



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, July 19, 2022
7:00 p.m.

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

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the July 5, 2022, Regular Meeting.
2. Consider approval of the following bids:
 - a. **Testing Services for Duck Creek Standby Generator Installation** **Bid No. 1002-21**
Terracon Consultants, Inc. **\$6,000.00**
This request is to approve Change Order #1 for construction material testing services required for the installation of standby generators at Duck Creek WWTP.
 - b. **Lonnecker Drive Wastewater Main Replacement** **Bid No. 0903-22**
Kimley-Horn and Associates, Inc. **\$150,900.00**

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

c. Wastewater Mains Replacement	Bid No. 0732-22
Tri-Con Services, Inc.	\$1,412,500.00
Optional Contingency	<u>141,250.00</u>
TOTAL:	\$1,553,750.00

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

d. Right-of-Way Mowing	Bid No. 0381-19
Carruthers Landscape Management, Inc.	\$93,000.00

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

e. Health Benefits Brokerage and Actuarial Services	Bid No. 0719-22
HUB International Texas, Inc.	\$195,000.00

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

- f. **Engineering Design Services for Brand Road Improvements - S.H. 190 to Muirfield Road** **Bid No. 0955-22**
R-Delta Engineers, Inc. **\$225,530.00**

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

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

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

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

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

- i. **GP&L Millwood Switch Station Construction Services** **Bid No. 0744-22**
Primoris T&D Services, LLC **\$2,290,469.97**
Optional Contingency **229,047.00**
TOTAL: **\$2,519,516.97**

This request is to provide all labor, tools and equipment needed for the construction of the GP&L Millwood Switch Station. An Optional Contingency is included for any additional work that may be required.

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

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

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

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

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

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

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

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

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

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

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

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

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-family Uses and 2) a Detail Plan for Multi-family development on a 7.5403-acre tract of land located at 4245 Bobtown Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

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

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Planned Development (PD) District on approximately 27.00 acres of land zoned Community Retail (CR) District, Planned Development (PD) District 92-29, and Single-Family-7 (SF-7) District with S 01-15 and located at 6302 Greenbelt Parkway and 6151 Duck Creek Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of

Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

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

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Convenience Store use on a 3.792-acre tract of land zoned Community Office (CO) District and located at 429 East Interstate Highway 30; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Sale of Property - 2007 Saturn Road

Council is requested to approve the sale of 2007 Saturn Road in the amount of \$275,000.

5. Approve by minute action the appointment of Marisol Trevizo for an additional three-year term to the Civil Service Commission.

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

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

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

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

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

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

8. Hold public hearings on:

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

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

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

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

9. Consider appointments to Boards and Commissions.

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

Mayor Scott LeMay

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

Council Member Jeff Bass

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

Mayor Pro Tem Deborah Morris

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

Council Member BJ Williams

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

Council Member Ed Moore

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

Council Member Margaret Lucht

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

Council Member Robert Vera

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

Council Member Dylan Hedrick

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

Deputy Mayor Pro Tem Robert John Smith

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

10. Citizen comments.

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.

11. Adjourn.

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 07/19/2022

Item Title: July 5 Regular Session Meeting Minutes

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

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

Attachments

July 5 Meeting Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, July 5, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Deborah Morris
Deputy Mayor Pro Tem Robert John Smith
Council Member Jeff Bass
Council Member Ed Moore
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Robert Vera
Council Member Dylan Hedrick

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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Amy Dunphy, Community Outreach Coordinator, Animal Services, presented the pet of the month.

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

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the June 21 and June 28, 2022, Regular and Special Meeting.
2. Consider approval of the following bids:
 - a. **APPROVED** 2022 Garland Alley & Wastewater Improvements - Group B Bid No. 0875-22

Grantham & Associates, Inc.	\$271,500.00
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This request is to provide engineering services for the design of paving and wastewater improvements in 12 alleys.

- b. **APPROVED Spring Creek Erosion Repair Design Services** **Bid No. 0908-22**

Pacheco Koch Consulting Engineers, LLC \$417,100.00

This request is to provide engineering design services to repair City-maintained gabion retaining walls to protect the stream bank stabilization.

- c. **APPROVED Fire Station No. 1 - Design Services** **Bid No. 0905-22**

Martinez Architects, LP \$1,097,500.00

This request is to provide professional architectural design and engineering services for the new Fire Station No. 1 facility, including master site planning; surveying; replatting; mechanical, electrical, and plumbing; structural engineering; landscape design; and civil engineering.

- d. **APPROVED GP&L Overhead Transmission & Distribution Line Relocations for Naaman School Road** **Bid No. 1131-21**

JW Powerline, LLC. \$75,477.77

This request is to approve a Change Order for Naaman School Road and Highway 78 distribution line reconstruction associated with the Naaman School Road street widening project.

- e. **APPROVED Transformers for Warehouse Inventory** **Bid No. 0830-22**

Texas Electric Cooperatives, Inc. \$167,480.00

This request is for the purchase of three-phase transformers for Warehouse inventory.

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

- a. **APPROVED Zoning File No. Z 22-23, Crown Castle USA, Inc. (District 1)**

Ordinance No. 7342 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision Amendment for an Antenna, Commercial on a 0.02-acre tract of land zoned Community Retail (CR) District and located at 1904 Pleasant Valley 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.

4. **APPROVED Minute action approving a purchase agreement negotiated to date with the property owner in the amount of \$140,566.**

Council has been briefed on previous occasions of the plans for reconstructing Holford Road Segment B (Naaman Forest Blvd. to PGBT). It is currently a two-lane asphalt street and is being reconstructed to a divided concrete street with curbs and dedicated bike lanes and trails. This requires additional land/right-of-way and Staff has been working with consultants to acquire the necessary property interests. One additional purchase agreement has been successfully negotiated with a property owner for the acquisition of right-of-way needed to move forward with the project.

5. **APPROVED Resolution No. 10550** by the City Council of Garland, Texas, to build and maintain a strong relationship with the Garland Independent School District and its other member cities through the creation of an Intergovernmental Working Group; assigning certain city officials as members of the working group; and providing an effective date.

At the May 16, 2022 Work Session, Council considered adopting the resolution presented by the Intragovernmental Affairs Committee regarding the establishment of a Garland Independent School District Coalition.

6. **APPROVED Ordinance No. 7343** amending Section 22.26, "Amendments made to the Texas Food Establishment Rules," of Chapter 22, "Health," of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Severability Clause; and setting an effective date.

At the June 20, 2022 Work Session, Council discussed and deliberated possible amendments to the Texas Food Establishment Rules, as established in Section 22.26 of the Code of Ordinances. A consensus of the Council asked that the City Attorney prepare amendments to the ordinance related to the hours of operation, the written documentation required to be kept within the Mobile Food Preparation Vehicle and certain annual permit exemptions.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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7. **APPROVED Resolution No. 10551** of the City of Garland, Texas finding and determining that the public necessity and convenience require the acquisition of various property rights located at the intersection of Belt Line and Shiloh Roads and at the intersection of Buckingham and Shiloh Roads, in the City of Garland, Texas, said property interests being more particularly described below; providing authorizations to acquire such property rights by purchase or

condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of this resolution; and providing an effective date.

Council approved a resolution authorizing the acquisition of the property rights described in the proposed resolution. The City has been able to negotiate with a number of property owners in the program/project area to acquire the necessary property interests. However, the City has not been able to successfully negotiate a final purchase price with three property owners. The owners are named in the proposed resolution. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion.

The motion was made by Mayor Pro Tem Hedrick that the City Council of the City of Garland, Texas authorizes use of the power of eminent domain to acquire property interests at the intersection of Belt Line and Shiloh Roads and at the intersection of Buckingham and Shiloh Roads, as more fully described in Exhibit "A" to the proposed ordinance located within the City of Garland, Dallas County, Texas, for the widening of the intersection at Belt Line and Shiloh Roads and the intersection of Buckingham and Shiloh Roads to improve over all traffic flow within the City. This motion includes the approval of the proposed resolution and intends that the record vote on this matter applies to all units of property be condemned, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

8. APPROVED Consider the Appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem

Council appointed the Mayor Pro Tem and a Deputy Mayor Pro-Tem.

Mayor Pro Tem Hedrick nominated Council Member Morris for Mayor Pro Tem. A vote was cast with the following result:

Vote: 9 ayes, 0 nays

Mayor Pro Tem Morris nominated Council Member Smith for Deputy Mayor Pro Tem. A vote was cast with the following result:

Vote: 9 ayes, 0 nays

9. APPROVED Mayor Appointments

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

The motion to accept the Mayor's appointments was made by Council Member Hedrick, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

10. APPROVED Texas Municipal Power Agency Appointment

Minute action approving the appointment of James Ratliff as the City of Garland representative to the Texas Municipal Power Agency Board of Directors.

11. Hold public hearings on:

a. APPROVED Consider a Zoning request by Stonehawk Capital Partners, LLC / Masterplan to construct 238 multi-family dwelling units. The site is located at 4245 Bobtown Road in District 3.

Consideration of the application of Stonehawk Capital Partners, LLC / Masterplan, requesting approval of a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 4245 Bobtown Road. (File Z 22-16, District 3)

William Guerin, Director of Planning, presented the staff report. The speaker on this item was Dallas Cothrum, applicant.

There was discussion by the Council.

The motion was made by Council Member Moore to approve the Zoning (Item 11a) and Detail Plan (Item 11b), seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

b. APPROVED Consider a Detail Plan request by Stonehawk Capital Partners, LLC / Masterplan to construct 238 multi-family dwelling units. The site is located at 4245 Bobtown Road in District 3.

Consideration of the application of Stonehawk Capital Partners, LLC / Masterplan, requesting approval of a Detail Plan for Multi-Family development. This property is located at 4245 Bobtown Road. (File Z 22-16, District 3)

c. APPROVED Consider a Specific Use Provision request by Craig A. Edwards for a Convenience Store. The site is located at 429 East IH-30 in District 3.

Consideration of the application of Craig A. Edwards, requesting approval of a Specific Use Provision for a Convenience Store Use on a property zoned Community Office (CO) District. This property is located at 429 East Interstate Highway 30. (File Z 22-33, District 3)

William Guerin, Director of Planning, presented the staff report. The speaker on this item was Craig Edwards, applicant.

There was discussion by the Council.

The motion was made by Council Member Moore to approve the Zoning (Item 11c) and Specific Use Provision Plan (Item 11d), seconded by Mayor Pro

Tem Morris. Motion carried:

Vote: 9 ayes, 0 nays

- d. APPROVED Consider a Site Plan request by Craig A. Edwards for a Convenience Store. The site is located at 429 East IH-30 in District 3.**

Consideration of the application of Craig A. Edwards, requesting approval of a Plan for a Convenience Store. This property is located at 429 East Interstate Highway 30. (File Z 22-33, District 3)

- e. APPROVED Consider a Zoning Change request by the City of Garland to a Planned Development District for a mix of residential, retail, and hospitality uses that would support the DART transit facility. The site is located at 6302 Greenbelt Parkway and 6151 Duck Creek Drive in District 4.**

Consideration of the application of City of Garland, requesting approval of Planned Development (PD) District for Mixed Uses on property currently zoned Community Retail (CR) District, Planned Development (PD) District 92-29, and Single-Family-7 (SF-7) District with S 01-15. This property is located at 6302 Greenbelt Parkway and 6151 Duck Creek Drive (southeast side of Duck Creek Drive and Greenbelt Parkway). (File Z 22-25, District 4)

William Guerin, Director of Planning, presented the staff report.

There was discussion by the Council.

The motion was made by Council Member Williams to approve the Planned Development District Zoning Change for mixed use and accept the Plan Commission's recommendations that future Detail Plans go through the review process, seconded by Council Member Moore. Motion carried:

Vote: 9 ayes, 0 nays

- f. APPROVED Consider Garland Development Code Amendments regarding Multi-Family Development Standards.**

Consider amending Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations;" Division 2, "Land Use Matrix," of Article 5, Chapter 2, of the Garland Development Code; and the Official Zoning Map of the City of Garland, Texas.

William Guerin, Director of Planning, presented the staff report.

There was discussion by the Council.

The motion was made by Mayor Pro Tem Morris to approve the Garland Development Code Amendments regarding Multi-Family Development Standards (Item 11f), seconded by Council Member Williams. Motion carried:

Vote: 9 ayes, 0 nays, adopting **Ordinance No. 7344**

12. Consider appointments to Boards and Commissions.

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

APPROVED Deputy Mayor Pro Tem Williams

- Blanca Sanchez - Cultural Arts Commission
- Christine Lumpkin-Bell - Property Standards Board

Council Member Williams nominated Blanca Sanchez to the Cultural Arts Commission and Christine Lumpkin-Bell to the Property Standards Board.

Council Member Lucht

- Rich Aubin - Plan Commission

Council Member Lucht nominated Rich Aubin to the Plan Commission.

A vote was cast for all nominations, with the following result:

Vote: 9 ayes, 0 nays

13. Citizen comments: Don E. Howard

14. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:27 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 07/19/2022

Item Title: Testing Services for Duck Creek Standby Generator Installation

Submitted By: Wes Kucera, Managing Director

Bid Number: 1002-21

Purchase Justification:

This request is to approve Change Order #1 for construction material testing services required for the installation of standby generators at Duck Creek WWTP. The site requires testing on soil, drilled pier depth, pier cleanliness and concrete testing for all areas requiring concrete. During pier drilling and pouring operations for the generator pads and the new electrical building, several delays were encountered due to area wide shortages of concrete. While 6 to 8 piers were expected to be drilled and poured each day, the unreliable concrete deliveries limited the piers to 1 to 2 per day. As a result, the budget for this project has exceeded the original anticipated costs. This Change Order will allow the project to resume and be completed without further delays.

Evaluation:

Terracon Consultants, Inc., was awarded the original PO 31888 in the amount of \$7,091.00 on June 22, 2021.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Terracon Consultants, Inc.	All	\$6,000.00
TOTAL:		\$6,000.00

Basis for Award: Change Order

Purchase Requisition #: 47424

Fiscal Impact

Total Project/Account: \$10,101,422
Expended/Encumbered to Date: 9,430,047
Balance: \$671,375

This Item: 6,000
Proposed Balance: \$665,375
Account #: 230-4239-3402700-9007
Fund/Dept/Project – Description and Comments:
Wastewater CIP / Duck Creek WWTP Replacements/Mods.

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2022
Document Location: Prop. CIP, Page 279

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 06/13/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 06/13/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 07/19/2022

Item Title: Lonnecker Drive Wastewater Main Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0903-22

Purchase Justification:

This request is to provide engineering services for the design of approximately 2,600 linear feet of wastewater main replacement along Lonnecker Drive from Miller Road to Wood Drive, including manholes and service laterals. These replacements are part of the 2019 Wastewater Master Plan annual pipeline renewal recommendation.

