promote the GYC to my classmates and friends and encourage them to attend meetings and participate in activities.**

I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature Date: April 1st, 2021

Signature: Medina Yasin

Parent/Guardian Signature : Jemila Mohammedaman

GYC Meetings & Activities for 2021-2022

Mandatory Events

Retreat
Saturday, Aug. 7
9 a.m. to 1 p.m.
TBD

Induction
Tuesday, Aug. 17
5:30 to 7:30 p.m.
Granville Arts Center - The Atrium, 300 N. Fifth St.

Regular Meetings
Second Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

Committee Meetings
Fourth Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

GARLAND

City Council Regular Session Agenda
Meeting Date: 07/20/2021
Item Title: Boards & Commissions
Submitted By: Elisa Morales, Management Services Coordinator , Administration

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Summary:
Council Member Ed Moore

- Wesley Johnson - Board of Adjustment
- Justina James - Community Multicultural Commission
- Reuben Lael Griffin - Cultural Arts Commission
- Robert Bruns - Environmental Community Advisory Board
- Lisa Araiza - Library Board
- Jerry Carter - Parks & Recreation Board
- Stephanie Paris - Plan Commission
- Vicki Wohlander - Property Standards Board
- Forrest Oliver - Senior Citizens Advisory Board
- Joffrun Alexander - Tax Increment Finance #1 Downtown Board
- Lisa Roark - Tax Increment Finance #2 South Board
- David Perry - Tax Increment Finance #3 Board
- Calvin Nichols - Unified Building Standards
- Leah Tharakan - Garland Youth Council
- Anne-Marie Schlueter - Garland Youth Council

Attachments

Wesley Johnson - BOA
Justina James - CMC
Rueben Griffin - Cultural Arts
Robert Bruns - Environmental
Lisa Araiza - Library
Jerry Carter - Parks
Stephanie Paris - Plan
Vicki Wohlander - Property Standards
Forrest Oliver - Senior Citizens Advisory
Joffrin Alexander - TIF 1
Lisa Roark - TIF 2

David Perry - TIF3
Calvin Nichols - Unified Bldg.
Leah Tharakan - Garland Youth Council
Anne-Marie Schlueter - Garland Youth Council

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Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: 24 May 2021

Name: Wesley Johnson Phone: [redacted]

Address: 3007 Bluffview Drive Phone:

City, State, Zip: Garland, TX 75043 Email:

Resident of Garland for 28 years Resident of Texas for 41 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.

On Board of Adjustment for past two years.

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

See above.

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

Downtown TIF, Chamber Leadership Garland

What is your educational background?

J.D., B.A., A.A.

What is your occupational experience?

Lawyer since 1983

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

Board or Commission of first, second and third choice:

1 Board of Adjustment
___ Building and Fire Codes Board
4 Citizens Environmental and Neighborhood Advisory Committee
2 Civil Service Commission
3 Community Multicultural Commission
___ Electrical Board
7 Garland Cultural Arts Commission
___ Garland Youth Council **
___ Property Standards Board
6 Library Board
5 Parks and Recreation Board
2 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 5.25.21

Revised 05/2021

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Wesley Johnson

   Title: Board of Adjustment

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: Dannette

   Minor Children or Dependents: Zero

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.

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.

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 07/12/2021

Name: Justina James Phone [redacted]

Address: 2613 Claymore Ave. Phone [redacted]

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

Resident of Garland for 10 years Resident of Texas for 27 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 3

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

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

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

I am a Licensed Master of Social work with experience and a passion about diversity and education. I am a strong believer in the importance of community and how when a community comes together, greater things can be accomplished.

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

N/A

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

I have had the privilege of volunteering at Genesis Women's Shelter, habitat for Humanity, Talitha Koum (a preschool for children in section 8 housing), Bethel Missions, and Mother's Prayer Fellowship Internatioanl. I am the Creative Director of Commission Church and Living Stones School of Worship.

What is your educational background?

I have a Bachelors of Arts in Religion (concentrating in Pastoral Studies) with a minor in Social Justice and Poverty Studies. I also have a Licensed Master of Social work (Concentrating in Children and Families).

What is your occupational experience?

I've been able to work with CPS as a conservatorship worker, a Communities In School site coordinator, a social work intern for Center for Addication and Recovery Studies (teaching community centers across DFW about the affects of drugs and alcohol), as well as an intern at Plano ISD as a school social worker. I have been able to work in Garland ISD as a substitute teacher and hope to work for my community in the years to come.

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

Board or Commission of first, second and third choice:

___ Board of Adjustment	3 Garland Cultural Arts Commission	___ Parks and Recreation Board
2 Citizens Environmental and Neighborhood Advisory Committee	___ Garland Youth Council **	___ Plan Commission *
___ Civil Service Commission	___ Library Board	___ Senior Citizens Advisory Committee
1 Community Multicultural Commission	___ Property Standards Board	___ Unified Building Standards Commission

** *Garland Youth Council has a separate application*

FOR OFFICE USE ONLY

Ad Valorem Tax Status Current ✓ Past Due ___ Date Appointed ___

Utility Account Status Current ✓ Past Due ___ Appointed By ___

CSO Suit/Claim Filed Yes ___ No ✓ Date Notified ___

Clerk Signature & Date Courtney Vanover 7-14-21 Disclosure Form Filed ___

Revised 05/2021

Received 7/14/2021
City Secretary's Office

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: _____

Name: _____ Phone: [redacted] _____
(Home)

Address: _____ Phone: _____
(Other

City, State, Zip: _____ Email: [redacted] _____

Resident of Garland for _____ years Resident of Texas for _____ years[redacted]

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

Have you ever been convicted of a felony? _____Yes _____No

Have you ever been convicted of a Class A misdemeanor? _____Yes _____No

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

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

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

What is your educational background?

What is your occupational experience?

I hereby affirm that all statements herein are true and correct. _____ *Signature of Applicant*

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Garland 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 __x__ Past Due ____
Utility Account Status Current __x__ Past Due ____
CSO Suit/Claim Filed Yes ____ No __x__

Clerk Signature & Date Courtney Vanover 7/15/2021

Date Appointed _____
Appointed By _____
Date Notified _____
Disclosure Form Filed _____

Revised 05/2021

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: _____

   Title: _____
   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: _____

   Minor Children or Dependents: _____
   _____
   _____
   _____

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.

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.

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

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Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: July 8 2021

Name: Robert Bruns Phone [redacted] (Home)

Address: 1800 Country CLub Circle Phone [redacted] (Other

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

Resident of Garland for 25 years Resident of Texas for 25 years

Dallas County Voter Registration Number [redacted] and City Council District Number 3

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

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

Please list any experience that qualifies you to serve in the areas you have indicated.
Operating a businesss in and around Galrand for 25 years

If you have previously served on a City Board or Commission, please specify and list dates of service.
Ecab current Chair started in 2018

List civic or community endeavors with which you have been involved.
Board Member Keep Garland Beautiful current

What is your educational background?
Some college

What is your occupational experience?
The last 22 years operating a electronics recycling company.

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

Board or Commission of first, second and third choice:

3 Board of Adjustment	___ Electrical Board	___ Parks and Recreation Board
___ Building and Fire Codes Board	___ Garland Cultural Arts Commission	4 Plan Commission *
1 Citizens Environmental and Neighborhood Advisory Committee	___ Garland Youth Council **	___ Plumbing and Mechanical Codes Board
___ Civil Service Commission	___ Property Standards Board	___ Senior Citizens Advisory Committee
___ Community Multicultural Commission	___ Library Board	

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

Return completed application to:

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

Courtney Vanover 7-12-21

Revised 05/2021

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Bob Bruns

   Title: Chair Ecab

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: Diane Bersterman Bruns

   Minor Children or Dependents: Erecycle LLC 11067 Petal St Dallas TX 75238
   Dog D Kettle Corn 1800 Country Club Cir Garland 75043

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.

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.

   1800 Country Club Cir Garland TX 75043
   First Refusal 527 + 529 Sheppard Garland 75042

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 07/14/2021

Name: Lisa Araiza Phone: _____

Address: 1614 Caddys Circle Phone (Home) [redacted] (Other)

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

Resident of Garland for 15 years Resident of Texas for 51 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.

As a parent I have reared 3 avid book readers all of which used the City of Garland library system extensively. When my children were in elementary grades I volunteered to help with the annual book fair.

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

City Multi-Cultural Commission Fall 2020 - current

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

Events at Lavon Drive Baptist Church which include the following: vacation Bible school, junior cap, fall festival, Garland PeeWee Football

What is your educational background?

High school diploma and some college

What is your occupational experience?

Served 4 years as a business office manager at Presbyterian Hospital of Dallas; currently serving as the Training Manager at Senior Helpers located in downtown Garland

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

Board or Commission of first, second and third choice

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

** *Garland Youth Council has a separate application*

FOR OFFICE USE ONLY

Ad Valorem Tax Status Current ✓ Past Due ___ Date Appointed _____

Utility Account Status Current ✓ Past Due ___ Appointed By _____

CSO Suit/Claim Filed Yes ___ No ✓ Date Notified _____

Clerk Signature & Date Courtney Vanover 7-14-21 Disclosure Form Filed _____

Revised 05/2021

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Lisa Araiza

   Title: City Multi-Cultural Commission

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: Joe Rivera

   Minor Children or Dependents: Samuel Hiroms

   Levi Hiroms

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.