Evaluation:

Kimley-Horn and Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19 based on previous experience on Ford & Belmont Alley wastewater and Zion Road/I.H. 30 water improvement projects with similar scope and magnitude.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Kimley-Horn and Associates, Inc.	All	\$150,900.00
TOTAL:		\$150,900.00

Basis for Award: Most Qualified

Purchase Requisition #: 47528

Fiscal Impact

Total Project/Account: \$10,224,053
Expended/Encumbered to Date: 7,958,817
Balance: \$2,265,236
This Item: 150,900
Proposed Balance: \$2,114,336
Account #: 235-4149-3212400-7101
Fund/Dept/Project – Description and Comments:

Wastewater CIP / Wastewater Collection / Infiltration Correction - Various

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 263

Budget Director Approval: Allyson Bell Steadman

Approval Date: 06/23/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/21/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 07/19/2022

Item Title: Wastewater Mains Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0732-22

Purchase Justification:

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

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with Tri-Con Services, Inc., submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri-Con Services, Inc.	All	\$1,412,500.00
Optional Contingency		141,250.00
TOTAL:		\$1,553,750.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 47256

Fiscal Impact

Total Project/Account:	\$10,536,722
Expended/Encumbered to Date:	6,868,633
Balance:	\$3,668,089
This Item:	1,553,750
Proposed Balance:	\$2,114,339
Account #:	235-4149-3212400-9305; 831-4693-7111

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Infiltration Correction - Various	\$1,233,571
Operating Budget / Street Department / Construction	320,179
Total	\$1,553,750

Attachments**Bid Recap**

Fiscal Reference:

Budget Type: Operating Budget
 CIP

Fiscal Year: 2022

Document Location: Oper. - Page 216 and Prop. CIP - Page 263

Budget Director Approval: Allyson Bell Steadman Approval Date: 07/07/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 07/01/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 07/19/2022

Item Title: Right-of-Way Mowing

Submitted By: Matthew Grubisich, Parks Director

Bid Number: 0381-19

Purchase Justification:

This request is to approve Change Order #2 to add Right-of-Way (ROW) mowing to the existing thoroughfare and median mowing contract. Staffing shortages have greatly reduced the ability of Parks personnel to properly maintain the rights-of-way. This Change Order will allow the incumbent contractor to maintain the ROW until a new contract can be solicited and awarded. Contracting all ROW maintenance will allow those FTEs to be utilized for maintenance in Parks, Aquatics, and other divisions to help with staffing and hiring issues.

Evaluation:

Carruthers Landscape Management, Inc., was awarded the initial BL 7585 with four (4) optional renewals in the amount of \$78,780.00 on April 11, 2019. Change Order #1 was approved in the amount of \$193,293.92 at the January 5, 2021, City Council meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Carruthers Landscape Management, Inc.	All	\$93,000.00
	TOTAL:	\$93,000.00

Basis for Award: Change Order

Purchase Requisition #: 47428

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$93,000
Proposed Balance:	N/A
Account #:	100-2431-711111

Fund/Dept/Project – Description and Comments:

General Fund / Parks, Recreation & Cultural Arts Department / Mowing Contract

This Term Contract Change Order sets price but does not commit funds. Expenses will be charged to the Park Maintenance operating account as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 138

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/07/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 07/19/2022

Item Title: Health Benefits Brokerage and Actuarial Services

Submitted By: Kristen Smith, HR Director

Bid Number: 0719-22

Purchase Justification:

To promote transparency and as part of recommendations included in the City's health benefit strategic plan, a request for proposals was issued for brokerage and actuarial services.

Specifically, qualified providers would partner with the City in the following areas:

- Health Fund Management
- Benefit Third-Party Administrator and Vendor Management
- Health Program Promotion & Marketing
- Actuarial Services
- Regulatory Best Practices
- Serve as a consultative partner in regard to the CityCare Clinic
- Other relevant services, as applicable

This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A Request for Proposals was issued in accordance with Purchasing procedures. Four (4) proposals were received and evaluated based on published criteria. HUB International Texas, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
HUB International Texas, Inc.	All	\$195,000.00
TOTAL:		\$195,000.00

Basis for Award: Best Value

Purchase Requisition #: 47546

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item: \$195,000

Proposed Balance: N/A

Account #: 401-1194-7151

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Group Health Operations accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 294

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/01/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 07/19/2022

Item Title: Engineering Design Services for Brand Road Improvements - S.H. 190 to Muirfield Road

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0955-22

Purchase Justification:

This request is to provide professional design services for paving, drainage, water and wastewater improvements on Brand Road from S.H. 190 to Muirfield Road as part of the 2004 Bond Program. The design contract for this project was placed on hold in December 2017 and subsequently terminated. The City of Garland now desires to complete the design and construction of this project. The engineering design services contract will update the plans to conform to the City's April 2022 Technical Standards Manual. The work will also include field survey work and Subsurface Utility Engineering (SUE) to reflect current conditions as well as adjustments to the drainage, water, wastewater, paving and right-of-way. The roundabout design will also be adjusted to accommodate recent neighborhood feedback.

Evaluation:

R-Delta Engineers, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers, Inc.	All	\$225,530.00
TOTAL:		\$225,530.00

Basis for Award: Most Qualified

Purchase Requisition #: 47581

Fiscal Impact

Total Project/Account: \$1,074,000

Expended/Encumbered to Date: 596,612

Balance: \$477,388
This Item: 225,530
Proposed Balance: \$251,858
Account #: 624-1409-1427304-7101

Fund/Dept/Project – Description and Comments:

Street/Transportation / Engineering / Brand Road - S.H. 190 to Muirfield

Attachments

Bid Recap
Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2022
Document Location: Prop. CIP - Page 98

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 07/08/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/07/2022





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 07/19/2022

Item Title: Consultation for Workday Implementation

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 1288-21

Purchase Justification:

This request is to approve a Change Order to provide additional implementation services for Workday. This will enhance timekeeping for departments requiring base projects functionality to support time tracking and capture service requests and job costing numbers for various types of projects.

Evaluation:

Accenture, LLP, was awarded the original PO 32292 in the amount of \$3,321,982 at the September 21, 2021, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Accenture, LLP	All	\$79,558.00
TOTAL:		\$79,558.00

Basis for Award: Change Order

Purchase Requisition #: 47538

Fiscal Impact

Total Project/Account: \$3,929,558
Expended/Encumbered to Date: 3,795,736
Balance: \$133,822
This Item: 79,558
Proposed Balance: \$54,264
Account #: 415-4599-2345921-9029
Fund/Dept/Project – Description and Comments:

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 322

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/01/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 07/19/2022

Item Title: Rowlett Creek Final Effluent Pump

Submitted By: Wes Kucera, Managing Director

Bid Number: 0932-22

Purchase Justification:

This request is to replace the Final Effluent Pump #2 at the City of Garland's Rowlett Creek Wastewater Treatment Plant. The existing pump is over 38 years old, and it is beyond the cost-effective repair life cycle. This new pump will provide system reliability in order to sustain proper treatment plant operations.

Evaluation:

Jersey Equipment Company is the Sole Source sales representative for the Final Effluent Pump for our territory.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Jersey Equipment Company	All	\$149,840.00
TOTAL:		\$149,840.00

Basis for Award: Sole Source

Purchase Requisition #: 47550

Fiscal Impact

Total Project/Account: \$11,894,244
Expended/Encumbered to Date: 10,734,502
Balance: \$1,159,742
This Item: 149,840
Proposed Balance: \$1,009,902
Account #: 235-4229-3302900-9007
Fund/Dept/Project – Description and Comments:

Wastewater CIP / Rowlett Creek WWTP Replacements/Mods.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP, Page 277

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/08/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 07/19/2022

Item Title: GP&L Millwood Switch Station Construction Services

Submitted By: Steve Martin, GP&L Transmission Director

Bid Number: 0744-22

Purchase Justification:

This request is to provide all labor, tools and equipment needed for the construction of the GP&L Millwood Switch Station. This project will provide a point of interconnection to Rayburn Country and Farmers Electric Cooperative with Garland Power & Light for a distribution substation. 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. Eight (8) bids were received and evaluated based on the published criteria. Powerline Services, Inc., was considered nonresponsive for taking exception to the hauling and disposal of the spoils as required in the bid specifications. Primoris T&D Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Primoris T&D Services, LLC	All	\$2,290,469.97
Optional Contingency		229,047.00
	TOTAL:	\$2,519,516.97

Basis for Award: Best Value
Purchase Requisition #: 47271

Fiscal Impact

Total Project/Account: \$8,521,000
Expended/Encumbered to Date: 3,214,611
Balance: \$5,306,389
This Item: 2,519,517
Proposed Balance: \$2,786,872
Account #: 210-3799-3180101-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap 1 of 2
Bid Recap 2 of 2

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2022
Document Location: Prop. CIP - Page 294

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 07/08/2022
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 07/07/2022

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 07/19/2022

Item Title: Switchgears for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0841-22

Purchase Justification:

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

Evaluation:

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

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texas Electric Cooperatives, Inc.	All	\$204,660.00
TOTAL:		\$204,660.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 47426

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$204,660
Proposed Balance: N/A
Account #: 451-1300

Fund/Dept/Project – Description and Comments:

The switchgears will be charged to the appropriate Electric capital and/or operating account(s) as issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2021-22

Document Location: Oper. Budget - Page 235; Prop. CIP - Page 283

Budget Director Approval: Allyson Bell Steadman Approval Date: 07/08/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 07/01/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 07/19/2022

Item Title: Sewer Jet Truck

Submitted By: Garth Sanich, Director of Fleet Services

Bid Number: 0953-22

Purchase Justification:

This request is for the purchase of one (1) replacement Sewer Jet Truck to be utilized by the Wastewater Department.

Evaluation:

The Sewer Jet Truck is available from Rush Truck Centers through the BuyBoard Cooperative Purchasing Contract 601-19 in the amount of \$200,358.44. The Sewer Jet Body is included as non-published option in the amount of \$49,251.91.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Rush Truck Centers of Texas	All	\$249,610.35
TOTAL:		\$249,610.35

Basis for Award: Cooperative Purchase

Purchase Requisition #: 47560

Fiscal Impact

Total Project/Account: \$1,603,713 *

Expended/Encumbered to Date: 1,354,103

Balance: \$249,610

This Item: 249,610

Proposed Balance: \$0

Account #: 444-4122-9009

Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / Wastewater Department
Replacement of Unit #410-1397

* An additional \$339,424 will be added to the Equipment Replacement Fund's appropriation for the Wastewater Department in the FY 2021-22 Revised Budget for the emergency replacement of one vehicle and unscheduled replacement of another vehicle (#410-1397) based on department needs.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Oper. Budget - Page 279

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/06/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. I.

Meeting Date: 07/19/2022

Item Title: New Tempus Cardiac Monitors and Associated Equipment

Submitted By: Mark Lee, Fire Chief

Bid Number: 0938-22

Purchase Justification:

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

Evaluation:

The Tempus cardiac monitors and associated equipment are available from Philips North America, LLC, through the Savvik Cooperative Purchasing Contract GPOPS00010 RFB 2021-06.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Philips North America, LLC	All	\$714,617.12
TOTAL:		\$714,617.12

Basis for Award: Cooperative Purchase

Purchase Requisition #: 47562

Fiscal Impact

Total Project/Account: \$3,238,000

Expended/Encumbered to Date: 1,812,944

Balance: \$1,425,056

This Item: 714,617

Proposed Balance: \$710,439

Account #: 691-1399-1210800-9007

Fund/Dept/Project – Description and Comments:

Public Safety CIP / Fire Department / Emergency Response Safety Equipment

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2022

Document Location: Prop. CIP - Page 168

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/08/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. m.

Meeting Date: 07/19/2022

Item Title: Fire Hydrants for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0872-22

Purchase Justification:

This request is for the purchase of Fire Hydrants for Warehouse inventory to support the Water Department. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Core & Main, LP, was considered nonresponsive due to taking several exceptions to our Terms and Conditions. Ferguson Waterworks is recommended as the Lowest Responsible Bidder.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Ferguson Waterworks	All	\$156,747.00
TOTAL:		\$156,747.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 47468

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$156,747.00
Proposed Balance: N/A
Account #: 451-1300
Fund/Dept/Project – Description and Comments:

The fire hydrants are Warehouse inventory items and will be charged to the appropriate Water operating and/or capital account(s) as they are issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2021-22

Document Location: Page 242

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/08/2022

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 07/08/2022



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. n.

Meeting Date: 07/19/2022

Item Title: Luminaires for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0856-22

Purchase Justification:

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

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. Kanko and Consolidated Electrical Distributors were considered nonresponsive due to not submitting testing reports as required in the specifications. Techline, Inc., submitted the Lowest Responsible Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$236,081.00
TOTAL:		\$236,081.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 47456

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$236,081
Proposed Balance: N/A
Account #: 451-1300
Fund/Dept/Project – Description and Comments:

The luminaires will be charged to the appropriate Electric capital and/or operating account(s) as issued from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2021-22

Document Location: Oper. Budget - Page 235; Prop. CIP - Page 283

Budget Director Approval: Allyson Bell Steadman Approval Date: 07/08/2022

Purchasing Director Approval: Gary L. Holcomb Approval Date: 07/08/2022



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. a.

Meeting Date: 07/19/2022

Item Title: Z 22-16 Stonehawk Capital Partners, LLC / Masterplan (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-16 Stonehawk Capital Partners, LLC / Masterplan

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-16 Ordinance

Z 22-16 Exhibit A

Z 22-16 Exhibit B

Z 22-16 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 19-22 AND COMMUNITY RETAIL (CR) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR MULTI-FAMILY USES AND 2) A DETAIL PLAN FOR MULTI-FAMILY DEVELOPMENT ON A 7.5403-ACRE TRACT OF LAND LOCATED AT 4245 BOBTOWN ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of June, 2022, the Plan Commission did consider and make recommendations on a certain request for 1) a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family development by **Stonehawk Capital Partners, LLC / Masterplan**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family development on a 7.5403-acre tract of land located at 4245 Bobtown Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 22-16

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-16

BEING A 7.5403-acre tract of land in all of Lots 3 and part of Lot 4, Block 1 of QT 962 Addition, an addition to the City of Garland, recorded in Instrument No. 202100226741, Official Public Records, Dallas County, Texas.

BEGINNING at an aluminum disk found for the southeast corner of said Lot 4, and being in the north right-of-way line of Bobtown Road (a variable width right-of-way);

THENCE with said north right-of-way line of Bobtown Road and south line of said Lots 3 and 4, the following courses and distances:

South 89°35'03" West, a distance of 423.85 feet to an aluminum disk found for corner;

North 84°10'02" West, a distance of 101.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°35'03" West, a distance of 77.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 3 and southeast corner of Lot 1, Block 1 of said QT 962 Addition;

THENCE departing said north right-of-way line of Bobtown Road and with the northwest line of said Lot 3 and

southeast line of said Lot 1, the following courses and distances:

North 00°01'11" East, a distance of 19.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°58'49" West, a distance of 2.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°01'11" East, a distance of 217.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 40°32'18" East, a distance of 174.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 63°32'11" East, a distance of 230.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°01'11" East, a distance of 173.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said northwest line of said Lot 3 and said southeast line of said Lot 1, over and across said Lot 4, North 89°35'03" East, a distance of 342.37 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the east line of said Lot 4, from which a 5/8-inch iron rod found for corner bears North 05°03'41" East, a distance of 310.22 feet;

THENCE with said east line of Lot 4, South 05°03'41" West, a distance of 658.00 feet to the POINT OF BEGINNING and containing 328,456 square feet or 7.5403 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-16

4245 Bobtown 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, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Building Height: The maximum height shall be fifty-three (53) feet.

D. Dwelling Size: The minimum dwelling size for a one-bedroom unit shall be 627 square feet.

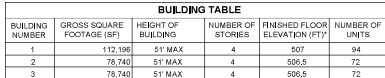
E. Density: The maximum density shall be thirty-two (32)

dwelling units per acre.

- F. Carports: Carports structures are allowed to be located within the building setbacks as reflected in Exhibit C.
- G. Dwelling Units: A total of 238 dwelling units shall be permitted.
- H. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- I. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - 1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
 - 2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
 - 3. Screening and paving must be regularly maintained

in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

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



*FINISHED FLOOR ELEVATIONS MAY CHANGE WITH FINAL ENGINEERING PLANS

SHEET NUMBER	SITE PLAN	STONEHAWK GARLAND GARLAND, TX CASE NO. 220125-1	PROJECT No. 094518323 DATE: MAY 2022 SCALE: AS SHOWN DRAWN BY: BIMM CHECKED BY: JCS	Kimley»Horn 1345 NIEL ROAD, TWO OAKLEAF OFFICE TOWER, SUITE 700 PHOENIX, ARIZONA 85001-1500 TEL: 602.262.6200 TEAMS@KIMLEY-HORN.COM	No. REVISIONS DATE BY

VICINITY MAP

N.T.S.

WORDS WORTH

WATERHOUSE

ROAN

WHITECASTLE

SITE

BOSTON

LOCUST GROVE

PRESTON GEORGE TURNING

30

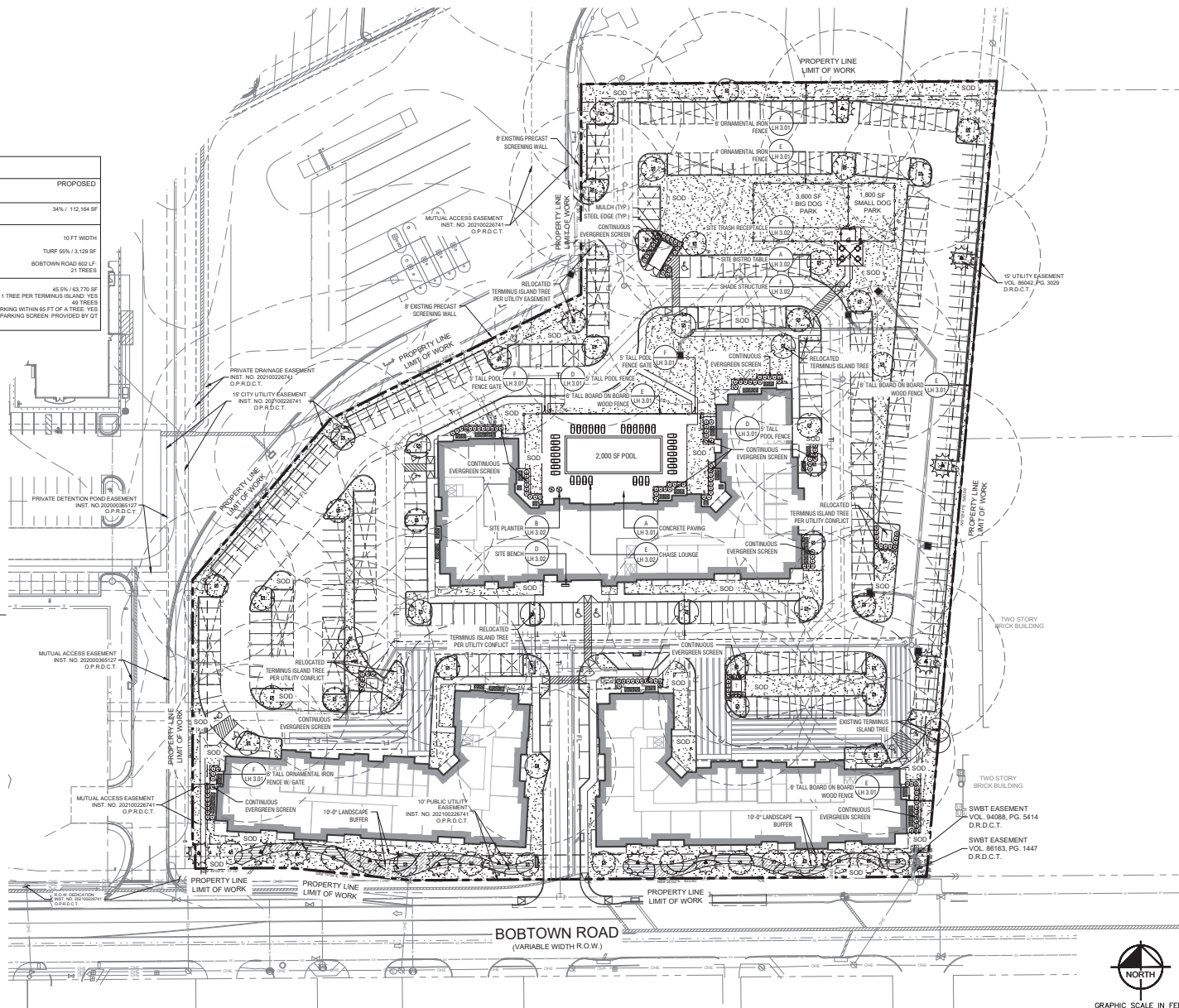
VICINITY MAP

N.T.S.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

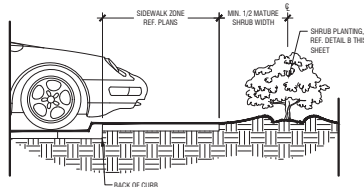
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.

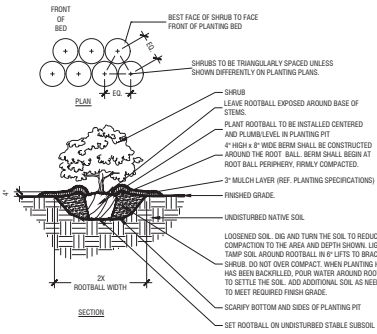


© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

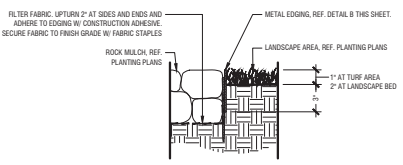
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Sidewalk
Scale: NTS

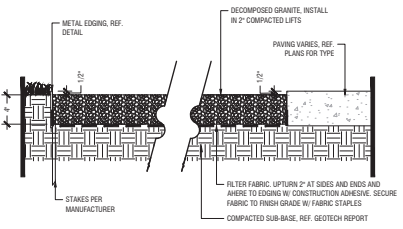


Typical Shrub Planting
Scale: NTS

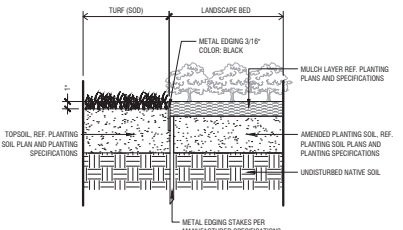


NOTES:
1. EDGING SHALL NOT BE INSTALLED ADJACENT TO SIDEWALKS.
2. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARDS.

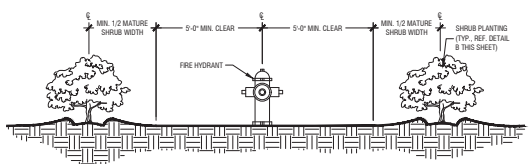
METAL EDGING (AT ROCK COBBLE BED)
Scale: 1 1/2\"/>



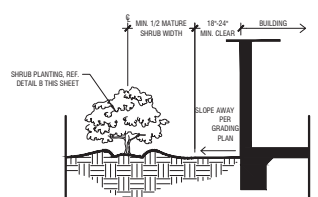
Decomposed Granite
Scale: 1 1/2\"/>



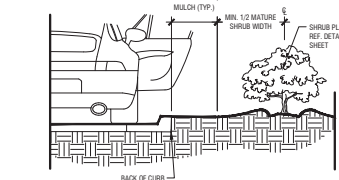
METAL EDGING (AT TURF & LANDSCAPE BED)
Scale: 1 1/2\"/>



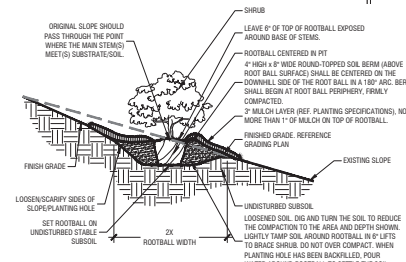
Shrub Planting at Fire Hydrant
Scale: NTS



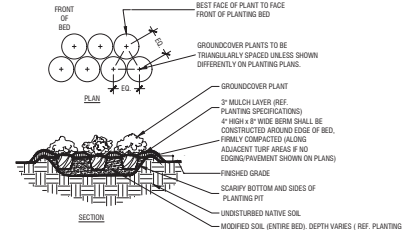
Shrub Planting at Building Edge
Scale: NTS



Shrub Planting at Curb
Scale: NTS



Shrub Planting on 5-50% (20:1 TO 2:1) Slope
Scale: NTS



Typical Groundcover Planting
Scale: NTS

PROJECT NO. 220125-1				DATE: MAY 2022			
DESIGNED BY: JLG				SCALE: AS SHOWN			
DRAWN BY: JLG				CHECKED BY: JLG			
APPROVED BY: JLG				REVISIONS			
				DATE			
				BY			

Kimley-Horn

13655 MOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 1700
PHOENIX, AZ 85024
PHONE: (602) 771-1100 FAX: (602) 771-1101
TULSA REGISTERED ENGINEER #1984

Kimley-Horn

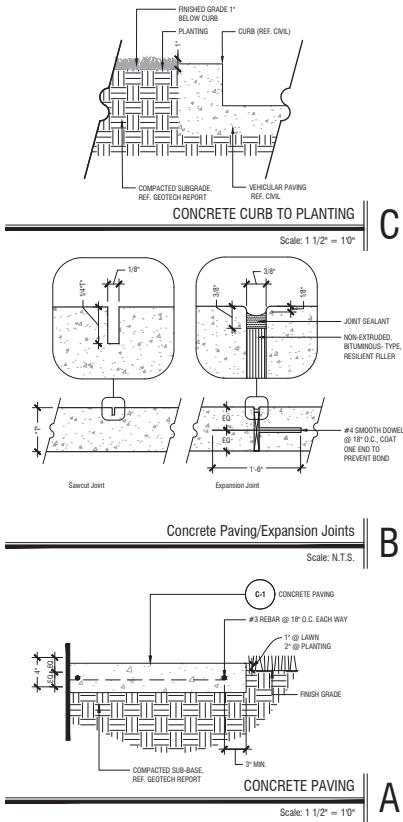
13655 MOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 1700
PHOENIX, AZ 85024
PHONE: (602) 771-1100 FAX: (602) 771-1101
TULSA REGISTERED ENGINEER #1984

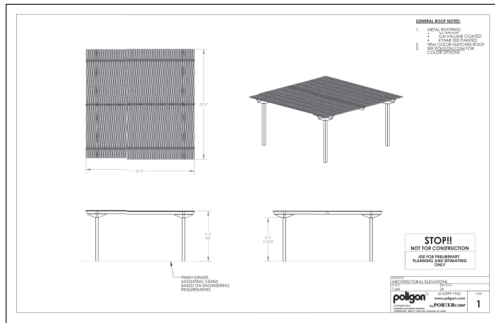
STONEHAWK GARLAND

GARLAND, TX
CASE NO. 220125-1

LANDSCAPE DETAILS

SHEET NUMBER
LP 3.02





Vision Sling Elevated Nesting Sling Chaise Lounge

Model: 1000000

REQUEST A QUOTE

Available Option:

FRAME FINISHES:

SUNG FINISHES:

Selected Options:

Frame Finish: Silver

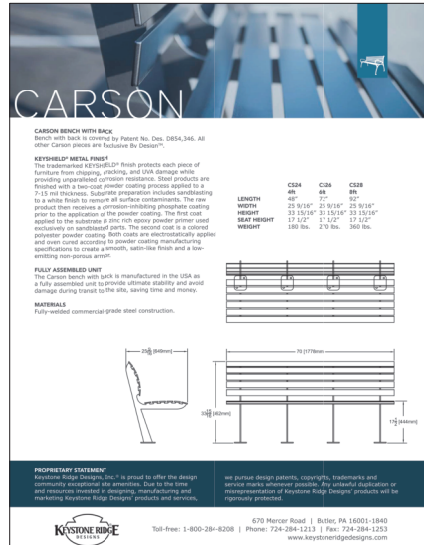
Sung Finish: Gray/Silver

DETAILS TECHNICAL SPECIFICATIONS

Width (in): 31
 Height (in): 44
 Seat Height (in): 17.5
 Weight (lbs): 30

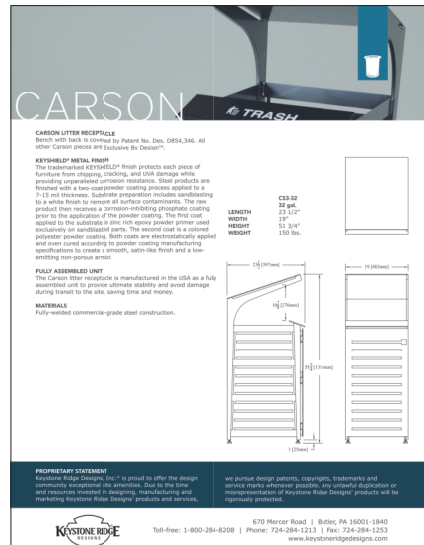
CHAISE LOUNGE

Scale: NTS



SITE BENCH

Scale: NTS



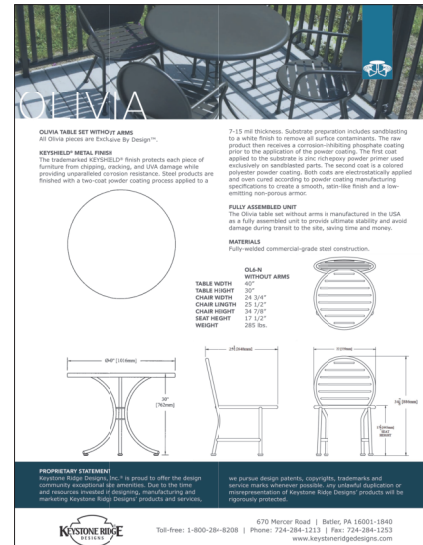
SITE TRASH RECEPTACLE

Scale: NTS



SITE LANDSCAPE PLANTER

Scale: NTS



SITE BISTRO TABLE

Scale: NTS

PROJECT NO.
00014823

DATE
MAY 2022

SCALE
AS SHOWN

DESIGNED BY
SHAWN BY

CHECKED BY
BMP

PRELIMINARY

Kimley-Horn

Kimley-Horn

STONEHAWK GARLAND

GARLAND, TX

CASE NO. 220 125-1

HARDSCAPE CUT SHEETS

SHEET NUMBER

LH 3.02

Kimley-Horn

13655 MOLE ROAD, SUITE 100, DALLAS, TX 75244

PHONE: 972.701.1000 FAX: 972.701.1001

TEXAS REGISTERED PROFESSIONAL ENGINEER #208

REVISIONS

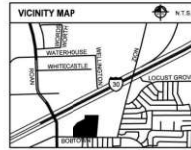
DATE

BY

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1 BUILDING 'A' SOUTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