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Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: May 11, 2021

Name: Jerry Carter Phone [redacted] (Home)

Address: 2725 Country Valley Road Phone [redacted] (Other

City, State, Zip: Garland, Texas 75043 Email: [redacted]

Resident of Garland for 71 years Resident of Texas for 72 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.

See Attached

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

See Attached

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

See Attached

What is your educational background?

Associate of Science Electrical Engineering

What is your occupational experience?

49 years building Custom Homes and Remodeling Homes in Garland and the surrounding communities

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

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

___ Board of Adjustment	___ Garland Youth Council **	1 Parks and Recreation Board
___ Citizens Environmental and Neighborhood Advisory Committee	___ Property Standards Board	2 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 Current ✓ Past Due ___ Date Appointed ___

Utility Account Status Current ✓ Past Due ___ Appointed By ___

CSO Suit/Claim Filed Yes ___ No ✓ Date Notified ___

Clerk Signature & Date

RESUME - M.G. (Jerry) Carter Jr.

Marvin Gerald (Jerry) Carter, Jr.

Education

Graduate of University of Texas (Arlington) – School of Engineering

Experience & Background

Custom Builder since 1972. During this time built approximately 400 homes, several commercial buildings, many commercial remodels and interior lease finish outs, numerous remodeling projects. Also completed several public works projects for the City of Garland (City Hall renovation - 1992, Council Work Session Chambers - 1992, 911 Backup and Emergency Command Center - 1992, Carver Center - 1993)

Community Service

City of Garland - Boards & Committees

- Housing Standard Board - 1977-1979
- Committee to Develop 1st Municipal Energy Code in Nation – 1978
- Building & Fire Codes Advisory & Appeals Board - 1979-1986
  - Chairman 1984-1986 (Brought City of Garland under the Uniform Family of Codes for Building, Fire, Mechanical & Electrical)
- Bond Study Committee – Streets - 1977
- Bond Study Committee – Streets - 1981(Chairman)
- Bond Study Committee – Streets - 1984
- Committee for development new standards for Subdivision Paving & Street Sizing 1981
- Committee for placement of Temporary Directional Signs - 1985
- Swimming Pool Fencing Committee - 1986
- Retaining Wall Design Committee - 1987
- Zoning Ordinance Review Committee - 1989-1990
- Bond Study Committee - Streets 1991 (Chairman)
- Single Family Development Standards Committee – 1993
- Committee to Develop Plan for Implementation of Storm Water Permitting and Enforcement – 2002
- South Area Plan Implementation Committee, 2002-2003
- South Area Plan Implementation Committee Vice-Chairman, 2003- 2006
- Blue Ribbon Committee to Develop Rental Housing Standards, Inspection, & Enforcement – 2006
- Mayor's Development Advisory Committee – 2015
- Bond Study Committee – 2018
- Bond Study PAC - 2019
- Parks and Recreation Board – 2019-2021

Garland Chamber of Commerce

- Member 1976 - 2011
- Garland Image Committee - 1979
- Chamber Accreditation Committee - 1985
- Retail Revitalization Committee - 1985-1989
- Retail Development Committee - 1989-1990

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 7/6/2021

Name: Stephanie Paris Phone [redacted]

Address: 4806 Hopewell Dr. Phone

City, State, Zip: Garland, TX 75043 Email

Resident of Garland for 30+ years Resident of Texas for 30+ 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.

A senior program management strategic leader with strategic vision that drives successful results with diverse experiences that include project management, business process improvement, sales, marketing, and supply chain.

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

My journey to become more engaged started with the Community Multicultural Commission Board as Vice Chair August 2020.

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

Dallas County Volunteer Deputy Registrar; Election Poll Worker; North Texas Food Bank Volunteer; Feed the Homeless Volunteer; Active Member of Zeta Phi Beta Sorority, Incorporated; Member Garland Unit NAACP;

What is your educational background?

Master Business Administration (August 2021); Bachelor of Science, Finance; Project Management Professional, PMP certification

What is your occupational experience?

Senior Programming Leader/Project Management

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

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 **	1 Plan Commission *
___ Civil Service Commission	___ Library Board	___ Senior Citizens Advisory Committee
2 Community Multicultural Commission	___ Property Standards Board	___ Unified Building Standards Commission

** *Garland Youth Council has a separate application*

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Ad Valorem Tax Status	Current ✓	Past Due ___	Date Appointed	
Utility Account Status	Current ✓	Past Due ___	Appointed By	
CSO Suit/Claim Filed	Yes ___	No ✓	Date Notified	
Clerk Signature & Date	Courtney Vanover 7-8-21		Disclosure Form Filed	

Revised 05/2021

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 5/31/2021

Name: Vicki Wohlander Phone: [redacted] (Home)

Address: 4905 Crawfish Lane Phone: (Other)

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

Resident of Garland for 60 years Resident of Texas for 68 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.

Long time resident of Garland, previous president of Cypress Cove HOA, and previously served on the District 3 Property Standards Board. And I am very interested in keeping Garland a beautiful place to live and a place that I can feel proud of.

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

Property Standards Board 2019-2021

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

Past president of Cypress Cove HOA

What is your educational background?

BBA and BS with speciality in Nursing

What is your occupational experience?

Accounting (years ago) and more recently worked as an RN. I am currently retired.

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

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*

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Ad Valorem Tax Status Current ✓ Past Due ___ Date Appointed ___

Utility Account Status Current ✓ Past Due ___ Appointed By ___

CSO Suit/Claim Filed Yes ___ No ✓ Date Notified ___

Clerk Signature & Date Courtney Vanover 6-2-21 Disclosure Form Filed ___

Revised 05/2021

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: VICKI WOHLANDER

   Title: PROPERTY STANDARDS BOARD DISTRICT 3

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: NA

   Minor Children or Dependents: NA

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. Ø

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

   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. Ø

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.

   4905 CRAWFISH LN 75043

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

V Wohlander

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Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: 6/4/21

Name: Forrest Oliver Phone: [redacted]

Address: 1101 Columbine Dr Phone:

City, State, Zip: Garland, TX, 75043 Email:

Resident of Garland for 19 years Resident of Texas for 52 years DOB [redacted]

Dallas County Voter Registration Numbe[redacted] land 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.

resident senior

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.

Neighborhood Lead on Next Door

What is your educational background?

BA - Music Education Secondary
MA - Educational Admin

What is your occupational experience?

Teacher
Administrator

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

Board or Commission of first (1st), second (2nd), and third (3rd) choice:

___ Board of Adjustment	___ Garland Youth Council **	✓ Senior Citizens Advisory Committee
___ Community Multicultural Commission	___ Library Board	___ TIF Downtown
___ Environmental and Community Advisory Board	___ Parks and Recreation Board	___ TIF Medical District
___ Garland Cultural Arts Commission	___ Plan Commission *	___ TIF South
	___ Property Standard Board	___ Unified Building Standards Commission

Return completed application to:

City Secretary's Office
200 North Fifth Street
Garland, TX 75040
Fax: 972-205-2504
Email: rdowl@GarlandTx.gov

*Plan Commission members must live in district

** Garland Youth Council has a separate application

Courtney Vanover 6-10-21

Revised 02/2020

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 12/14/2019

Name: Joffrin Mathew Alexander Phone [redacted]

Address: 1513 Lakeland Park Dr. Phone

City, State, Zip: Garland, TX 75043 Email

Resident of Garland for 25 years Resident of Texas for 29 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.

Expirience Leading Teams, delivering large groups and different stakeholders through conflict resolution i

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

N/A

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

Volunteer at Ronald McDonald House, Volunteer at St. Gregorios Orthodox Church, Assisting and organz

What is your educational background?

BS Management Information Systems; Currently pursuing a Masters Degree of Computer Science at Univ

What is your occupational experience?

Information Security Engineer - Blue Cross Blue Shield Texas

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

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

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

* *Garland Youth Council has a separate application*

Downtown TIF Board

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12/16.

Ad Valorem Tax Status Current ✓ Past Due ___

Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓

Clerk Signature & Date

Date Appointed ___

Appointed By ___

Date Notified ___

Revised 02/201

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: May 2, 2021

Name: Lisa Roark Phone [redacted]

Address: 2313 Tiffany Ct Phone

City, State, Zip: Garland, TX 75043 Email

Resident of Garland for 18 years Resident of Texas for 39 years

Dallas County Voter Registration Numbe[redacted]rland 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.

Environmental & Community Advisory Board. Sustainability Leader of Garland for 2020

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

Parks & Recreation September 2017-September 2018

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

Volunteering with the homeless through King's Closet, Firewheel Bible Fellowship, and with the NTFB

What is your educational background?

Culinary school at Dallas College, with degrees in Culinary Arts and Hospitality Management.

What is your occupational experience?

Chef instructor at the Arboretum, market manager and trainer for Turn Compost, and 20+ retail mgmt.

I hereby affirm that all statements herein are true and correct. _____ Signature of Applicant

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

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

***Garland Youth Council has a separate application*

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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

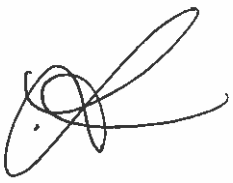
May 2, 2021

Dear City Secretary,

Attached please find my application for board membership; specifically, for the Environmental Board. The city of Garland awarded me the Sustainability Leadership Award in 2020, and I've created a Sustainable Garland page on Nextdoor to teach neighbors how to reduce waste, reuse items, recycle right, and keep Garland beautiful.

The Environmental Board is the only board I'm interested it, so if an opening isn't available, please keep me on file for the next space in District 3. Thank you so much for your consideration.

Be well,



Lisa Roark

2313 Tiffany Ct.

Garland, TX 75043

[redacted]

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: July 09, 2021

Name: David Perry Phone: [redacted] (Home)

Address: 4010 Wallingford Drive Phone: (Other)

City, State, Zip: Garland, Texas 75043 Email:

Resident of Garland for 24 years Resident of Texas for 57 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.

Leadership Garland Graduate (Class XVIII); Board Member-Garland's Property Standards Board (Chairman); City of Garland 2018 Bond Study Committee Member; Board Member -Union Gospel Mission; Internal Auditor (20 plus years); DART Bus Operations Department Program Manager (Currently)

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

7/98 12/08 (South Area Implementation Committee). 8/99-Present (Garland's Property Standards Board); 2018 Bond Study Committee and City of Garland TIF Board #3 (Medical District) 2019-Current.

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

Leadership Garland Graduate (Class XVIII); Board Member -Union Gospel Mission-Dallas; Deacon- North Dallas Community Bible Fellowship

What is your educational background?

(BS) Accounting

What is your occupational experience?

Internal Auditor (20 plus years); Business/Program Manager (12 years)

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

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	_X_ TIF Board #3 (Medical District)
___ Community Multicultural Commission	___ Property Standards Board	___ Senior Citizens Advisory Committee
	** *Garland Youth Council has a separate application*	___ Unified Building Standards Commission

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Ad Valorem Tax Status Current ✓ Past Due ___ Date Appointed ___

Utility Account Status Current ✓ Past Due ___ Appointed By ___

CSO Suit/Claim Filed Yes ___ No ✓ Date Notified ___

Clerk Signature & Date Courtney Vanover 7-9-21 Disclosure Form Filed ___

Revised 05/2021

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: David Perry

   Title: TIF Board #3 (Medical District) - District # 3

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: Jacci Sims- Perry

   Minor Children or Dependents: None

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.

   Scarf Art, LLC and No one has your back like Jesus (Christian T-Shirts & Gifts)

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.

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

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Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: 6/2/21

Name: Calvin Nichols Phone: [redacted]

Address: 2401 Northridge Dr. Phone:

City, State, Zip: Garland, TX 75043 Email:

Resident of Garland for 21 years Resident of Texas for 60 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.

20 yrs as a Fire Inspector and 10 yrs as an Arson/Fire Investigator. Dallas Fire-Rescue. 10 Yrs carpentry instructor at Northlake College.

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

I have served on the Building/Fire Code board

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

Good Samaritans of Garland. Pawsabilities (Colony Manger) It's been a while but I used to construct wheelchair ramps for people who could not afford them.

What is your educational background?

I have a BS in Industrial Arts from UNT (1980)

What is your occupational experience?

30 yes with Dallas Fire Rescue (29 yrs as a fire inspector and 10 yrs as an Arson/Fire investigator. 10 yrs at Northlake College teaching Carpentry.

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

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Electrical Board	___ Parks and Recreation Board
1 Building and Fire Codes Board	___ Garland Cultural Arts Commission	2 Plan Commission *
___ Citizens Environmental and Neighborhood Advisory Committee	___ Garland Youth Council **	___ Plumbing and Mechanical Codes Board
___ Civil Service Commission	3 Property Standards Board	___ Senior Citizens Advisory Committee
___ Community Multicultural Commission	___ Library Board	

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

Return completed application to:

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

Courtney Vanover 6-3-21

Revised 05/2021

2021-2022 Application

Deadline: June 4, 2021

Please send or email your application to:

City Hall, Attn: Elisa Morales
200 N. Fifth St.
Garland, TX 75040

GYC@GarlandTX.gov

Applications are reviewed and GYC members are appointed by the members of City Council in July. All applicants are notified by email and mail prior to the Aug. 7th retreat.

For more information, visit GarlandTX.gov or the Garland Youth Council Facebook page.

Garland Youth Council

Mission

The mission of the City's Youth Council is to provide a forum which educates Garland's youth to the various workings of City business and allows youth to be a voice to address their particular ideas and concerns.

Purpose

- To serve as a vehicle between City Council and Garland youth throughout the city.
- To promote and educate participants to the local political process.
- To assist the Mayor and Council in scheduling meetings which address youth concerns.
- To assure youth adherence to the criteria for membership in the Youth Council.
- To serve as ambassadors and messengers for the City of Garland.

To apply for an appointed position on the Garland Youth Council, please complete the following steps and return the completed application packet:

- ✓ Complete form and answer questions on page 3.
- ✓ Submit two letters of recommendation.
- ✓ Review the attached calendar and determine that you will be able to attend regularly scheduled meetings consistently (keep calendar for your records).
- ✓ Review the GYC Appointee Agreement on page 4. Both applicant and parent/guardian must sign.

Application 2021-2022

Name: LEAH THARAKAN

Address: 4514 WILLET LANE, GARLAND, TEXAS 75043

City Council District: DISTRICT 3 Home Phone: [redacted]

Cell Phone: [redacted] Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 12 School: GARLAND HIGH SCHOOL

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

   I currently participate in the National Honor Society as Secretary, the Spanish National Honor Society as Secretary, the Garland High School tennis team, the Garland High School Honors Orchestra, Garland High School's Mock Trial Team, as a mentor for DREAMS camp, and a donor ambassador for the Red Cross.

2. How did you hear about the Garland Youth Council?

   I initially "heard" about the Garland Youth Council through an internet search, but I've been a member of the organization for about three years now and was interested in continuing my service.

3. Why do you want to serve on the Garland Youth Council?

   I want to serve on the Garland Youth Council so that I can be a voice for the youth in my community and also so that I can work to engender positive change. In recent years, I've received the honor of hosting Teen Town Halls, visiting different cities, learning about different youth councils, and doing service projects, which is something that I'd love to continue to do. Truthfully, the Youth Council has been such a major part of my life, and I could only wish to continue in the program.

4. What are some challenges you feel Garland youth face in our community?

   Some of the challenges that I feel Garland youth face in our community as of recently are mental health struggles. The pandemic has created a very enclosed atmosphere, quite literally, for many youth within Garland, causing many to fall under the thumb of depression, anxiety, and unpleasant thoughts. If granted the opportunity to be inducted into the Garland Youth Council, I would like to work to create initiatives that help Garland youth or youth in general, feel safe, comfortable, and heard when it comes to their

5. What do you see as positives for you living in Garland? emotional shortcomings and hardships.

   Having moved from Rowlett, some positives that I see for living in Garland is that my life is practically here. My friends, family and I spend the weekends on Lake Ray Hubbard, visiting different parks, studying at Rosalind's, playing ping-pong in the Square. Apart from the positive of living here, I find that living in Garland has also granted me the positive of meeting the best people. There's a certain, unexplained comradery between the citizens of Garland and a very distinct kindness that the people exhibit that I haven't found anywhere else. I always feel safe living in Garland and I always know that I can call Garland my home.

Appointee Agreement 2021-2022

As an appointee to the 2021-22 Garland Youth Council, I understand the importance of being an active participant in GYC meetings and activities. If appointed, I agree to do the following:

- **Attend regular meetings and assigned committee meetings.**
- **Contribute ideas and energy to GYC meetings and activities.**
- **Contact the GYC Staff Liaison in advance if I am unable to attend meetings or events.**
- **Actively participate in GYC events and activities.**
- **Check emails regularly and promptly reply or acknowledge receipt.**
- **Promote the GYC to my classmates and friends and encourage them to attend meetings and participate in activities.**

I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature LEAH THARAKAN Date 5/22/2021

Parent/Guardian Signature SUJAN THARAKAN

GYC Meetings & Activities for 2021-2022

Mandatory Events

Retreat
Saturday, Aug. 7
9 a.m. to 1 p.m.
TBD

Induction
Tuesday, Aug. 17
5:30 to 7:30 p.m.
Granville Arts Center - The Atrium, 300 N. Fifth St.