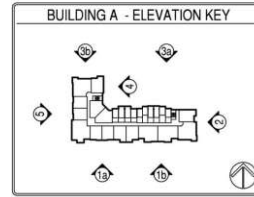
BUILDING MATERIAL CALCULATION - ELEVATION #1

MATERIAL:	17%	MATERIAL:	1,779 SF	22%
STONE		STONE		
SIDING	98%	SIDING	6,210 SF	98%
GLAZING	20%			

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.85)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
1. AWNING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS
2. RECESSED ENTRY	5. DIVIDED ENTRY WINDOWS
3. VARIED ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIMS



ELEVATION LEGEND

T.O.H. = TOP OF HILL
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PLATE
T.O.F. = TOP OF FOUNDATION

MATERIALS KEY

COMPOSITION SHINGLES
STONE
FIBER CEMENT BOARD & BATTEN SIDING
FIBER CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTED JOCK SIZES AND FEATURES
NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL

NAME OF OWNER: STONEHAWK GARLAND
NAME OF APPLICANT: JENNIFER GARBER, P.E.
PLAN PREPARER: ERIK EARNSHAW, HEDK ARCHITECTS
480 EXCEL PARKWAY
ADDISON, TEXAS 75001
714.330.8878

PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
EXISTING ZONING: PD-CR
PROPOSED ZONING: PD-CR
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #1

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 283.2 FT X 20% = 56.6 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 283.2 FT X 20% = 56.6 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 283.2 FT X 30% = 75.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT



S1- STONE MANUFACTURER: KONA MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTAINTED COLOR: COBBLESTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254	P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067
P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPÉ SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993	P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1- SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSSE WOODSIDING
A1- METAL ROOF MANUFACTURER: BERRIDGE COLOR: MATTE BLACK	W1- WINDOWS MANUFACTURER: PLYGEM COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SENCOR COLOR: COLORHALL GRAY 021	

1a BUILDING A - SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
04-13-2022



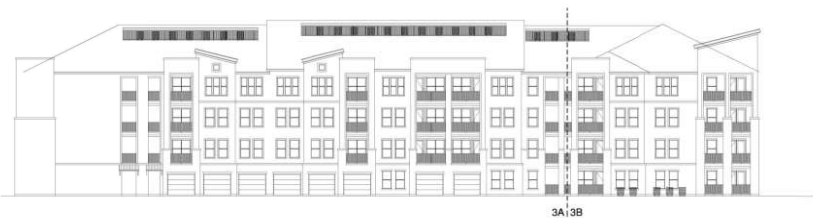
DATE
04-13-22

PROJECT
22112

SHEET NUMBER

A4-00
BUILDING A
EXTERIOR ELEVATIONS

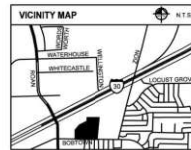
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3A|3B

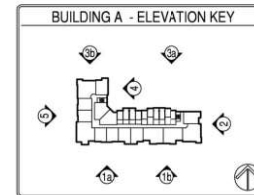
3 BUILDING 'A' NORTH OVERALL ELEVATION

SCALE: 1" = 20'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #3	
MATERIAL	21% STONE 3,072 SF 26%
SIDING	62% SIDING 6,039 SF 74%
GLAZING	17% GLAZING 1,680 SF 20%
BUILDING FACADES COMPLY WITH: SDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.83)	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1-AVING OF CANOPIES	4-ORNAMENTAL WINDOW HEADERS
2-RECESSED ENTRY	5-DIVIDED LIGHT WINDOWS
3-VARIED ROOF HEIGHTS	6-ORNAMENTAL FACADE TRIMS

NAME OF OWNER: STONEHAWK GARLAND
NAME OF APPLICANT: JENNIFER GARRETT, P.E.
PLAN PREPARED: ERIC KARNHAWK, HEDK ARCHITECTS
4000 EXCL. PARKWAY
ADDISON, TEXAS 75001
214.530.8878



PROJECT ADDRESS: BORTOWN ROAD GARLAND, TX
EXISTING ZONING: PD, CR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

ELEVATION LEGEND	
T.O.H. - TOP OF HILL	
T.O.D. - TOP OF DECK	
T.O.P. - TOP OF PLATE	
T.O.F. - TOP OF FOUNDATION	
MATERIALS KEY	
[Pattern]	COMPOSITION SHINGLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN BOARD
[Pattern]	FIBER CEMENT LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL WIRING FOR SCHEDULING AND COORDINATE SCHEDULING WITH ELECTRICAL.	
NOTE: CONDENSERS UNITS MOUNTED AT GROUND FLOOR LEVEL.	

BUILDING ARTICULATION - ELEVATION #3			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 236.2 FT. X 30% = 47.2 FT. MINIMUM PERPENDICULAR OFFSET OF 1 FEET	NA	BUILDING FACADE LENGTH 236.2 FT. X 20% = 47.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 236.2 FT. X 30% = 70.9 FT. MINIMUM PERPENDICULAR OFFSET OF 1 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT.



S1: STONE MANUFACTURER: KONE MATERIALS COLOR: PEARL STONE SAND	R1: ROOF MANUFACTURER: CERTAINTEED COLOR: COBBLESTONE GRAY	P1: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY
P2: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CRYSTAL SW 7057	P3: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAPE SW 7501	P4: PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
W1: SIDING MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W2: SIDING MANUFACTURER: SHERWIN WILLIAMS COLOR: CHOCOLATE MOORE	W3: SIDING MANUFACTURER: SHERWIN WILLIAMS COLOR: MATTE BLACK
W4: WINDOW MANUFACTURER: PLYGEM COLOR: WHITE	W5: WINDOW MANUFACTURER: SHERWIN WILLIAMS COLOR: COLONIAL GRAY 021	W6: WINDOW MANUFACTURER: SHERWIN WILLIAMS COLOR: COLONIAL GRAY 021

3a BUILDING A - NORTH EXTERIOR ELEVATION

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

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED 04-13-2022

HEDK ARCHITECTS

4000 EXCL. PARKWAY DRIVE ADDISON, TX 75001
214.530.8878

DATE 04-13-22

PROJECT 22112

SHEET NUMBER A4-02

BUILDING A EXTERIOR ELEVATIONS

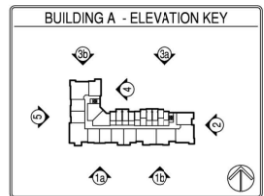


3 BUILDING 'A' OVERALL ELEVATION
SCALE: 1" = 20'-0"

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BUILDING MATERIAL CALCULATION - ELEVATION #5	
MATERIAL STONE	20%
SIDING GLAZING	50% 25%
MATERIAL STONE	1,109 SF 25%
SIDING	3,319 SF 75%
BUILDING FACADES COMPLY WITH: QDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83)	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1-awning OR CANOPIES	4-ORNAMENTAL WINDOW HEADER
2-RECESSED ENTRY	5-DIVIDED LIGHT WINDOWS
3-VARIED ROOF HEIGHTS	6-ORNAMENTAL FACADE TRIM



ELEVATION LEGEND	
T.O.H. =	TOP OF HEEL
T.O.D. =	TOP OF DECK
T.O.P. =	TOP OF PLATE
T.O.F. =	TOP OF FOUNDATION

MATERIALS KEY	
	COMPOSITION SHINGLES
	STONE
	FIBER CEMENT BOARD & BATTEN SIDING
	FIBER CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE ALL RESOLVING SISING FEATURE

NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL.

NAME OF OWNER - STONEHAWK GARLAND NAME OF APPLICANT - JENNIFER GANSERT, P.E. PLAN PREPARED BY - ERIK EARNSHAW, HEDK ARCHITECTS 4505 EGCEL PARKWAY ADDISON, TEXAS 75001 214.529.8878	PROJECT ADDRESS: BORTOWN ROAD GARLAND, TX EXISTING ZONING: PD - CR PROPOSED ZONING: PD SIGNAGE TO COMPLY WITH CITY STANDARDS
--	---

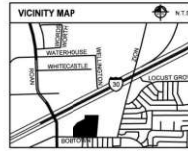
BUILDING ARTICULATION - ELEVATION #5				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACE LENGTH 135.6 FT. X 20% = 27.1 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET		NA	BUILDING FACE LENGTH 135.6 FT. X 20% = 27.1 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACE LENGTH 135.6 FT. X 30% = 40.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 2 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NONARTICULATED BUILDING HEIGHT	42.5 FT



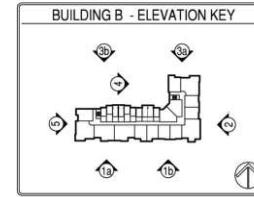
5 BUILDING A - WEST EXTERIOR ELEVATION



1 BUILDING 'B' SOUTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #1	
MATERIAL:	1. MATERIAL:
STONE	STONE 1,779 SF 22%
SIDING	SIDING 6,210 SF 98%
GLAZING	GLAZING 28%
BUILDING FACADES COMPLY WITH:	
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1. AWNING OR CANOPY	4. ORNAMENTAL WINDOW HEADER
2. RECESSED ENTRY	5. DIVIDED LIGHT WINDOW
3. VARIOUS ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIM



ELEVATION LEGEND	
T.O.H. - TOP OF HILL	
T.O.D. - TOP OF DECK	
T.O.P. - TOP OF PLATE	
T.O.F. - TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION	
SHINGLES	
STONE	
FIBER CEMENT BOARD & BATTEN	
FIBER CEMENT LAP SIDING	
NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTED FOR SIZES AND POSITIONS	
NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL	

NAME OF OWNER: STONEHAWK GARLAND
NAME OF APPLICANT: ZIMMER GARDEN, P.C.
PLAN PREPARED: ERIC EARNHART, HEDK ARCHITECTS
400 EXCEL PARKWAY
ADDISON, TEXAS 75001
714.320.8878

PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
EXISTING ZONING: PUDR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #1			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 283.2 FT X 30% = 85.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 283.2 FT X 20% = 56.6 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 283.2 FT X 30% = 85.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT



1a BUILDING B - SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

S1- STONE MANUFACTURER: KONA MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTAINTED COLOR: COBBLESTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254
P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPÉ SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1- SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSE WOODSIDING	A1- METAL ROOF MANUFACTURER: BORRIDGE COLOR: MATTE BLACK
W1- WINDOWS MANUFACTURER: PLYGEM COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SENOX COLOR: COLONIAL GRAY 021	

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED 04-13-2022

HEDK ARCHITECTS

4000 WILLOW DRIVE ADDISON, TX 75001
214.520.8878

DATE 03-14-22

PROJECT 22112

SHEET NUMBER A4-10

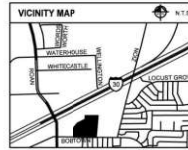
BUILDING B EXTERIOR ELEVATIONS



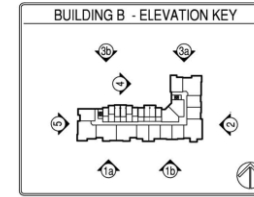
1 BUILDING 'B' SOUTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



1b BUILDING B - SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #1			
MATERIAL	17%	MATERIAL	1,779 SF 22%
STONE		STONE	
GLAZING	98%	SIDING	6,210 SF 98%
BUILDING FACADES COMPLY WITH:			
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
1. AWNING OR CANOPIES		4. ORNAMENTAL WINDOW HEADS	
2. DIVIDED ENTRY		5. DIVIDED LIGHT WINDOW	
3. VARIOUS ROOF HEIGHTS		6. ORNAMENTAL FACADE TRIM	



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	
MATERIALS KEY	
[Pattern]	COMPOSITION SHINGLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING
[Pattern]	FIBER CEMENT LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOX SIZES AND COORDINATE SURROUNDING BUILD FEATURE	
NOTE: CONDENSED UNITS MOUNTED AT GROUND FLOOR LEVEL	

NAME OF OWNER: STONEHAWK GARLAND	PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
NAME OF APPLICANT: ZIMMER GARDEN, P.C.	EXISTING ZONING: PDCR
PLAN PREPARER: ERIK EARNSHAW, HEDK ARCHITECTS	PROPOSED ZONING: PD
400 EXCEL PARKWAY	SIGNAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	
714.330.8878	

BUILDING ARTICULATION - ELEVATION #1			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 283.2 FT. X 20% = 56.6 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 283.2 FT. X 20% = 56.6 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 283.2 FT. X 30% = 75.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	40.5 FT.

S1- STONE MANUFACTURER: KORI MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTANTITE COLOR: COBBLESTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254
P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPÉ SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
SIDING, BOARD AND BATTEN	FASCIA, BALCONY FASCIA, STONE CAP	TOWER TRIM, PARAPET TRIM, WOODSIDING TRIM
P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1- SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSSE WOODSIDING	A1- METAL ROOF MANUFACTURER: RESURGE COLOR: MATTE BLACK
WINDOW TRIM, BALCONY SIDING	W1- WINDOWS MANUFACTURER: PLYGEM COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SENCOR COLOR: COLONIAL GRAY 021

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED

04-13-2022

HEDK

ARCHITECTS

4000 WILLOW DRIVE, ADDISON, TX 75001
214.530.8878

DATE

04-13-22

PROJECT

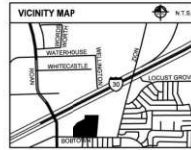
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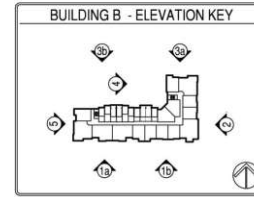
A4-11

BUILDING B
EXTERIOR ELEVATIONS

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BUILDING MATERIAL CALCULATION - ELEVATION #2	
MATERIAL	STONE
STONE	20%
SIDING	80%
GLAZING	20%
BUILDING FACADES COMPLY WITH:	
GCC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.8)	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1. AWNING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS
2. RECESSED ENTRY	5. DIVIDED LIGHT WINDOWS
3. VARIED ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIM



ELEVATION LEGEND	
T.O.H. - TOP OF HILL	
T.O.D. - TOP OF DECK	
T.O.P. - TOP OF PLATE	
T.O.F. - TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION	SHINGLES
STONE	
FIBER CEMENT BOARD & BATTEN	BOARD
FIBER CEMENT LAP SIDING	LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTED FOR SIZES AND COORDINATE WITH BUILDING DEPARTMENT BEFORE CONSTRUCTION.	
NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL.	

NAME OF OWNER - STONEHAWK GARLAND
 NAME OF APPLICANT - JENNIFER GARLAND, P.E.
 PLAN PREPARED BY - ERIC EARNSHAW, HEDK ARCHITECTS
 400 EXCEL PARKWAY
 ADDISON, TEXAS 75001
 214.520.8878

PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
 EXISTING ZONING: PDCR
 PROPOSED ZONING: PD
 SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #2			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 138.6 FT. X 30% = 27.1 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 138.6 FT. X 20% = 27.1 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 138.6 FT. X 30% = 40.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT.