Regular Meetings
Second Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

Committee Meetings
Fourth Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

Application 2021-2022

Name: Anne-Marie Schlueter

Address: 1205 Merrimac Trail, Garland TX 75043

City Council District: 3 Home Phone: _____

Cell Phone: _____ Parent/Guardian Cell Phone: _____

Email (primary): _____

Parent/Guardian Email: _____

Grade Level (2021-2022): 11 School: Richland Collegiate High School

---

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

2. How did you hear about the Garland Youth Council?

3. Why do you want to serve on the Garland Youth Council?

4. What are some challenges you feel Garland youth face in our community?

5. What do you see as positives for you living in Garland?

GARLAND

City Council Regular Session Agenda
Meeting Date: 07/20/2021
Item Title: Boards & Commissions
Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:
Council Member Rich Aubin

- Nia Pellegrin - Garland Youth Council
- Victoria Penick - Garland Youth Council

Attachments

Nia Pellegrin - Garland Youth Council
Victoria Penick - Garland Youth Council

Application 2021-2022

Name: Nia Pellegrin

Address: 714 Winifred Dr

City Council District: 5 Home Phone: ———

Cell Phone: [redacted] Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 11th School: Lakeview Centennial

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. **What activities/organizations do you currently participate in?**
   I currently participate in my schools choir & am a previous member of the Garland Youth Council.
2. **How did you hear about the Garland Youth Council?**
   I heard about GYC through my dad, Jason Shanks
3. **Why do you want to serve on the Garland Youth Council?**
   I am intrested to serve on this council so I can provide ideas and solutions that will improve the lives of Garland youth
4. **What are some challenges you feel Garland youth face in our community?**
   some challenges I belive the youth of Garland face are: multicultural education, safe sex practices, & mental health outlets
5. **What do you see as positives for you living in Garland?**
   Some positives of living in Garland are: educational choices & opportunities, club activitys, variety of sports, & multiple parks

Appointee Agreement 2021-2022

As an appointee to the 2021-22 Garland Youth Council, I understand the importance of being an active participant in GYC meetings and activities. If appointed, I agree to do the following:

- Attend regular meetings and assigned committee meetings.
- Contribute ideas and energy to GYC meetings and activities.
- Contact the GYC Staff Liaison in advance if I am unable to attend meetings or events.
- Actively participate in GYC events and activities.
- Check emails regularly and promptly reply or acknowledge receipt.
- Promote the GYC to my classmates and friends and encourage them to attend meetings and participate in activities.

I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature _____ Date 5/29/21

Parent/Guardian Signature _____

2 Application

Deadline: June 4, 2021

2021-202

Please send or email your application to:

City Hall, Attn: Elisa Morales
200 N. Fifth St.
Garland, TX 75040

GYC@GarlandTX.gov

Applications are reviewed and GYC members are appointed by the members of City Council in July. All applicants are notified by email and mail prior to the Aug. 7th retreat.

For more information, visit GarlandTX.gov or the Garland Youth Council Facebook page.

Garland Youth Council

Mission

The mission of the City's Youth Council is to provide a forum which educates Garland's youth to the various workings of City business and allows youth to be a voice to address their particular ideas and concerns.

Purpose

❖ To serve as a vehicle between City Council and Garland youth throughout the city.
❖ To promote and educate participants to the local political process. ❖ To assist the Mayor and Council in scheduling meetings which address youth concerns.
❖ To assure youth adherence to the criteria for membership in the Youth Council.
❖ To serve as ambassadors and messengers for the City of Garland.

To apply for an appointed position on the Garland Youth Council, please complete the following steps and return the completed application packet:

✔ Complete form and answer questions on page 3.
✔ Submit two letters of recommendation.
✔ Review the attached calendar and determine that you will be able to attend regularly scheduled meetings consistently (keep calendar for your records). ✔ Review the GYC Appointee Agreement on page 4. Both applicant and parent/guardian must sign.

Application 2021-2022

Name:Victoria Penick

Address:306 Candlewood ln garland tx, 75041

City Council District:5

Home Phone:

Cell Phone: Parent/Guardian Cell Phone:[redacted]

Email (primary):[redacted]

Parent/Guardian Email:[redacted]

Grade Level (2021-2022):12th

School:South Garland Highschool

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

2. How did you hear about the Garland Youth Council?

3. Why do you want to serve on the Garland Youth Council?

4. What are some challenges you feel Garland youth face in our community?

5. What do you see as positives for you living in Garland?

Appointee Agreement 2021-2022

As an appointee to the 2021-22 Garland Youth Council, I understand the importance of being an active participant in GYC meetings and activities. If appointed, I agree to do the following:

- **Attend regular meetings and assigned committee meetings.**
- **Contribute ideas and energy to GYC meetings and activities.**
- **Contact the GYC Staff Liaison in advance if I am unable to attend meetings or events.**
- **Actively participate in GYC events and activities.**
- **Check emails regularly and promptly reply or acknowledge receipt.**
- **Promote the GYC to my classmates and friends and encourage them to attend meetings and participate in activities.**

I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature Date:06/04/21

Parent/Guardian Signature:Angela Jackson

GYC Meetings & Activities for 2021-2022

Mandatory Events

Retreat
Saturday, Aug. 7
9 a.m. to 1 p.m.
TBD

Induction
Tuesday, Aug. 17
5:30 to 7:30 p.m.
Granville Arts Center - The Atrium, 300 N. Fifth St.

Regular Meetings
Second Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

Committee Meetings
Fourth Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

GARLAND

City Council Regular Session Agenda
Meeting Date: 07/20/2021
Item Title:
Submitted By: Elisa Morales, Management Services Coordinator , Administration

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Summary:
Council Member Robert Vera

- Daniyal Saleem - Garland Youth Council
- Emilio Arevalo - Garland Youth Council

Attachments

Daniyal Saleem - Garland Youth Council
Emilio Arevalo - Garland Youth Council

2021-2022 Application

Deadline: June 4, 2021

Please send or email your application to:

City Hall, Attn: Elisa Morales
200 N. Fifth St.
Garland, TX 75040

GYC@GarlandTX.gov

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- ✓ Submit two letters of recommendation.
- ✓ Review the attached calendar and determine that you will be able to attend regularly scheduled meetings consistently (keep calendar for your records).
- ✓ Review the GYC Appointee Agreement on page 4. Both applicant and parent/guardian must sign.

Application 2021-2022

Name: Daniyal Saleem

Address: 1101 Crest Park Drive Garland, Tx 75042

City Council District: 6 Home Phone: [redacted]

Cell Phone: [redacted] Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 11th School: North Garland High School

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

2. How did you hear about the Garland Youth Council?

3. Why do you want to serve on the Garland Youth Council?

4. What are some challenges you feel Garland youth face in our community?

5. What do you see as positives for you living in Garland?

[redacted]

Appointee Agreement 2021-2022

As an appointee to the 2021-22 Garland Youth Council, I understand the importance of being an active participant in GYC meetings and activities. If appointed, I agree to do the following:

- **Attend regular meetings and assigned committee meetings.**
- **Contribute ideas and energy to GYC meetings and activities.**
- **Contact the GYC Staff Liaison in advance if I am unable to attend meetings or events.**
- **Actively participate in GYC events and activities.**
- **Check emails regularly and promptly reply or acknowledge receipt.**
- **Promote the GYC to my classmates and friends and encourage them to attend meetings and participate in activities.**

I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature Danyal Saleem Date March 16th, 2021

Parent/Guardian Signature

GYC Meetings & Activities for 2021-2022

Mandatory Events

Retreat
Saturday, Aug. 7
9 a.m. to 1 p.m.
TBD

Induction
Tuesday, Aug. 17
5:30 to 7:30 p.m.
Granville Arts Center - The Atrium, 300 N. Fifth St.

Regular Meetings
Second Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

Committee Meetings
Fourth Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

[redacted]

Application 2021-2022

Name: Emilio Arevalo

Address: 718 milky way

City Council District: _____ Home Phone: _____

Cell Phone: [redacted] Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 10th School: Naaman Forest

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

   See paper attached

2. How did you hear about the Garland Youth Council?

   I heard about the Youth Council from my school's counselor.

3. Why do you want to serve on the Garland Youth Council?

   I want to grow personally by learning to work in a team, meet new people and contribute to my community

4. What are some challenges you feel Garland youth face in our community?

   See paper attached

5. What do you see as positives for you living in Garland?

   Garland is a safe city and has friendly neighbors. I like that it is family oriented. There are many parks to stay active and entertainment in Downtown Garland for families to spend quality time together which I enjoy very much.

Applicant: Emilio Arevalo

1.What activities/organizations do you currently participating in?

Due to the pandemic, I have not been able to be involved as much as I would have liked but as of now, I am currently in my school's swim team. I practice every day, and proudly represent my school in swimming competitions.

4. What are some challenges you feel Garland youth face in our community?

I feel that the youth does not have many activities to bring us together. I know it is hard to have an impact on everyone but I know there are teens who are home alone due to parents working and can easily choose the wrong path so I think there should be a way to reach out those teens.

Appointee Agreement 2021-2022

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Signature Emilio Arvalo Date 6/3/21

Parent/Guardian Signature Jenny Cano 6/3/21

GARLAND

City Council Regular Session Agenda
Meeting Date: 07/20/2021
Item Title:
Submitted By: Elisa Morales, Management Services Coordinator , Administration

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Summary:
Mayor Pro Tem Dylan Hedrick

- Hailey Gonzalez - Garland Youth Council
- Julian Rashod Brown-Griffin - Garland Youth Council

Attachments

Hailey Gonzalez - Garland Youth Council
Julian Rashod Brown-Griffin - Garland Youth Council

2021-2022 Application

Deadline: June 4, 2021

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Garland, TX 75040

GYC@GarlandTX.gov

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Garland Youth Council

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Application 2021-2022

Name: Hailey Gonzalez

Address: [redacted]

City Council District: District 7 Home Phone: _____

Cell Phone: [redacted] Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 11th School: Naaman Forest High School

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

2. How did you hear about the Garland Youth Council?

3. Why do you want to serve on the Garland Youth Council?

4. What are some challenges you feel Garland youth face in our community?

5. What do you see as positives for you living in Garland?

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Signature _____ Date 3/18/2021

Parent/Guardian Signature _____

GYC Meetings & Activities for 2021-2022

Mandatory Events

Retreat
Saturday, Aug. 7
9 a.m. to 1 p.m.
TBD

Induction Tuesday, Aug. 17
5:30 to 7:30 p.m.
Granville Arts Center - The Atrium, 300 N. Fifth St.

Regular Meetings
Second Tuesday of every month
5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

Committee Meetings Fourth Tuesday of every month 5:30 to 7 p.m.
City Hall, 200 N. Fifth St.

Name: Julian Rashod Brown-Griffin

Address: 1826 Apollo Road apt 1063 75043 Garland,TX 75043

City Council District: Dylan Hedrick (District 7)

Home Phone: None

Cellphone: [redacted]

Parent/Guardian Cell Phone: [redacted]

Parent/Guardian Email: [redacted]

Grade level (2021-2022): Senior School: Rowlett Highschool

1. What activities/organizations do you currently participate in?
   AJROTC,HOSA,and EAA

2. How did you hear about the Garland Youth Council?
   I heard about the Garland Youth Council through the distinguished Councilman BJ Williams.

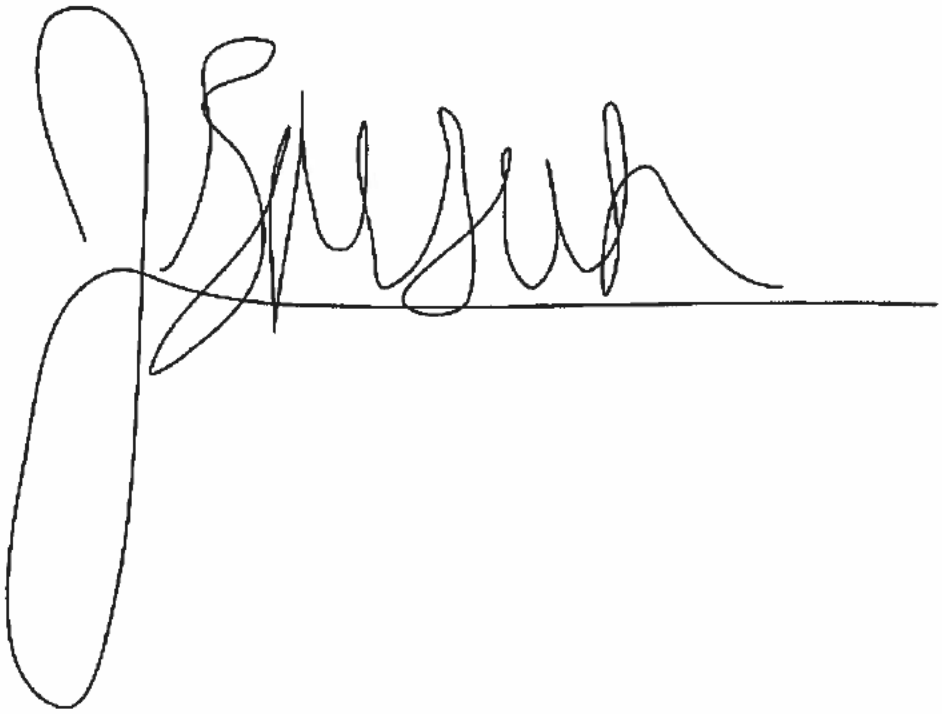
3. Why do you want to serve on the Garland Youth Council?
   I want to serve on the Garland Youth council because I have truly embraced a passion that takes on fighting for the people regardless of demographics or political standing. I believe that regardless of the division that happens in our country it all starts locally in the heart of that community. With that being said, I have had the honor of working with local state representatives that span from Garland to Rowlett in order to fight for the commonwealth of the people and to ensure that these working class citizens standards are supplemented. It has been a blessing to be able to partake in canvassing, public speaking to urge citizens of how to get involved in their local government, phone banking, and even going to the Capitol to support the peoples' ambassadors. In conclusion, dedication,involvement, and commitment is only exemplary to the community because actions will speak louder than words.

4. What are some challenges you feel Garland youth face in our community?

   Some challenges I feel that the Garland Youth face within our community is lack of awareness and a lack of directiveness. The Garland youth community is a diverse group of individuals coming from all walks of life that makes what Garland truly embodies. However, amongst our youth that come from different demographics and socioeconomic backgrounds are at risk with external factors facing their health and potential fruitful futures. A general concern that I urge for the council to consider is the rate of tobacco,alcohol,and drug use that festers within our youth. An unacceptable 21% of our youth consume alcohol, 25% use of youth consume tobacco, and a whopping 35% of youth struggle with drug usage cited from the City of Garland Community Health Survey Report 2014. Though our youth is at risk, Concerned citizens are up to the task of indicating this as a major problem that will need to be handled within our community as 54% of Garland believes it is a problem and 41% believe underage drinking is a concern.

5. What do you see as positives for you living in garland?
   The first positive I acknowledge for me living in Garland is how close knit and concerned the local community and government is to truly seek the best interests of the citizens that reside in it. One that I enjoy personally is the entertainment functions that take place in Downtown Garland ritually in order to bring the city together for a time of comfortability, inclusivity, and the promotion of helping our local entertainment hubs and small businesses within the area. Second, another positive aspect for myself living in Garland is its safety. Safety is one the most sought preferences to moving into any new city/neighborhood. I am personally from Rochester, New York and when I moved to Garland in August of 2013 it felt natural at such a young age. I felt comfortable within the means of living, opportunity, and most importantly growth. Lastly, Garland is the example of mounting to the stands of community first and seeing high endeavours for the individuals and families that deserve it most.

Signature:



Date:

3-3-21

Parent/Guardian Signature:

3-3-21

To Whom It May Concern,

I would like to take this time to recommend Julian Brown-Griffin be selected for the Garland Youth Council. Because of his dedication, work ethic and attitude towards life, I know that he would be a great asset to the organization. Julian is an outgoing student and is always willing to be there for his peers in their ups and downs. Julian is one to be on the frontline when it comes to displaying work ethic and is exemplary through his participation in HOSA. Please consider this candidate as he will be one to go above and beyond the call of duty. If you have any questions or would like to speak in person, please do not hesitate to call me.

Mrs. Christy Fisher
Health Science Teacher
Rowlett High School
(972) 463-1712
Ext. 62585

Letter of Recommendation

For Julian Brown-Griffin

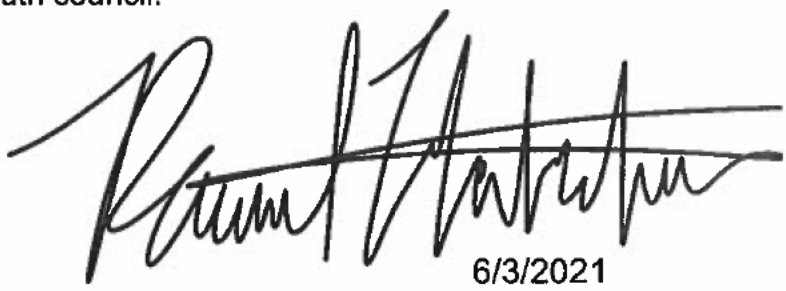
To whom it may concern,

It is with great enthusiasm as I write this letter of recommendation on behalf of Julian Brown-Griffin for Garland city youth council. Julian has been a student of mine in physics for the past year and is an excellent student! I wish I could clone him!

Julian is very punctual with his class work and has great time management skills. He is outspoken, participates in all class discussions, asks questions and seeks help when needed. He has always been such a joy to have in class. Physics is not an easy subject and can be very complex, but I never have to worry about Julian. He exceeds the class expectations as a student while balancing other extracurricular activities. Julian has expressed to me many goals he has for himself this year and I have seen him check many of those goals off his list. Julian puts his best foot forward with a great attitude and excels at everything he is determined to achieve. I am positive he will make a great addition to your team.

Please let me know if I can provide you with any more information regarding Julian Brown-Griffin application for Garland city youth council.

Sincerely,



6/3/2021

Rachel Nanez Hutchason
Science Teacher/Coach
Garland ISD- Rowlett High School
rhutchason@garlandisd.net

CHAIR, JUVENILE JUSTICE
& FAMILY ISSUES

VICTORIA NEAVE

TEXAS HOUSE OF REPRESENTATIVES

VICE CHAIR, GENERAL INVESTIGATING
MEMBER, HUMAN SERVICES

May 29, 2021

Re: Letter of Recommendation for Mr. Julian Brown-Griffin

To whom it may concern:

I am pleased to submit this letter in support of Mr. Julian Brown-Griffin's consideration for the Garland Youth Council. I serve as State Representative for Texas House District 107 covering parts of Dallas, Garland, and Mesquite, Texas. I met Julian when he was in eighth grade during a visit to his school. I was so impressed by his enthusiasm, professionalism, respect for others, and interest in government so I invited him to join our campaign team as our youngest Campaign Fellow at the time. He quickly rose in the ranks to a Lead Fellow and began training new volunteers.