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

S1 - STONE MANUFACTURER: KONI MATERIALS COLOR: PEAK STONE SAND	R1 - ROOF MANUFACTURER: CERTAINTED COLOR: COBBLESTONE GRAY	P1 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254
P2 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPE SW 7501	P4 - PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
S2 - SIDING, BOARD AND BATTEN MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1 - SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSSE WOODSIDING	A1 - METAL ROOF MANUFACTURER: BERKICE COLOR: MATE BLACK
W1 - WINDOWS MANUFACTURER: PLYCEM COLOR: WHITE	D1 - DOWNSPOUTS MANUFACTURER: SINCEY COLOR: COLONIAL GRAY 021	



REVISIONS

STONEHAWK GARLAND
 GARLAND, TEXAS

ISSUED
 04-13-2022



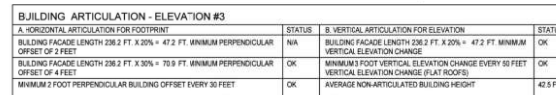
DATE
 04-13-22

PROJECT
 22112

SHEET NUMBER

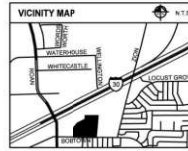
A4-12
 BUILDING B
 EXTERIOR ELEVATIONS

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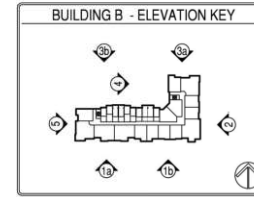




3a BUILDING 'B' NORTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #3			
MATERIAL:	STONE	2,072 SF	26%
STONE	21%		
SIDING	62%	6,039 SF	74%
GLAZING	17%		
BUILDING FACADES COMPLY WITH:			
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.85)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT	ELEMENT	ELEMENT
1 AWNING OR CANOPIES	4 ORNAMENTAL WINDOW HEADERS	5 DIVIDED LIGHT WINDOWS	6 ORNAMENTAL FACADE TRIM
2 RECESSED ENTRY	3 DIVIDED LIGHT WINDOWS	4 ORNAMENTAL FACADE TRIM	
3 WAVED ROOF HEIGHTS			



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION	SPRINKLES
STONE	
FIBER CEMENT BOARD & BATTEN	
FIBER CEMENT LAP SIDING	
NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOXES, BOX SIZES AND COORDINATE SURROUNDING SILING FEATURE	
NOTE: CONDENSED UNITS MOUNTED AT GROUND FLOOR LEVEL	

NAME OF OWNER - STONEHAWK GARLAND
NAME OF APPLICANT - JENNIFER GARRETT, P.E.
PLAN PREPARED BY - ERIC EARNHART, HEDK ARCHITECTS
400 EXCEL PARKWAY
ADDISON, TEXAS 75001
714.320.8878

PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
EXISTING ZONING: PD-CR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #3			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 288.2 FT X 30% = 47.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 288.2 FT X 20% = 47.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 288.2 FT X 30% = 70.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	40.5 FT.



3b BUILDING B - NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

COLOR: PEAK STONE SAND	COLOR: COBBLESTONE GRAY	COLOR: LAZY GRAY SW 6254	COLOR: CITYSCAPE SW 7067	COLOR: THRESHOLD TAPE SW 7501	COLOR: BLACK OF NIGHT SW 6993	COLOR: ORIGINAL WHITE SW 7077	COLOR: CHOCOLATE MOUSSE	COLOR: MATTE BLACK	COLOR: WHITE	COLOR: COLONIAL GRAY (2)
		SIDING: BOARD AND BATTEN	SIDING: BOARD AND BATTEN	FASCIA, BALCONY FASCIA, STONE CAP	TOWER TRIM, PARAPET TRIM, WOODSIDING TRIM	WINDOW TRIM, BALCONY SIDING	WOODSIDING			

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED 04-13-2022

HEDK ARCHITECTS

4000 WILLOW DRIVE ADDISON, TX 75001
214.320.8878

DATE 04-13-22

PROJECT 22112

SHEET NUMBER A4-14

BUILDING B EXTERIOR ELEVATIONS

S1- STONE
MANUFACTURER: KONI MATERIALS
COLOR: PEAK STONE SAND

R1- ROOF
MANUFACTURER: CERTAINTED
COLOR: COBBLESTONE GRAY

P1- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: LAZY GRAY
SW 6254
SIDING, BOARD AND BATTEN

P2- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: CITYSCAPE
SW 7067
SIDING, BOARD AND BATTEN

P3- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: THRESHOLD TAUPÉ
SW 7501
FASCIA, BALCONY FASCIA, STONE CAP

P4- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: BLACK OF NIGHT
SW 6993
TOWER TRIM, WOODSIDING TRIM

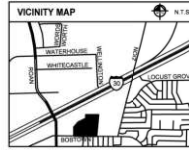
P5- PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ORIGINAL WHITE
SW 7077
WINDOW TRIM, BALCONY SIDING

W1- SILVAVOOD
MANUFACTURER: SILVAVOOD
COLOR: CHOCOLATE MOUSSE
WOODSIDING

A1- METAL ROOF
MANUFACTURER: BERKEDGE
COLOR: MATE BLACK

W1- WINDOWS
MANUFACTURER: PLYGEM
COLOR: WHITE

D1- DOWNSPOUTS
MANUFACTURER: SENCX
COLOR: COLONIAL GRAY 021



BUILDING MATERIAL CALCULATION - ELEVATION #4

MATERIAL:	STONE	806 SF	30%
SIDING:	68%	1,892 SF	70%
GLAZING:	2%		

BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	1- AWNING OR CANOPIES	4- ORNAMENTAL WINDOW HEADERS
	5- DIVIDED LIGHT WINDOWS	6- ORNAMENTAL FACADE TRIMS

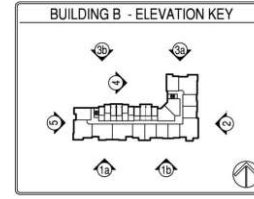
BUILDING MATERIAL CALCULATION - ELEVATION #5

MATERIAL:	STONE	567 SF	26%
SIDING:	60%	1,639 SF	74%
GLAZING:	2%		

BUILDING FACADES COMPLY WITH:
GDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	1- AWNING OR CANOPIES	4- ORNAMENTAL WINDOW HEADERS
	5- DIVIDED LIGHT WINDOWS	6- ORNAMENTAL FACADE TRIMS



ELEVATION LEGEND

T.O.H. = TOP OF HILL
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PLATE
T.O.F. = TOP OF FOUNDATION

MATERIALS KEY

COMPOSITION	SHINGLES
STONE	
FIBER CEMENT BOARD & BATTEN	
FIBER CEMENT LAP SIDING	

NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOLLERS, BOX SIZES AND COORDINATE SURROUNDINGS USING FEATURE NOTE: CONDENSED UNITS MOUNTED AT GROUND FLOOR LEVEL.

04-13-2022

REVISIONS

STONEHAWK GARLAND

ISSUED 04-13-2022

FECK ARCHITECTS

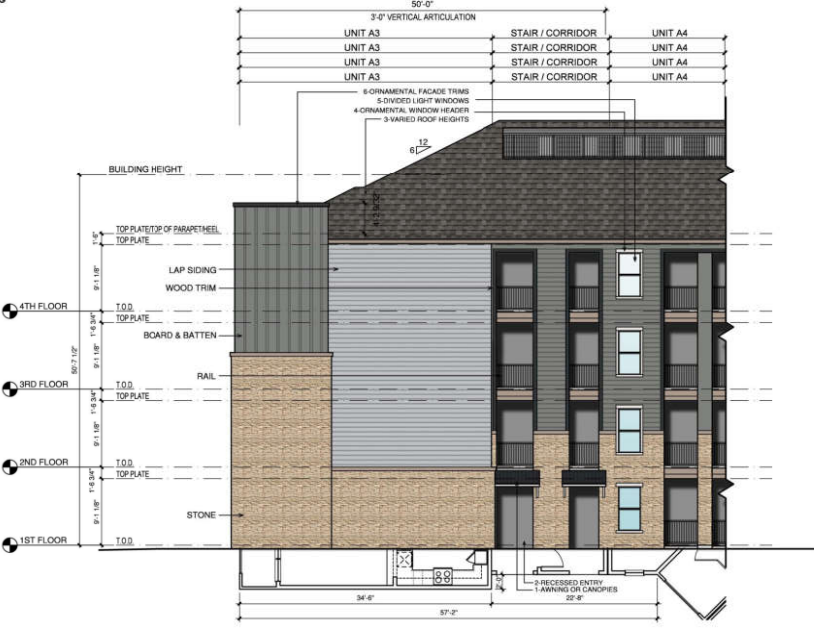
4200 W. HWY. 281, GARLAND, TX 75042
214.533.8878

DATE 04-13-22

PROJECT 22112

SHEET NUMBER A4-15

BUILDING B EXTERIOR ELEVATIONS



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



5 BUILDING B - WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NAME OF OWNER: STONEHAWK GARLAND	PROJECT ADDRESS: BOSTOWN ROAD GARLAND, TX
NAME OF APPLICANT: JENNIFER GANSEY, P.E.	EXISTING ZONING: PD-CR
PLANNING/DESIGNER: ERM GARLAND, NEW ARCHITECTS	PROPOSED ZONING: PD
4800 EXCEL PARKWAY	SIGNAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	
214.533.8878	

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1 BUILDING 'C' SOUTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #1

MATERIAL	STONE	STONE	2,111 SF 22%
STONE	58%	SIDING	7,819 SF 77%
SIDING	22%		

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 6 (ARTICLE 6, DIVISION 01, SEC. 4.03)

MINIMUM OF 3 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
1. FINING OF CANOPIES	4. ORNAMENTAL WINDOW HEADER
2. ACCESSORY ENTRY	5. DIVIDED LIGHT WINDOWS
3. VARIOUS ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIM



ELEVATION LEGEND

1.0.0 = TOP OF HILL
1.0.5 = TOP OF EAVE
1.0.6 = TOP OF PLATE
1.0.7 = TOP OF FOUNDATION

MATERIALS KEY

COMPOSITION	SHAPES
STONE	
FIBER CEMENT BOARD & BATTEN	
FIBER CEMENT LAP SIDING	

NOTE: CONTRACTOR TO VERIFY ELECTRICAL BUILDING AND FOUNDATION WITH
NOTE: CONSIDER 3 UNITS MOUNTED AT GROUND LEVEL

NAME OF OWNER: STONEHAWK GARLAND
NAME OF APPLICANT: JONATHAN GENTRY, P.E.
PLAN PREPARED BY: ERIK KRAUS, P.E. & HOK ARCHITECTS
4001 E. 15TH STREET, SUITE 100
GARLAND, TEXAS 75041
214.325.8678

PROJECT ADDRESS: BOSTON ROAD GARLAND, TX
EXISTING ZONING: PD-CR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #1

A. HORIZONTAL ARTICULATION FOR ELEVATION	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 302.2 FT X 20% = 60.4 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 302.2 FT X 20% = 60.4 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 302.2 FT X 30% = 90.7 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT



1a BUILDING C - SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

											
S1- STONE MANUFACTURER: KON MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTANTIC COLOR: COBBLESTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254 SIDING, BOARD AND BATTEN	P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067 SIDING, BOARD AND BATTEN	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAUPE SW 7051 FASCIA, BALCONY FASCIA, STONE CAP	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993 TOWER TRIM, PARAPET TRIM, WOODSIDDING TRIM	P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077 WINDOW TRIM, BALCONY SIDING	W1- SILVAVOOD MANUFACTURER: SILVAVOOD COLOR: CHOCOLATE MOUSE WOODSIDDING	A1- METAL ROOF MANUFACTURER: BERRIDGE COLOR: MATTE BLACK	W2- WINDOWS MANUFACTURER: PLYGEM COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SENOK COLOR: COLORAL GRAY 021	

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
05-24-2022

HOK
ARCHITECTS
4209 BELTWAY DRIVE
ADDISON, TX 75001
214.530.9070

DATE
05-24-2022

PROJECT
22112

SHEET NUMBER
A4-20
BUILDING C
EXTERIOR ELEVATIONS

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1 BUILDING 'C' SOUTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



1b BUILDING C - SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



S1- STONE
MANUFACTURER:
KON MATERIALS
COLOR:
PEAK STONE SAND



R1- ROOF
MANUFACTURER:
CERTANTEED
COLOR:
COBBLESTONE GRAY



P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: LAZY GRAY
SW 6254
SIDING, BOARD AND
BATON



P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: CITYSCAPE
TAUPE
SW 7067
SIDING, BOARD AND
BATON



P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: THRESHOLD
TAUPE
SW 7501
FASCIA, BALCONY
FASCIA, STONE CAP



P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: BLACK
OF NIGHT
SW 6993
TOWER TRIM,
PALAPET TRIM,
WOODSIDDING TRIM



P5- PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: ORIGINAL
WHITE
SW 7077
WINDOW TRIM,
BALCONY SIDING



W1- SILVERWOOD
MANUFACTURER:
SILVERWOOD
COLOR: CHOCOLATE
MOSSIE
WOODSIDDING



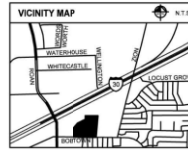
A1- METAL ROOF
MANUFACTURER:
BERRIDGE
COLOR: MATTE
BLACK



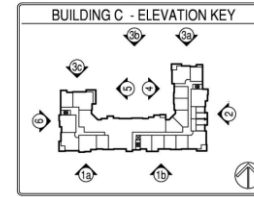
W1- WINDOWS
MANUFACTURER:
PLYGEM
COLOR: WHITE



D1- DOWNSPOUTS
MANUFACTURER:
SENIX
COLOR: COLONIAL
GRAY 021



BUILDING MATERIAL CALCULATION - ELEVATION #1		
MATERIAL:	STONE	2,111 SF 23%
STONE:	17%	
SIDING:	58%	7,010 SF 77%
GLAZING:	25%	
BUILDING FACADES COMPLY WITH:		
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)		
MINIMUM OF 6 ARCHITECTURAL ELEMENTS		
ELEMENT	ELEMENT	
1- WINDING OR CANOPIES	4- ORNAMENTAL WINDOW HEADERS	
2- RECESSED ENTRY	5- DIVIDED LIGHT WINDOWS	
3- VARIED ROOF HEIGHTS	6- ORNAMENTAL FACADE TRIM	



ELEVATION LEGEND	
T.O.H. - TOP OF HILL	
T.O.D. - TOP OF DECK	
T.O.P. - TOP OF PLATE	
T.O.F. - TOP OF FOUNDATION	
MATERIALS KEY	
COMPOSITION	
SHINGLES	
STONE	
FIBER CEMENT BOARD & BATTEN	
FIBER CEMENT LAP SIDING	
NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOXES, BOX SIZES AND COORDINATE SURROUNDING BUILDING FEATURE AT GROUND FLOOR LEVEL.	