Julian has demonstrated strong communication skills as he has spoken with hundreds of constituents about the issues important to our district, explaining policy in a clear and concise manner. Julian was always ready to help in any way that he could. He has stood out from among his peers and impressed our team. He planned a campaign event on his own at our office where he gathered a group of his friends for a successful get out the vote effort that followed with a game night. His desire to learn about government, the political process, and policy have shined through as he has worked on voter outreach projects, including canvassing and phone banking. Julian is detail-oriented, bright, and possesses skills that I believe will translate well to public service.

I highly recommend Julian to you with confidence that he will be as much of an asset to the Garland Youth Council as he was to our office. Please do not hesitate to reach out to my office at Victoria.Neave@House.Texas.gov.

Respectfully,

Victoria Neave

Victoria Neave
Texas State Representative
House District 107

CAPITOL: E1.404 • P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • (512) 463-0244 • (512) 463-9967 *fax*
DISTRICT: 317 S. GALLOWAY, SUITE B • MESQUITE, TEXAS 75149
district107.neave@house.texas.gov

GARLAND

City Council Regular Session Agenda
Meeting Date: 07/20/2021
Item Title: Boards & Commissions
Submitted By: Elisa Morales, Management Services Coordinator , Administration

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Summary:
Council Member Robert John Smith

- John McDonald - Board of Adjustment
- Kymberlaine Banks - Community Multicultural Commission
- Lupita Torres - Cultural Arts Commission
- Robert Kaaa - Environmental Community Advisory Board
- Trellas Gotcher - Library Board
- Kenia Hudson-Ott - Parks & Recreation Board
- Christopher Ott - Plan Commission
- Dale Long - Property Standards Board
- Kim Everett - Senior Citizens Advisory Board
- Joseph Schroeder - Tax Increment Finance #1 Downtown Board
- Carissa Dutton - Tax Increment Finance #2 South Board
- Tony Torres - Tax Increment Finance #3 Board
- James Hope - Unified Building Standards Board
- Nkemsinachi Ukachi-Nwata - Garland Youth Council
- Christian Williams - Garland Youth Council

Attachments

John McDonald - BOA
Kymberlaine Banks - CMC
Lupita Torres - Cultural Arts
Robert Kaaa - Environmental
Trellas Gotcher - Library
Kenia Hudson-Ott - Parks
Christopher Ott - Plan Commission
Dale Long - Property Standards
Joseph Schroeder - TIF 1
Carissa Dutton - TIF South
Tony Torres - TIF 3

James Hope - Unified Bldg.
Nkemsinachi Ukachi-Nwata - Garland Youth Council
Christian Williams - Garland Youth Council

CITY OF GARLAND
RECEIVED
MAY 20 2021
CITY SECRETARY

GARLAND
TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: May 20, 2021

Name: John McDonald Phone: [redacted]

Address: 1605 Trowbridge Phone:

City, State, Zip: Garland Texas 75044 Email:

Resident of Garland for 30+ years Resident of Texas for 68 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number D8

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

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

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

I have served no the BOA since 2001 and am Current Chair of this Board
I have also served on numerous special committees under several Mayors

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

Served on BOA since 2001. Currently Chair this Board

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

NGHS scholarships and presentations for 20+ yrs
School supply drives and donations, Precinct Chair for my precinct

What is your educational background?

MS in Computer Science and Physics, BS in Mathematics and Computer Science

What is your occupational experience?

Engineering and Engineering Management, Corp Division Management

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

Board or Commission of first, second and third choice:

- (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
- ___ 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:

Courtney Vanover 5-20-21

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

Revised 05/2021

GARLAND

TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: John McDonald

   Title: BOA Chairman

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: Christa McDonald

   Minor Children or Dependents: N/A

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. N/A

   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.

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.

   Only thing - My wife and I own our Home at 1605 Trowbridge (same as last time)

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

Received 7/15/21
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: RDowl@GarlandTX.gov

Please Type or Print Clearly: Date: 7/14/2021

Name: Kymberlaine Banks Phone: [redacted] *(Home)*

Address: 416 Kingsbridge Dr Phone: _____ *(Other*

City, State, Zip: Garland, TX 75040 Email: [redacted]

Resident of Garland for 27 years Resident of Texas for 35+ years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 8

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

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

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

I am the current chair of the Community Multicultural Commision

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

I have served on the Community Multicultural Commission since March of 2020

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

I am a member of the incoming Leadership Garland Class, board member of Arts Mission Oak Cliff, grant panelist at The Arts Community Alliance (TACA), member of the Grace Presbytery (PCUSA) Social Justice Task Force, volunteer facilitator with Project Unity, former board member at Good Samaritans of Garland, and Lone Star Wind

What is your educational background?

Yale School of Management Certificate: Fostering Inclusion and Diversity 2020; SMU Digital Marketing Certificate 2017.

What is your occupational experience?

Kymberlaine Banks is a dynamic, passionate leader who builds bridges between companies, their employees and the community. At Communities Foundation of Texas for Business, she guides companies that want to do Corporate Social Responsibility well toward relationships with each other community leaders nonprofits that need

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

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 X Past Due ___
Utility Account Status Current X Past Due ___
CSO Suit/Claim Filed Yes ___ No ___
Clerk Signature & Date Courtney Vanover 7/15/21

Date Appointed _____
Appointed By _____
Date Notified _____
Disclosure Form Filed _____

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X

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 6-18-2021

Name: Guadalupe (Lupita) Torres Phone: [redacted]

Address: 1805 Trowbridge St. Phone:

City, State, Zip: Garland, Tx 75044 Email:

Resident of Garland for 49 years Resident of Texas for 73 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 8

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

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

Please list any experience that qualifies you to serve in the areas you have indicated.
Involved in making Public Announcements for Arts Commission

If you have previously served on a City Board or Commission, please specify and list dates of service.
Cultural Arts Commission – Sept. 2019 – Present.

List civic or community endeavors with which you have been involved.
Garland Association for Hispanic Affairs – 30 years

What is your educational background?
College

What is your occupational experience?
Involved in Community with different programs when Children were in school.

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

Board or Commission of first, second and third choice:

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

** *Garland Youth Council has a separate application*

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Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___
CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 6-23-21

Date Appointed ___
Appointed By ___
Date Notified ___
Disclosure Form Filed ___

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Lupita Torres

   Title: Garland Arts Commission

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: Tony Torres

   Minor Children or Dependents: _____

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.

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.

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: June 28, 2021

Name: Robert M. Kaaa Phone: _____ (Home)

Address: 1821 Leicester St. Phone: [redacted] (Other)

City, State, Zip: Garland, TX 75044-7676 Email: [redacted]

Resident of Garland for 33 years Resident of Texas for 50 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 8

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

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

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

*Current District 8 representative on the Environmental Community Advisory Board (Citizens Environmental and Neighborhood Advisory Committee), *Executive Committee member - Preservation Society of Spring Creek Forest. *Texas Master Naturalist

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

Environmental Community Advisory Board (Citizens Environmental and Neighborhood Advisory Committee) - August 2019 to Current Date

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

Preservation Society for Spring Creek Forest, Garland Citizens Police Academy Alumni Association GLOWS - Garland Overnight Warming Station, Various programs/projects with Garland Neighborhood Vitality, Circle 10 Council & Duck Creek District Scouts BSA - member on various committees

What is your educational background?

Tarleton State University - BBA - Accounting 1982

What is your occupational experience?

Multistate sales, use and excise taxes

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

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Garland Cultural Arts Commission	2 Parks and Recreation Board
1 Citizens Environmental and Neighborhood Advisory Committee	___ Garland Youth Council **	___ Plan Commission *
___ Civil Service Commission	___ Library Board	___ Senior Citizens Advisory Committee
3 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 ✓
Utility Account Status Current ✓ Past Due ___
CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 6-30-21

Date Appointed _____
Appointed By _____
Date Notified _____
Disclosure Form Filed _____

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Robert M. Kaaa

   Title: Board Member

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: N/A

   Minor Children or Dependents: N/A

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.

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.

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

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Disclosure Form – Continued

For Ordinance Boards and Commission Applicants

1. Name: Robert M. Kaaa
   Title: Board Member – Environmental Community Advisory Board

2. Spouse/Minor Children/Dependents: N/A

3. Substantial Interest:
   Hawaiian Electric Industries, Inc.
   P.O. Box 730
   Honolulu, HI 96808-0730

4. Real Property Ownership:
   1821 Leicester Street
   Garland, TX 75044-7676
   (Sole owner, residential property)

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Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: 05/14/2021

Name: Trellas Gotcher Phone: [redacted] (Home)

Address: 1801 Travis Phone: (Other

City, State, Zip: Garland, TX 75042 Email:

Resident of Garland for 30 years Resident of Texas for 50 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 8

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

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

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

This will be my third term on the board

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

Library Board - completed two terms

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

Church, Garland Women's Golf Association officer. Past President of SMU Staff Association, on Handicapped Committee

What is your educational background?