NAME OF OWNER - STONEHAWK GARLAND
NAME OF APPLICANT - JENNIFER GARLAND, P.E.
PLAN PREPARED BY - ERIC EARNSHAW, HEDK ARCHITECTS
400 EXCEL PARKWAY
ADDISON, TEXAS 75001
714.520.8878

PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
EXISTING ZONING: PD-CR
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #1			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 302.2 FT X 30% = 90.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 302.2 FT X 20% = 60.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 302.2 FT X 30% = 90.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (PLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT.

REGISTERED ARCHITECT
ERIC EARNSHAW
04-13-2022

REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
04-13-2022

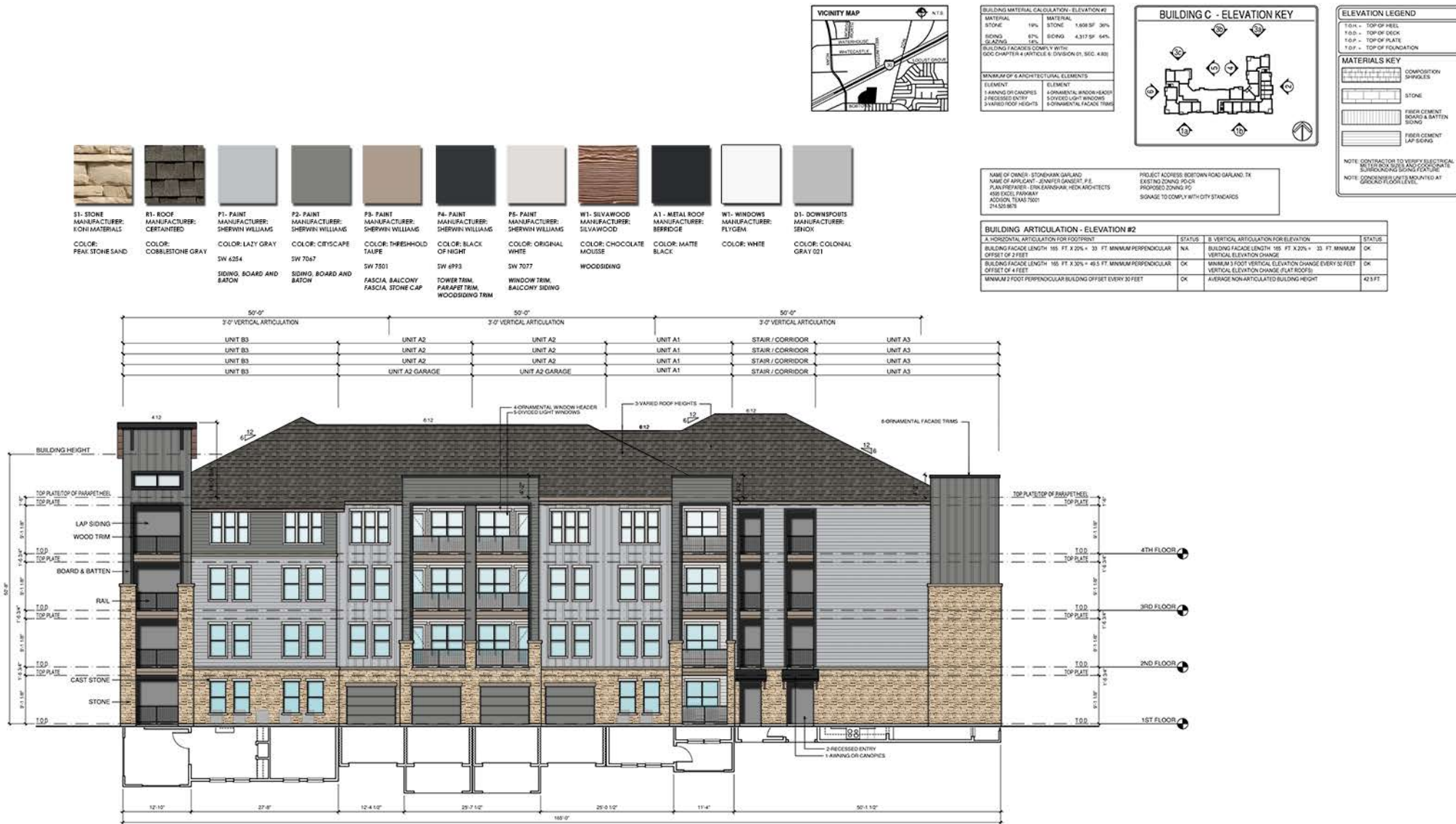
HEDK ARCHITECTS
4000 WILLOW DRIVE ADDISON, TX 75001
214.520.8878

DATE
04-13-22

PROJECT
22112

SHEET NUMBER
A4-21
BUILDING C
EXTERIOR ELEVATIONS

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

REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
05-24-2022

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PROJECT
22112

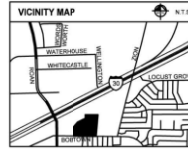
SHEET NUMBER
A4-22
BUILDING C
EXTERIOR ELEVATIONS



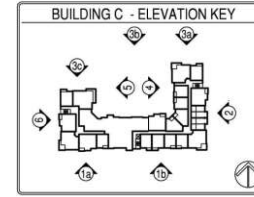
3 BUILDING 'C' NORTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



3a BUILDING C - NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #3a			
MATERIAL	20%	STONE	541 SF 25%
SIDING	61%	SIDING	1,602 SF 75%
GLAZING	19%		
BUILDING FACADES COMPLY WITH:			
GCC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.8)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT	ELEMENT		
1. AWNING OR CANOPIES	4. ORNAMENTAL WINDOW HEADERS		
2. RECESSED ENTRY	5. DIVIDED LIGHT WINDOWS		
3. VARIOUS ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIMS		



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	
MATERIALS KEY	
[Pattern]	COMPOSITION SHINGLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING
[Pattern]	FIBER CEMENT LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOLLER SIZE AND COORDINATE SURROUNDING BUILDING FEATURE	
NOTE: CONDENSED UNITS MOUNTED AT GROUND FLOOR LEVEL	

NAME OF OWNER: STONEHAWK GARLAND	PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
NAME OF APPLICANT: JENNIFER GARRETT, P.E.	EXISTING ZONING: P-COR
PLAN PREPARED BY: ERIC EARNSHAW, HEDK ARCHITECTS	PROPOSED ZONING: PD
400 EXCEL PARKWAY	STORAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	
714.320.8878	

BUILDING ARTICULATION - ELEVATION #3a			
A. HORIZONTAL ARTICULATION FOR ELEVATION	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 83.5 FT. X 20% = 12.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH: 83.5 FT. X 20% = 12.7 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 83.5 FT. X 30% = 19.1 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	40.5 FT.

S1: STONE MANUFACTURER: KORH MATERIALS	R1: ROOF MANUFACTURER: CERTAINTED	P1: PAINT MANUFACTURER: SHERWIN WILLIAMS	P2: PAINT MANUFACTURER: SHERWIN WILLIAMS
COLOR: PEAK STONE SAND	COLOR: COBBLESTONE GRAY	COLOR: LAZY GRAY SW 4254	COLOR: CITYSCAPE SW 7067
P3: PAINT MANUFACTURER: SHERWIN WILLIAMS	P4: PAINT MANUFACTURER: SHERWIN WILLIAMS	P5: PAINT MANUFACTURER: SHERWIN WILLIAMS	W1: SILVAWOOD MANUFACTURER: SILVAWOOD
COLOR: THRESHOLD TAUPE SW 7501	COLOR: BLACK OF NIGHT SW 6993	COLOR: ORIGINAL WHITE SW 7077	COLOR: CHOCOLATE MOISSE WOODSIDING
A1: METAL ROOF MANUFACTURER: BERTRIDGE	W1: WINDOWS MANUFACTURER: FLYGENA	D1: DOWNSPOUTS MANUFACTURER: SENORA	
COLOR: MATTE BLACK	COLOR: WHITE	COLOR: COLONIAL GRAY 221	

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED 04-13-2022

HEDK ARCHITECTS

4000 WILSON DRIVE ADDISON, TX 75001
214.320.8878

DATE 04-13-22

PROJECT 22112

SHEET NUMBER A4-23

BUILDING C EXTERIOR ELEVATIONS

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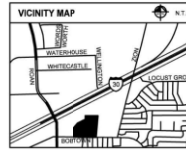
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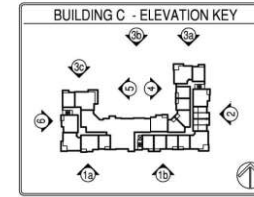
3 BUILDING 'C' NORTH OVERALL ELEVATION
SCALE: 1" = 20'-0"



3c BUILDING C - NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING MATERIAL CALCULATION - ELEVATION #3c	
MATERIAL	STONE 599 SF 23%
STONE	20%
SIDING	65% 1967 SF 77%
GLAZING	15%
BUILDING FACADES COMPLY WITH:	
GCC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.8)	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1. AWNING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS
2. RECESSED ENTRY	5. DIVIDED LIGHT WINDOWS
3. VARIOUS ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIMS



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DECK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	
MATERIALS KEY	
[Pattern]	COMPOSITION SHINGLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING
[Pattern]	FIBER CEMENT LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTED FOR SIZES AND COORDINATE WITH ELECTRICAL ENGINEER.	
NOTE: CONDENSER UNITS MOUNTED AT GROUND FLOOR LEVEL.	

NAME OF OWNER - STONEHAWK GARLAND	PROJECT ADDRESS: BOBTOWN ROAD GARLAND, TX
NAME OF APPLICANT - JENNIFER GARDNER, P.E.	EXISTING ZONING: P-COR
PLAN PREPARED BY: ERIK EARNSHAW, HEDK ARCHITECTS	PROPOSED ZONING: PD
400 EXCEL PARKWAY	SIGNAGE TO COMPLY WITH CITY STANDARDS
ADDISON, TEXAS 75001	
714.520.8878	

BUILDING ARTICULATION - ELEVATION #3c			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 71.8 FT X 30% = 14.4 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH: 71.8 FT X 20% = 14.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 71.8 FT X 30% = 21.5 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (PLAT ROOFS)	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	42.5 FT

S1- STONE MANUFACTURER: KONI MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTAINTED COLOR: COBBLESTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS SW 6254 COLOR: LAZY GRAY

P2- PAINT MANUFACTURER: SHERWIN WILLIAMS SW 7067 COLOR: CITYSCAPE	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS SW 7501 COLOR: TRESHHOLD TAUPÉ	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS SW 6993 COLOR: BLACK OF NIGHT

P5- PAINT MANUFACTURER: SHERWIN WILLIAMS SW 7077 COLOR: ORIGINAL WHITE	W1- SILVAWOOD MANUFACTURER: SILVAWOOD COLOR: CHOCOLATE MOUSSE	A1- METAL ROOF MANUFACTURER: BERKECO COLOR: MATTE BLACK

W1- WINDOWS MANUFACTURER: FLYGER COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SINCOX COLOR: COLONIAL GRAY (2)

04-13-2022

REVISIONS

STONEHAWK GARLAND

GARLAND, TEXAS

ISSUED

04-13-2022

HEDK ARCHITECTS

4200 WILSON DRIVE ADDISON, TX 75001
214.520.8878

DATE

04-13-22

PROJECT

22112

SHEET NUMBER

A4-25

BUILDING C
EXTERIOR ELEVATIONS

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S1 - STONE
MANUFACTURER:
KONI MATERIALS
COLOR:
PEAK STONE SAND



R1 - ROOF
MANUFACTURER:
CERTANTEED



P1 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: LAZY GRAY
SW 6254



P2 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: CITYSCAPE
SW 7067



P3 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: THRESHOLD
TAUPE
SW 7501



P4 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: BLACK
OF NIGHT
SW 6993



P5 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS
COLOR: ORIGINAL
WHITE
SW 7077



W1 - SIVAWOOD
MANUFACTURER:
SIVAWOOD
COLOR: CHOCOLATE
MOSSIE
WOODSIDING



A1 - METAL ROOF
MANUFACTURER:
BERKIDGE
COLOR: MATTE
BLACK



W1 - WINDOWS
MANUFACTURER:
PLYGEM
COLOR: WHITE



D1 - DOWNSPOUTS
MANUFACTURER:
SENCK
COLOR: COLORED
GRAY 021



BUILDING MATERIAL CALCULATION - ELEVATION #4	
MATERIAL	STONE
STONE	17% 996 SF 22%
SIDING	81% 3,506 SF 78%
SLATING	2%
BUILDING FACADES COMPLY WITH: GCC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.03)	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1. FINING OR CANOPIES	4. ORNAMENTAL WINDOW HEADS
2. ACCESSIBLE ENTRY	5. DIVIDED LIGHT WINDOWS
3. VARIOUS ROOF HEIGHTS	6. ORNAMENTAL FACADE TRIMS



ELEVATION LEGEND

1.01.1 = TOP OF HILL
1.01.2 = TOP OF DECK
1.01.3 = TOP OF PLATE
1.01.4 = TOP OF FOUNDATION

MATERIALS KEY

	COMPOSITION
	SPRINKLES
	STONE
	FIBER CEMENT BOARD & BATTEN SIDING
	FIBER CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL BOXES AND WIRING FOR COMPLIANCE WITH CITY STANDARDS

NOTE: CONCRETE UNITS MOUNTED AT GROUND FLOOR LEVEL

NAME OF OWNER: STONEHAWK GARLAND
NAME OF ARCHITECT: STONEHAWK GARLAND, P.C.
PLAN PREPARED BY: ERICKA WARD, HECK ARCHITECTS
4202 ANTONIO DRIVE, ADDISON, TEXAS 75001
214.555.8078

PROJECT ADDRESS: BOETOWN ROAD GARLAND, TX
EXISTING ZONING: PC-01
PROPOSED ZONING: PD
SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #4	
STATUS	STATUS
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACADE LENGTH: 83.5 FT X 30% = 18.7 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA BUILDING FACADE LENGTH: 83.5 FT X 30% = 18.7 FT MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH: 83.5 FT X 30% = 25 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (PLAT ROOF)
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK AVERAGE NON-ARTICULATED BUILDING HEIGHT 42.5 FT



4 BUILDING C - WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

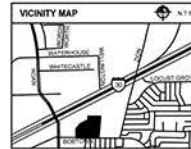
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ARCHITECTS
4202 ANTONIO DRIVE, ADDISON, TX 75001
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DATE
05-24-2022

PROJECT
22112

SHEET NUMBER
A4-26
BUILDING C
EXTERIOR ELEVATIONS



BUILDING MATERIAL CALCULATION - ELEVATION #5	
MATERIAL	17%
STONE	436 SF 32%
BOARD	61%
SIDING	1,334 SF 78%
GLAZING	32%
BUILDING FACADES COMPLY WITH:	
DDC CHAPTER 4 (ARTICLE 9, DIVISION 5), SEC. 4.03	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1. FINING OR CANOPES	6. ORNAMENTAL WINDOW HEADER
2. FINING OR CANOPES	7. ORNAMENTAL FACADE TRIM
3. VARIOUS ROOF HEIGHTS	