Some college

What is your occupational experience?

Retired from SMU after 26 years. Ten years with Traffic & Transportation Dept in El Paso

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

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Electrical Board	2 Parks and Recreation Board
___ Building and Fire Codes Board	___ Garland Cultural Arts Commission	___ Plan Commission *
___ Citizens Environmental and Neighborhood Advisory Committee	___ Garland Youth Council **	___ Plumbing and Mechanical Codes Board
___ Civil Service Commission	___ Property Standards Board	3 Senior Citizens Advisory Committee
___ Community Multicultural Commission	1 Library Board	

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

Return completed application to:

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

Courtney Vanever 6-1-21

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Trellas Gotcher

   Title: Member, Library Board

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: widowed

   Minor Children or Dependents:

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.

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.

Trellas A. Gotcher
1801 Travis St.
Garland, TX 75042-5069

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

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Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: June 2, 2021

Name: Kenia Hudson-Off Phone: _____

Address: 901 Bromwich St Phone: [redacted]

City, State, Zip: Garland, TX 75040 Email: [redacted]

Resident of Garland for 10 years Resident of Texas for 24 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.

If you have previously served on a City Board or Commission, please specify and list dates of service.
Parks and Recreation Board 2019/20 - 2021
~~Garland Parks Foundation~~ (look next)

List civic or community endeavors with which you have been involved:
Board Member Friends of Magic 11th (Historic)
Church charity activities
Garland Parks Foundation (Non-Profit)

What is your educational background?
Communications bachelor degree - UTA
Marketing & Business administration
Bilingual (ENG & SPA)

What is your occupational experience?
Account Manager 501 Media Inc. - Marketing & Advertising Agency
Creative Director - Hispanic advertising Agency
Project Manager - JC Penney (International) Project specialist Hispanic Market - JCP

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

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Electrical Board	1 Parks and Recreation Board
___ Building and Fire Codes Board	___ Garland Cultural Arts Commission	___ Plan Commission *
___ Citizens Environmental and Neighborhood Advisory Committee	___ Garland Youth Council **	___ Plumbing and Mechanical Codes Board
___ Civil Service Commission	___ Property Standards Board	___ Senior Citizens Advisory Committee
2 Community Multicultural Commission	___ Library Board	

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

Return completed application to:

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

Courtney Vanover
6.10.21

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Kenia Hudson-Ott

   Title: Parks & Recreation Boardmember #8 D

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: Christopher Nathan Ott

   Minor Children or Dependents: — None —

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.

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.

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

Christopher Ott Disclosure Appendix

Business Entity Ownership

Ott Enterprises, Inc (dba: Rotary Performance)
311 E Buckingham Rd Suite 1
Garland, TX 75040

Real Estate Ownership in Garland

Residential

901 Bromwich St
Garland, TX 75040

2501 Rochdale Dr
Garland, TX 75040

2406 Crist Rd
Garland, TX 75040

Commercial

311 E Buckingham Rd
Garland, TX 75040

1414 Cranford Dr
Garland, TX 75041

1422 Cranford Dr
Garland, TX 75041

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CITY OF GARLAND RECEIVED JUN 10 2021 CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly: Date: 6-2-21

Name: Christopher Ott Phone: [redacted]

Address: 901 Bromwich St Phone:

City, State, Zip: Garland, TX 75040 Email:

Resident of Garland for 32 years Resident of Texas for 45 years

✓ Dallas County Voter Registration Number [redacted] land 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.
Incumbent Plan Commissioner + vice chairman.
Have served on multiple boards + commissions

If you have previously served on a City Board or Commission, please specify and list dates of service.
Plan Commission 10/10 – Present
Fire Board 08/09 – 09/10

List civic or community endeavors with which you have been involved.
Multiple city endeavors, church activities and the Boy Scouts.

What is your educational background?
Associates Degree @ Richland College
Studied History + Govt @ SMU
Studied Comp. Science @ Texas Tech

What is your occupational experience?
Owner Rotary Performance
Specialize in rotary engines

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

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Electrical Board	___ Parks and Recreation Board
___ Building and Fire Codes Board	___ Garland Cultural Arts Commission	X Plan Commission *
___ Citizens Environmental and Neighborhood Advisory Committee	___ Garland Youth Council **	___ Plumbing and Mechanical Codes Board
___ Civil Service Commission	___ Property Standards Board	___ Senior Citizens Advisory Committee
___ Community Multicultural Commission	___ Library Board	

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

Return completed application to:

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

Courtney Vanover
6-10-21

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Christopher Ott

   Title: Plan Commissioner

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: Kenia Hudson-Ott

   Minor Children or Dependents: None

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.

See attached Appendix

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.

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.

See attached Appendix

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

Kenia Hudson Disclosure Appendix

Business Entity Ownership

Ott Enterprises, Inc (dba: Rotary Performance)
311 E Buckingham Rd Suite 1
Garland, TX 75040

Real Estate Ownership in Garland

Residential

901 Bromwich St
Garland, TX 75040

2501 Rochdale Dr
Garland, TX 75040

2406 Crist Rd
Garland, TX 75040

Commercial

311 E Buckingham Rd
Garland, TX 75040

1414 Cranford Dr
Garland, TX 75041

1422 Cranford Dr
Garland, TX 75041

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: May 19, 2021

Name: Dale H. Long Phone [redacted] (Home)

Address: 1614 Dorado Street Phone [redacted] (Other

City, State, Zip: Garland, Texas 75040.9301 Email [redacted]

Resident of Garland for 38 years Resident of Texas for 51 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 8

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

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

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

I vote each and every time. I have worked in municipal government for many years including the Cities of Dallas and Garland.

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

Property Standards Board (current), City Charter Commission, Board of Adjustment, CBGG Advisory Committee, East Area Plan Commission

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

The Garland NAACP, Leadership Dallas ('91) Alumni, Alpha Phi Alpha Fraternity, Former Dallas County Deputy Voter Registrar, Community Advisory Committee/County COVID-19 Community Engagement Research Alliance, Worked on numerous local political campaigns.

What is your educational background?

Earned the BS Degree, Texas Southern University, 1974

What is your occupational experience?

Retired (2018) Community Outreach Coordinator/Public Information Officer (20 years) for the City of Dallas.

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

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Garland Cultural Arts Commission	2 Parks and Recreation Board
3 Citizens Environmental and Neighborhood Advisory Committee	___ Garland Youth Council **	___ Plan Commission *
___ Civil Service Commission	___ Library Board	___ Senior Citizens Advisory Committee
___ Community Multicultural Commission	1 Property Standards Board	___ Unified Building Standards Commission

** *Garland Youth Council has a separate application*

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Ad Valorem Tax Status	Current ✓	Past Due ___	Date Appointed	
Utility Account Status	Current ✓	Past Due ___	Appointed By	
CSO Suit/Claim Filed	Yes ___	No ✓	Date Notified	
Clerk Signature & Date	Courtney Vanover 5-19-21		Disclosure Form Filed	

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Dale H. Long

   Title: Property Standards Board

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: Ellen S. Long

   Minor Children or Dependents:
   2. NA
   3. NA
   4. 1614 Dorado Street, Garland, TX. 75040-9301

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.

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Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

Received 7/15/21
City Secretary's Office

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: _____

Name: _____ Phone: [redacted] _____
(Home)

Address: _____ Phone: [redacted] _____
(Other

City, State, Zip: _____ Email: [redacted] _____

Resident of Garland for _____ years Resident of Texas for _____ years

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

Have you ever been convicted of a felony? _____Yes _____No

Have you ever been convicted of a Class A misdemeanor? _____Yes _____No

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

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

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

What is your educational background?

What is your occupational experience?

I hereby affirm that all statements herein are true and correct. _____ *Signature of Applicant*

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Garland 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***

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Ad Valorem Tax Status Current __*__ Past Due ____
Utility Account Status Current __*__ Past Due ____
CSO Suit/Claim Filed Yes ____ No ___*_

Clerk Signature & Date Courtney Vanover 7/15/21

Date Appointed _____
Appointed By _____
Date Notified _____
Disclosure Form Filed _____

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: _____

   Title: _____
   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: _____

   Minor Children or Dependents: _____
   _____
   _____
   _____

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.

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Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: 06/29/2021

Name: Carissa Dutton Phone [redacted]

Address: 1314 Patricia Ln Phone

City, State, Zip: Garland, TX, 75042 Email

Resident of Garland for 28 years Resident of Texas for 28 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.

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.
City of Garland PARD Volunteens 96-98
Make Your Mark Award 2020
Tornado Clean up, GLOWS, and many other community based projects.

What is your educational background?
I went to school to be a medical assistant.

What is your occupational experience?
Plumber, Caretaker, business consulting

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

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Garland Cultural Arts Commission	2 Parks and Recreation Board
1 Citizens Environmental and Neighborhood Advisory Committee	___ Garland Youth Council **	___ Plan Commission *
___ Civil Service Commission	___ Library Board	___ Senior Citizens Advisory Committee
3 Community Multicultural Commission	___ Property Standards Board	___ Unified Building Standards Commission

** *Garland Youth Council has a separate application*

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Ad Valorem Tax Status	Current ✓	Past Due ___	Date Appointed	
Utility Account Status	Current ✓	Past Due ___	Appointed By	
CSO Suit/Claim Filed	Yes ___	No ✓	Date Notified	
Clerk Signature & Date	Courtney Vanover 7.5.21		Disclosure Form Filed	

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: July 7, 2021

Name: Tony Torres Phone: [redacted]

Address: 1805 Trowbridge Phone:

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

Resident of Garland for 49 years Resident of Texas for 75 years

Dallas County Voter Registration Number [redacted] arland 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 DCAD/ARB
Served on Dallas County Grand Jury

If you have previously served on a City Board or Commission, please specify and list dates of service.
Utility Advisory Board - 1994
Garland Power & Light Advisory Board 1995
Neighborhood Environment Board - 2005

List civic or community endeavors with which you have been involved.
GISD Bond Drive - 2014
City of Garland Bond committee 2018

What is your educational background?
Bachelor's Degree - Accounting
Master Degree - Public Administration

What is your occupational experience? Accounting, auditing & tax law.

I hereby affirm that all statements herein are true and correct. Tony Torres
Signature of Applicant

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

- ___ Board of Adjustment
- ___ Citizens Environmental and Neighborhood Advisory Committee
- ___ Community Multicultural Commission
- ___ Garland Cultural Arts Commission
- ___ Garland Youth Council **
- ___ Property Standards Board
- ___ Library 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 Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___

CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 7-8-21

Date Appointed ___
Appointed By ___
Date Notified ___
Disclosure Form Filed ___

Revised 02/2018

GARLAND
TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUL 12 2021
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly: Date: _____

Name: James D Hope Phone: [redacted]

Address: 213 Fairvest Dr. Phone:

City, State, Zip: Garland, Tx 75040 Email:

Resident of Garland for 43 years Resident of Texas for _____ 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.

If you have previously served on a City Board or Commission, please specify and list dates of service.
Board of Adjustment - 1990.
Utility Advisory Board Chairman 1981-1987
Citizens Advisory Comm. 2019-2020

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

What is your educational background? BA - Prelaw, BSEE, CQE

What is your occupational experience? Components Engineering, Quality Director

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

Board or Commission of first, second and third choice:

___ Board of Adjustment	___ Garland Cultural Arts Commission	___ Parks and Recreation Board
___ 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	1 X Unified Building Standards Commission

** *Garland Youth Council has a separate application*

FOR OFFICE USE ONLY

Ad Valorem Tax Status Current ✓ Past Due ___ Date Appointed _____
Utility Account Status Current ✓ Past Due ___ Appointed By _____
CSO Suit/Claim Filed Yes ___ No ✓ Date Notified _____
Clerk Signature & Date Courtney Vanever 7.12.21 Disclosure Form Filed _____

Revised 05/2021

GARLAND

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Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: James D. Hope

   Title: Chairman - Unified Building Standards Commission

   (City Council Member, Plan Commissioner, e.g.)

2. Spouse: Rosa M. Hope

   Minor Children or Dependents: _____

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. None

   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. None

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.

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

Garland Youth Council -Application (2021-2022)

Name: Nkemsinachi Ukachi-Nwata
Address: 1610 Arbor creek Dr Garland,TX
City Council District:
Home Phone: [redacted]
Cell Phone: [redacted]
Parent/Guardian Cell Phone: [redacted]
Email (primary): [redacted] (school email- [redacted]
Parent/Guardian Email: [redacted]
Grade Level (2021-2022): 11
School: North Garland High School

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attached to the application.

1. What activities/organizations do you currently participate in?
Activities/organizations that I currently participate in are African Student Organization, HOSA, Speech & Debate, Student Council, my church youth group, as well as being a founder of an organization called "Mbaise Youth Association".

2. How did you hear about the Garland Youth Council?
My sister's best friend is in the Rowlett youth council , and that made me want to look into GYC. (I also received an email through my school).

3. Why do you want to serve on the Garland Youth Council?
I want to serve on the Garland Youth council because I want to be able to provide a voice for those who feel unheard. I want to help our community become less divided and feel more united. Being an immigrant I know what it's like to feel unwelcomed and I want to make sure no one in our community feels that way.

4. What are some challenges you feel Garland youth face in our community?
I think some challenges the Garland youth face is a lack of opportunity. What I mean by a lack of opportunity is that in many communities there are many clubs , organizations, fundraisers, summer activities, etc, for the youth to participate in. While Garland may have some of those , we do not have nearly as much or it is not being advertised enough to the youth .

5. What do you see as positives for you living in Garland?
Positives for me living in Garland is the diversity. When I immigrated to America from Nigeria at the age of 5, I was scared that I would not see people who looked like me and that I would feel like an outsider . However Garland not only has a large Nigerian community, but also introduced me to many other cultures and ethnicities.

I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature: Nkemsinachi Ukachi-Nwata

Date: June 4,2020

Parent/Guardian Signature : Erasmus Nwata

Kelly Ramirez

North Garland High School

karamire@garlandisd.net

972-675-3148

To Whom It May Concern:

I had the pleasure of having Nkemsinachi Ukachi-Nwataclass in my AP Human Geography during her freshmen year at North Garland High School and would like to recommend her for the Garland Youth Council.

Nkemsinachi is an extraordinary young lady. As her AP Human teacher I have seen many examples of her work and have been impressed by her diligence and work ethic. She is a true example of an AP student by proving that individual determination does prove successful.

She worked hard during our quarantine E-learning and made sure she completed every assignment. I am positive she made a high score on the AP Human College Board exam in spite of the difficult time of being away from school because she knows how to study and is very diligent.

Nkemsinachi has outstanding organizational skills, she always completed the required work on time and usually received high grades in my class. She worked well with her peers and was respected by her fellow class mates. She is well mannered, very respectful to her teachers and a pleasure to have in class.

To conclude I would like to restate my strong recommendation for Nkemsinachi . If you have any further questions regarding her ability or this recommendation, please do not hesitate to contact me using the information on this letterhead.

Sincerely,

Kelly Ramirez

Janizelle Esquivel

Jesquive@garlandisd.net

Speech & Debate Coach

North Garland High School

2109 W. Buckingham Rd

Garland, TX 75042

To whom it may concern,

I am writing today to recommend Nkemsinachi Ukachi-Nwata for the Garland Youth Council.

Nkemsinachi has proven to be a wonderful young leader within the team and within North Garland High School. She is committed student and motivated to succeed in anything she applies herself to. I have had the pleasure of knowing Nkemsinachi for a year now and have seen her application as a leader and student.

She constantly displays exceptional academic performance and is constantly willing to challenge herself. An example of this is her keenness to compete during this past year's tournament season and motivation to continue learning. Nkemsinachi continuously demonstrates intellect, productivity, determination, and friendly personality to all her peers.

I believe Nkemsinachi to be an excellent candidate for the Garland Youth Council and have no doubt that she will be a valuable addition to the organization. Please do not hesitate to contact me for any further questions.

Sincerely,

Janizelle Esquivel

Application 2021-2022

Name: Christian Williams

Address: 1513 Danbury Drive, Garland, Tx, 75040

City Council District: District 2 Home Phone: NONE

Cell Phone: [redacted] Parent/Guardian Cell Phone: [redacted]

Email (primary): [redacted]

Parent/Guardian Email: [redacted]

Grade Level (2021-2022): 12 School: Lakeview Centennial High School

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Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

1. What activities/organizations do you currently participate in?

   None as of now.

2. How did you hear about the Garland Youth Council?

   Recommended by a family member.

3. Why do you want to serve on the Garland Youth Council?

   I feel like the GYC can open my eyes to more social issues in our area.

4. What are some challenges you feel Garland youth face in our community?

   I feel like the youth today is discouraged from taking on matters larger than themselves.

5. What do you see as positives for you living in Garland?

   I feel like Garland is a higher quality city in Texas in ways such as our education departments, stores & businesses, city staff, etc.

Appointee Agreement 2021-2022

As an appointee to the 2021-22 Garland Youth Council, I understand the importance of being an active participant in GYC meetings and activities. If appointed, I agree to do the following:

- Attend regular meetings and assigned committee meetings.
- Contribute ideas and energy to GYC meetings and activities.
- Contact the GYC Staff Liaison in advance if I am unable to attend meetings or events.
- Actively participate in GYC events and activities.
- Check emails regularly and promptly reply or acknowledge receipt.
- Promote the GYC to my classmates and friends and encourage them to attend meetings and participate in activities.

I have reviewed the 2021-2022 GYC calendar (page 5) and acknowledge that I am available to participate in meetings and activities. I understand that missing more than two regularly scheduled GYC meetings will prompt a review of my commitment to GYC.

Signature Ebonthus Williams Date 6/3

Parent/Guardian Signature Vonda Butler N. Butler