ELEVATION LEGEND	
T.O.H. = TOP OF HILL	
T.O.D. = TOP OF DUCK	
T.O.P. = TOP OF PLATE	
T.O.F. = TOP OF FOUNDATION	
MATERIALS KEY	
[Pattern]	COMPOSITION SPINDLES
[Pattern]	STONE
[Pattern]	FIBER CEMENT BOARD & BATTEN SIDING
[Pattern]	FIBER CEMENT LAP SIDING
NOTE: CONTRACTOR TO VERIFY ELECTRICAL NOTCH BOX SIZES AND COORDINATE BUILDING PLANS WITH ELECTRICAL	
NOTE: CONDENSER UNITS MOUNTED AT GROUND LEVEL	

NAME OF OWNER: STONEHAWK GARLAND
 NAME OF ARCHITECT: JONATHAN GARDNER, P.E.
 PLAN PREPARED: ERIC (ANDREW) HEDK ARCHITECTS
 4800 E. PARKWAY
 ADDISON, TEXAS 75001
 214.332.8678

PROJECT ADDRESS: BOWTOWN ROAD GARLAND, TX
 EXISTING ZONING: PD-C
 PROPOSED ZONING: PD
 SIGNAGE TO COMPLY WITH CITY STANDARDS

BUILDING ARTICULATION - ELEVATION #5	
A. HORIZONTAL ARTICULATION FOR FOOTING	STATUS
BUILDING FACADE LENGTH: 48.3 FT X 20% = 9.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
BUILDING FACADE LENGTH: 48.3 FT X 20% = 9.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
BUILDING FACADE LENGTH: 48.3 FT X 20% = 9.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK
B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 48.3 FT X 20% = 9.7 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT



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

P1- STONE MANUFACTURER: KORR MATERIALS COLOR: PEAK STONE SAND	R1- ROOF MANUFACTURER: CERTAINTED COLOR: CORBELSTONE GRAY	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: LAZY GRAY SW 6254
P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: CITYSCAPE SW 7067	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: THRESHOLD TAURE SW 7501	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: BLACK OF NIGHT SW 6993
P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ORIGINAL WHITE SW 7077	W1- SILVAVOOD MANUFACTURER: SILVAVOOD COLOR: CHOCOLATE MOXISSE WOODSIDING	A1- METAL ROOF MANUFACTURER: RESROCK COLOR: MATTE BLACK
W1- WINDOWS MANUFACTURER: FLUXGEM COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SINOR COLOR: COLONIAL GRAY 021	



REVISIONS

STONEHAWK GARLAND
 GARLAND, TEXAS

ISSUED
 05-24-2022

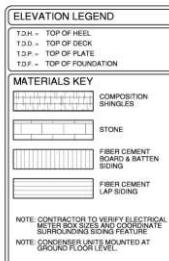


DATE
 05-24-2022

PROJECT
 22112

SHEET NUMBER

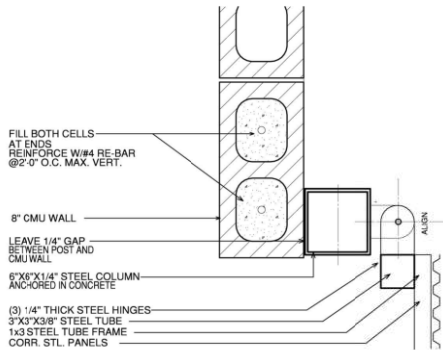
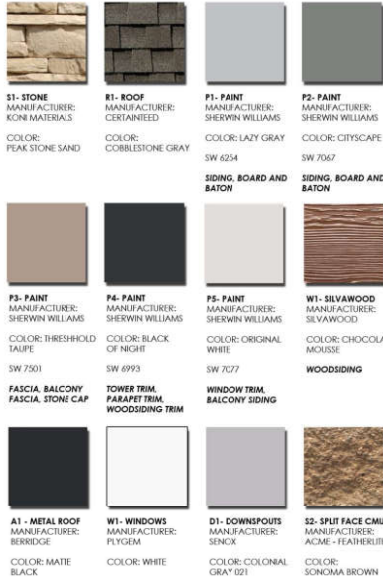
A4-27
 BUILDING C
 EXTERIOR ELEVATIONS



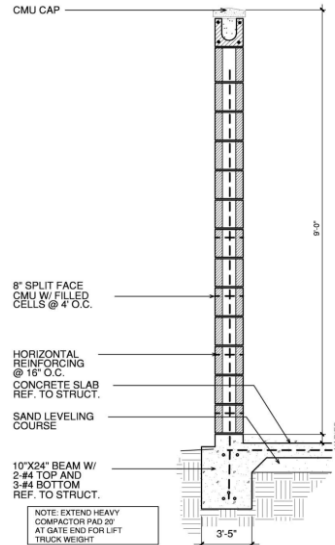
BUILDING ARTICULATION - ELEVATION #6					
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION		STATUS
BUILDING FACADE LENGTH 124.8 FT. X 20.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH 124.8 FT. X 20.0 FT. MINIMUM VERTICAL ELEVATION CHANGE		OK
BUILDING FACADE LENGTH 124.8 FT. X 30.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)		OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT		42.5 FT



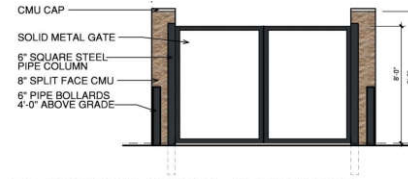
6 BUILDING C - WEST EXTERIOR ELEVATION



5 GATE HINGE DETAIL
SCALE: 2 1/4" = 1'-0"



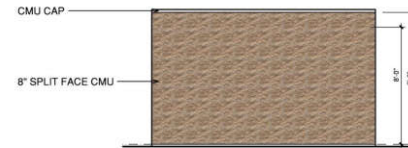
6 SCREEN WALL SECTION
SCALE: 3/4" = 1'-0"



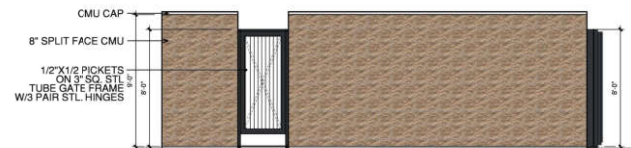
7 TRASH ENCLOSURE - ELEVATION
SCALE: 1/4" = 1'-0"



8 TRASH ENCLOSURE - ELEVATION
SCALE: 1/4" = 1'-0"



9 TRASH ENCLOSURE - ELEVATION
SCALE: 1/4" = 1'-0"



10 TRASH ENCLOSURE - ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
04-13-2022



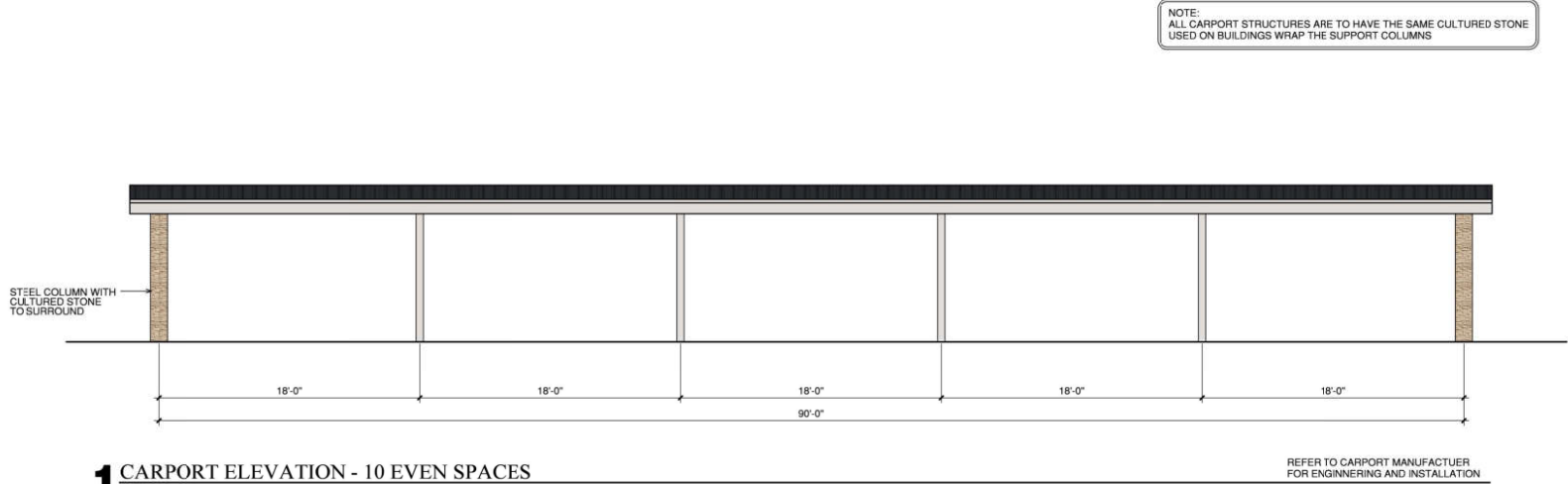
DATE
04-13-22

PROJECT
22112

SHEET NUMBER

A2-31
TRASH ENCLOSURE
PLAN

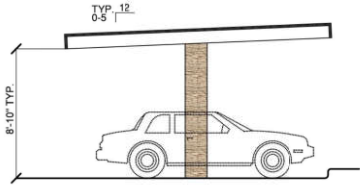
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S1- STONE MANUFACTURER: KONI MATERIALS	R1- ROOF MANUFACTURER: CERTANTEED	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS	P2- PAINT MANUFACTURER: SHERWIN WILLIAMS
COLOR: PEAK STONE SAND	COLOR: COBBLESTONE GRAY	COLOR: LAZY GRAY SW 6254	COLOR: CITYSCAPE SW 7067
P3- PAINT MANUFACTURER: SHERWIN WILLIAMS	P4- PAINT MANUFACTURER: SHERWIN WILLIAMS	P5- PAINT MANUFACTURER: SHERWIN WILLIAMS	W1- SILVAWOOD MANUFACTURER: FLYKEM
COLOR: THRESHOLD TAUPE SW 7501	COLOR: BLACK OF NIGHT SW 6993	COLOR: ORIGINAL WHITE SW 7077	COLOR: CHOCOLATE MOUSE WOODSIDING
FASCIA, BALCONY, FASCIA, STONE CAP	TOWER TRIM, PARAPET TRIM, WOODSIDING TRIM	WINDOW TRIM, BALCONY SIDING	
A1 - METAL ROOF MANUFACTURER: BERRIDGE	W1- WINDOWS MANUFACTURER: FLYKEM	D1- DOWNSPOUTS MANUFACTURER: SENCK	
COLOR: MATTE BLACK	COLOR: WHITE	COLOR: COLONIAL GRAY 021	

CARPORT NOTES

1. CARPORT TO HAVE A PAINTED METAL STRUCTURE
2. CARPORT TO HAVE A PREFINISH BERRIDGE METAL ROOF PANELS
3. CARPORT DESIGN TO BE ENGINEERED BY CARPORT MFR.
SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL.



2 CARPORT ELEVATION (TYPICAL)
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

REVISIONS

STONEHAWK GARLAND
GARLAND, TEXAS

ISSUED
04-13-2022

12145 LANTANA DRIVE ADDISON, TX 75001
214.430.1876

DATE
04-13-22

PROJECT
22112

SHEET NUMBER
A2-50

CARPORT

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**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 07/19/2022

Item Title: Z 22-25 City of Garland (District 4)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-25 City of Garland

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-25 Ordinance

Z 22-25 Exhibit A

Z 22-25 Exhibit B

Z 22-25 Exhibit C

Z 22-25 Exhibit D

Z 22-25 Exhibit E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A PLANNED DEVELOPMENT (PD) DISTRICT ON APPROXIMATELY 27.00 ACRES OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT, PLANNED DEVELOPMENT (PD) DISTRICT 92-29, AND SINGLE-FAMILY-7 (SF-7) DISTRICT WITH S 01-15 AND LOCATED AT 6302 GREENBELT PARKWAY AND 6151 DUCK CREEK DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of June, 2022, the Plan Commission did consider and make recommendations on a certain request for a Planned Development (PD) District for Mixed Uses made by **City of Garland**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Planned Development (PD) District on approximately 27.00 acres of land zoned Community Retail (CR) District, Planned Development (PD) District 92-29, and Single-Family-7 (SF-7) District with S 01-15 and located at 6302 Greenbelt Parkway and 6151 Duck Creek Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 22-25

PASSED AND APPROVED this _____ day of _____,
2022.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

Legal Description for Z 22-25

EXHIBIT A

Being part of Lot 2, Block 1, of Trisource Addition Replat, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 93045, Page 2792, of the Deed Records of Dallas County, Texas, and being all of Lot 1R, Block 1, of Broadway-Walmart Replat of Lots 1 & 10R & Part of Lot 11 & Remainder Parcels ("Broadway-Walmart Replat"), according to the plat thereof recorded in Volume 2005173, Page 61, of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at the southerly intersection of the southwesterly right-of-way line of Duck Creek Drive (100' R.O.W.) and easterly terminus of right-of-way clip of Greenbelt Parkway (variable width R.O.W.);

THENCE South 42 deg. 06 min. 52 sec. East with said southwesterly right-of-way line of Duck Creek Drive (100' R.O.W.) 88.10 feet to point for PC of a curve to the left, said curve having a central angle of 32°21'58", a radius of 548.58', and a chord which bears S 58°17'51" E a distance of 305.79';

THENCE southeasterly with said curve to the left an arc distance of 309.89 feet to point for the northeast corner of said Trisource Addition Replat;

THENCE South 10 deg. 30 min. 11 sec. West with the easterly line of said Trisource Addition Replat 279.47 feet to point for corner and PC of a curve to the left, said curve having a central angle of 38°37'45", a radius of 513.58', and a chord which bears S 08°48'41" E a distance of 339.74';

THENCE southeasterly with said curve to the left an arc distance of 346.26 feet to point for corner and PT of said curve;

THENCE South 28 deg. 07 min. 33 sec. East with and easterly line of said Trisource Addition Replat 272.71 feet to point for corner in the southeasterly line of same and a northerly line of said Lot 1R, Block 1, of Broadway-Walmart Replat;

THENCE North 57°25'55" East with said northerly line of Lot 1R a distance of 59.72 feet to point for the most northerly corner of same;

THENCE South 32 deg. 34 Min. 05 sec. East with an easterly line of said Lot 1R a distance of 368.05 feet to point for corner;

THENCE South 24 deg. 05 min. 39 sec. East with an easterly line of said Lot 1R a distance of 465.06 feet to point for corner;

THENCE South 32 deg. 34 min. 05 sec. East with an easterly line of said Lot 1R a distance of 101.78 feet to point for corner;

THENCE North 75 deg. 11 min. 07 sec. West with a southerly line of said Lot 1R a distance of 19.42 feet to point for corner;

THENCE South 62 deg. 11 min. 52 sec. West with a southerly line of said Lot 1R a distance of 652.65 feet to point for corner in the easterly right-of-way line of said Greenbrook Drive (80 R.O.W. at this point);

THENCE North 26 deg. 33 min. 29 sec. West with said easterly right-of-way line of said Greenbrook Drive (80 R.O.W. at this point) a distance of 834.98 feet to point for PC of a curve to the right, said curve having a central angle of 16°52'13", a radius of 1944.50', and a chord which bears N 18°07'23" W a distance of 570.47';

THENCE northerly with said curve to the right and said easterly right-of-way line of said Greenbrook Drive (80 R.O.W. at this point) an arc distance of 572.54 feet to point for corner and PC of a non-tangent curve to the left, said curve having a central angle of $16^{\circ}38'08''$, a radius of 235.00', and a chord which bears N $00^{\circ}36'45''$ E a distance of 67.99';

THENCE northerly with said non-tangent curve and said easterly right-of-way line of said Greenbrook Drive (variable R.O.W. at this point) an arc distance of 68.23 feet to point of reverse curve to the right, said curve having a central angle of $05^{\circ}36'22''$, a radius of 1933.50', and a chord which bears N $04^{\circ}54'08''$ W a distance of 189.10';

THENCE northerly with said curve to the right and said easterly right-of-way line of said Greenbrook Drive (variable R.O.W. at this point) an arc distance of 189.18 feet to point for corner and end of said curve;

THENCE North 01 deg. 29 min. 50 sec. West with said easterly right-of-way line of said Greenbrook Drive (variable R.O.W. at this point) a distance of 167.82 feet to point for corner and PC of a non-tangent curve to the right, said curve having a central angle of $35^{\circ}38'27''$, a radius of 819.50', and a chord which bears N $25^{\circ}43'56''$ E a distance of 501.59';

THENCE northeasterly with said curve to the right and said easterly right-of-way line of said Greenbrook Drive (80' R.O.W. at this point) an arc distance of 509.77 feet to point for corner and the westerly terminus of said right-of-way clip;

THENCE South 88 deg. 24 min. 49 sec. East with said right-of-way clip 6.92 feet to the PLACE OF BEGINNING and containing a calculated area of 27.00 acres of land, more less.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 22-25

Approximately 200 feet north of West Interstate 30 service road, east of Greenbelt Parkway and south of Duck Creek Drive

- I. **Statement of Purpose:** The purpose of this Planned Development District is to allow for a mix of uses subject to conditions.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Regulating Plan: All uses, conditions, processes and standards shall be as provided within Exhibit C.
 - B. Sub-district Map: Regulation of developments shall be applicable to the sub-district it is located within as shown in Exhibit D.
 - C. Concept Plan: Development shall generally conform to the Concept Plan layout as shown in Exhibit E.

Greenbelt Parkway Planned Development District

Regulating Plan

A Conceptual Plan (Exhibit E) was approved by the Garland City Council on March 1, 2022 as part of the Greenbelt Parkway Plan for the subject property located at the southeast corner of Greenbelt Parkway and Duck Creek Drive. It encompasses the Dallas Area Rapid Transit (DART) Lake Ray Hubbard Transit Center and an adjacent undeveloped parcel of land (approximately 13 acres in size) on the south side of the transit center. A Planned Development (PD) District is hereby created to provide the zoning allowances for the fulfillment of the conceptual plan.

Purpose:

The purpose of this Planned Development District is to permit the development of an area containing a mix of residential, hospitality, retail/restaurant, open space and recreational uses in close proximity and access to the transit center. Community involvement was a key component to the study and developing a vision for the subject property. The vision derived states that “in 2040, the Greenbelt Parkway property is a walkable, interconnected, urban, mixed-use neighborhood that offers convenient living, dining, transit and recreation options for the community”. There were six strategic priority goals identified for the subject property which are as follows:

- Mobility and connectivity – a walkable and interconnected multimodal network of streets, trails, and sidewalks
- Land use – a diverse, mixed-use and multi-phased district
- Neighborhood character and place making – a transit-oriented urban district, providing for the livability, access, and equity of a diverse range of needs
- Visibility – the optimal positioning and siting of wayfinding elements, site amenities, and key district anchors in a transit-oriented district
- Parking – an optimized parking strategy that utilizes a diverse range of parking types to enhance and support a walkable urban district
- Partnerships – a collective vision realized by the collaborative work of public and private partnerships

The creek located between the existing transit center and the undeveloped property south of the transit center shall be transformed into an open space amenity for the area. The intent is to create an area that incorporates landscaping (trees, shrubs, grasses, and native plants) with sidewalks, pedestrian-scaled lighting, furniture, and other complementary elements in the center of the overall development. This space will be an area for residents, transit users, employees, and visitors to commune in an outdoor space that is relaxing and recreational. It can also serve as a connection point to the Duck Creek hike/bike trail located on the west side of Greenbelt Parkway which would serve regional users of the trail as well as local citizens. The creek area shall also function as a drainage area for the surrounding land uses, hence creating a practical as well as a recreational use.

To help improve walkability, parking reductions may be considered which will reduce the land necessary to be utilized for automobiles. Shared parking agreements between adjacent lots and centrally-located parking areas and/or structured parking will also be encouraged allowing for dedicated areas for vehicles. The reduction of areas that pedestrians and cyclists interact with motorists becomes helpful in providing a safer walking experience and a peaceful atmosphere.

There shall be three sub-districts created for the subject property in accordance with the approved Conceptual Plan for this area. Sub-district 1 shall focus on non-residential uses that will complement the surrounding uses on the subject and adjacent properties. A limited number of commercial uses will be allowed to bring in the types of uses envisioned in the conceptual plan. Sub-district 2 shall focus on residential uses to be developed on the vacant parcel of the subject property. These include the possibility of multi-family, mixed-use residential developments, and single family attached (townhome) land uses. Providing an area for more density than is currently allowed by the zoning ordinance will help establish this as a transit-oriented development that is compatible to service the transit and retail components of the area. It will also be served by the existing and created recreational amenities in the area allowing residents to have close proximity to enhanced quality of life elements. Residents will also have multimodal options for traveling to work, shopping, and dining facilities. Sub-district 3 shall focus on residential uses to be developed in conjunction with the existing transit center. A variety of residential offerings can be provided such as multi-family, townhome, mixed-use residential, and assisted living. These residential uses shall have the closest proximity to the transit center which provides public transportation to destinations within the City of Garland as well as key employment centers and other regional attractions in the greater metropolitan area.

Successful development of the subject property will lead not only to the creation of a walkable community but also fostering a connection to the surrounding existing uses. The adjacent large-scale retail use and dining outlets, financial institutions, multi-family residential communities, and hike/bike trail will all be linked together with the anticipated pedestrian pathways to be created. The transformation from a vacant parcel to a mixed-use community with multiple story buildings featuring enhanced architectural designs will serve as an attractive element near a major thoroughfare serving as a gateway into the city.

Development Procedures:

All proposed plans for the subject property will be subject to approval of a Detail Plan and conditions consistent with this ordinance by the Plan Commission and City Council. Detail Plan procedures shall follow those outlined in the Garland Development Code.

Sub-districts for the subject property:

There shall be three sub-districts incorporated onto the subject property, as depicted in Exhibit D (sub-district map). These sub-districts are created in accordance with the layout of the conceptual plan for the property. The boundary lines for the sub-districts were created based on the prospective area needed to develop the types of land uses allowed.

The intent of these sub-districts is to place commercial uses at the south end of the subject property to interface with existing commercial uses in the area. Adjacent to the commercial area would be the higher density residential land uses to serve as a buffer between the commercial area and lower density residential areas. The higher density residential areas would also be in closer proximity to the transit center to help increase ridership potential as well as serve as a buffer to the lower density residential areas. Finally, the lower density residential areas would be located at the north end of the subject property to provide multiple housing choices in the area for future residents who desire to live in a walkable community. To ensure Sub-district 3 develops with various housing types, the City Council shall have the authority to reject a Detail Plan for residential uses not in line with the Conceptual Plan (Exhibit E).

The uses allowed in each sub-district will provide the optimal types of land uses that will be compatible with existing and future land uses on the subject property and the surrounding area. The stated land uses for each sub-district will be allowed by right. Each land use is defined in the GDC.

PERMITTED USES PER SUB-DISTRICT

Sub-district 1
Bakery, Retail
Commercial Amusement, Indoor
Health & Fitness Gym (Indoor)
Hotel/Motel, Limited Service
Office, General
Restaurant
Retail Store
Studio, Fitness or Performing Arts
Theater, Small Scale
Medical and Dental Office/Clinic
Mobile Food Unit Park
Sub-district 2
Dwelling, Multi-Family
Dwelling, Single-Family Attached (Townhouse)
Food Truck Park
Any use in Sub-district 1 on the ground floor only
Sub-district 3
Elder Care - Assisted Living
Dwelling, Multi-Family
Dwelling, Single-Family Attached (Townhouse)
Elder Care - Independent Living
Transit Center

MULTI-FAMILY CONSTRUCTION

The intention of sub-district 2 is to provide the opportunity for mixed-use developments (retail/office/restaurant uses on the ground floor, residential above the ground floor). Within sub-district 2, the ground floor of multi-family residential land uses must provide flex space. Flex space shall be constructed to retail building standards, including a minimum floor-to-ceiling height of sixteen feet. The minimum height may be reduced to twelve feet administratively by the Planning Director by Minor Deviation. These ground floor areas may be occupied by any allowed use, but shall be constructed to accommodate non-residential uses in response to market demand. The land uses allowed in sub-district 1 would also be allowed on the ground floor of sub-district 2.

DEVELOPMENT STANDARDS

Building Design:

All building design standards required in the GDC shall be applicable within this Planned Development (PD) District. This includes items such as architectural elements, building articulation, and windows.

Building Height:

There is no building height maximum prescribed by this Planned Development (PD) District. Refer to density requirements in this Planned Development, and applicable Building and Fire Codes for appropriate height determinations.

Building Separations:

All portions of a multi-family structure must be a minimum of twenty (20) feet from other multi-family structures. Reductions of this requirement are subject to Fire Department safety regulations.

Density:

Developments in sub-districts 2 & 3 shall each have a maximum density allowance of forty (40) units per acre.

Fences

No fences shall be allowed between uses to ensure area will be walkable without any impediments.

Setbacks:

There shall be no minimum setbacks required along Greenbelt Parkway. A landscape buffer, as detailed within this Planned Development (PD) District, will be required along Greenbelt Parkway. Any buildings constructed along Greenbelt Parkway in sub-districts 1, 2, or 3 are encouraged to be located adjacent to the landscape buffer. This is to create the urban look and feel as intended by the conceptual plan for the area.

Buildings not located along Greenbelt Parkway shall be setback a minimum of ten (10) feet from any established property line. A reduction in setbacks may be considered administratively by the Planning Director via Minor Deviation.

Sidewalks:

The minimum required width of sidewalks throughout the development is six (6) feet wide. Sidewalks along Greenbelt Parkway shall be a minimum of eight (8) feet wide.

Utilities:

All new utilities shall be located underground.

LANDSCAPE AND SCREENING

Landscape Buffer:

A landscape buffer of fifteen (15) feet shall be established along Greenbelt Parkway for the length of the entire subject property. One large canopy tree for every twenty-five (25) lineal feet, or fraction thereof, is required in the landscape buffer. Five (5) shrubs or ornamental grasses must be provided for every twenty-five (25) lineal feet, or fraction thereof. Turf (grass) must provide a maximum of seventy-five (75) percent of coverage within the landscape buffer. The landscape buffer area may include pedestrian elements such as sidewalks and street furniture (benches, trash receptacles, etc.) but must remain clear of other permanent objects.

General Landscaping Standards:

The landscaping provisions required in the GDC shall be applicable within this Planned Development District. This shall include the general provisions for ground cover, trees, shrubs and plantings, and irrigation.

Screening:

The screening of mechanical equipment on the ground shall be done with landscaping and/or masonry walls. The minimum height of the screening material must be four (4) feet or equal to the height of the equipment being screened.

The screening of mechanical equipment on rooftops shall be done with parapet walls that match the architectural style and materials of the main structure. The minimum height of the screening wall shall be the height required to screen the equipment from the street view.

The screening of dumpster enclosures shall meet the standards of the GDC.

No screening will be required between commercial, multi-family and single family attached (townhome) uses that are located within this Planned Development (PD) District.

PARKING**General Parking Standards:**

Parking areas shall be screened from any public right-of-way by the placement of buildings and/or use of landscaping materials such as shrubs a minimum of four (4) feet in height or a clustering of trees. A combination of ornamental fencing (wrought iron) and shrubs may also be used.

Shared parking agreements may be created between sub-districts 1 and 2 to allow for a reduction in parking for the commercial land uses allowed in sub-district 1. The intent is to create more pedestrian connections between the commercial and residential uses thus creating a more pedestrian-friendly environment.

For commercial land uses in sub-district 1, parking reductions of up to fifty (50) percent will be allowed when within 600 feet of a parking area of fifty (50) spaces or more in sub-district 2. A parking study shall be provided with the Detail Plan when a parking reduction is requested.

Multi-family residential land uses in sub-district 2 and 3 shall provide centralized parking areas that include canopy trees at the end of each parking aisles. There shall be landscaping and pedestrian paths between select parking rows, where feasible, to allow pedestrians the ability to walk through the parking lot without having to walk in the drive aisles. The use of crushed granite or other permeable walking surfaces is encouraged for the pedestrian paths.

Any parking spaces located along an internal drive aisle/street (not in a parking lot/area) shall be created as parallel parking spaces and not head-in or angled parking spaces.

Bicycle parking shall be provided that equates to five percent (5%) of total required parking throughout the Planned Development District. The location of the bicycle parking may be at the entrance to buildings, in a parking space in the parking area, or in a general area where gathering may occur.

Electric charging stations shall be provided in sub-district 1 at one station per fifty (50) parking spaces or any fraction thereof.

SIGNAGE**Signs:**

A unified signage plan for entry signs into the development and wayfinding signs throughout the development shall be created by the developer. This is for the purpose of establishing uniformity throughout the development.

Multi-tenant monument signs, as allowed in the GDC, will be permissible along Greenbelt Parkway only. A maximum of three (3) multi-tenant signs will be permitted for the subject property and must be spaced at least two hundred (200) feet apart.

CREATION OF OPEN SPACE AMENITIES

Creek development:

The creek area which is centrally located between the transit center and undeveloped parcel in the subject property shall be developed as an open space amenity. The open space area shall incorporate ten (10) foot wide hike/bike trail(s), trash receptacles, benches, and pedestrian-scaled lighting along with canopy trees and other plantings. Pedestrian linkages with the surrounding areas shall be created to provide paths that allow pedestrians to easily traverse the area and access the transit center, the nearby Duck Creek hike/bike trail, and the residential and retail uses existing and proposed for the area.

Open space/recreational amenities:

Open space requirements established in the GDC must be met for the multi-family land uses. A Hotel/Motel, Limited Service use must provide amenities as required by the GDC.

The site features numerous connections to green and open spaces, including a water feature along the creek. Incorporate neighborhood scale open space in each phase of development to ensure adequate amenities are consistently provided by each development.

DEFINITIONS

The following definitions are intended to provide descriptions for words and terms used in this ordinance. Unless defined herein, all words and terms used shall have the same meaning as allotted in the GDC.

Food Truck Park – A fixed commercial location and permanent development designed to accommodate mobile food units offering food and/or beverages for sale to the public as the primary use of land.

Subdistricts for Greenbelt Pkwy

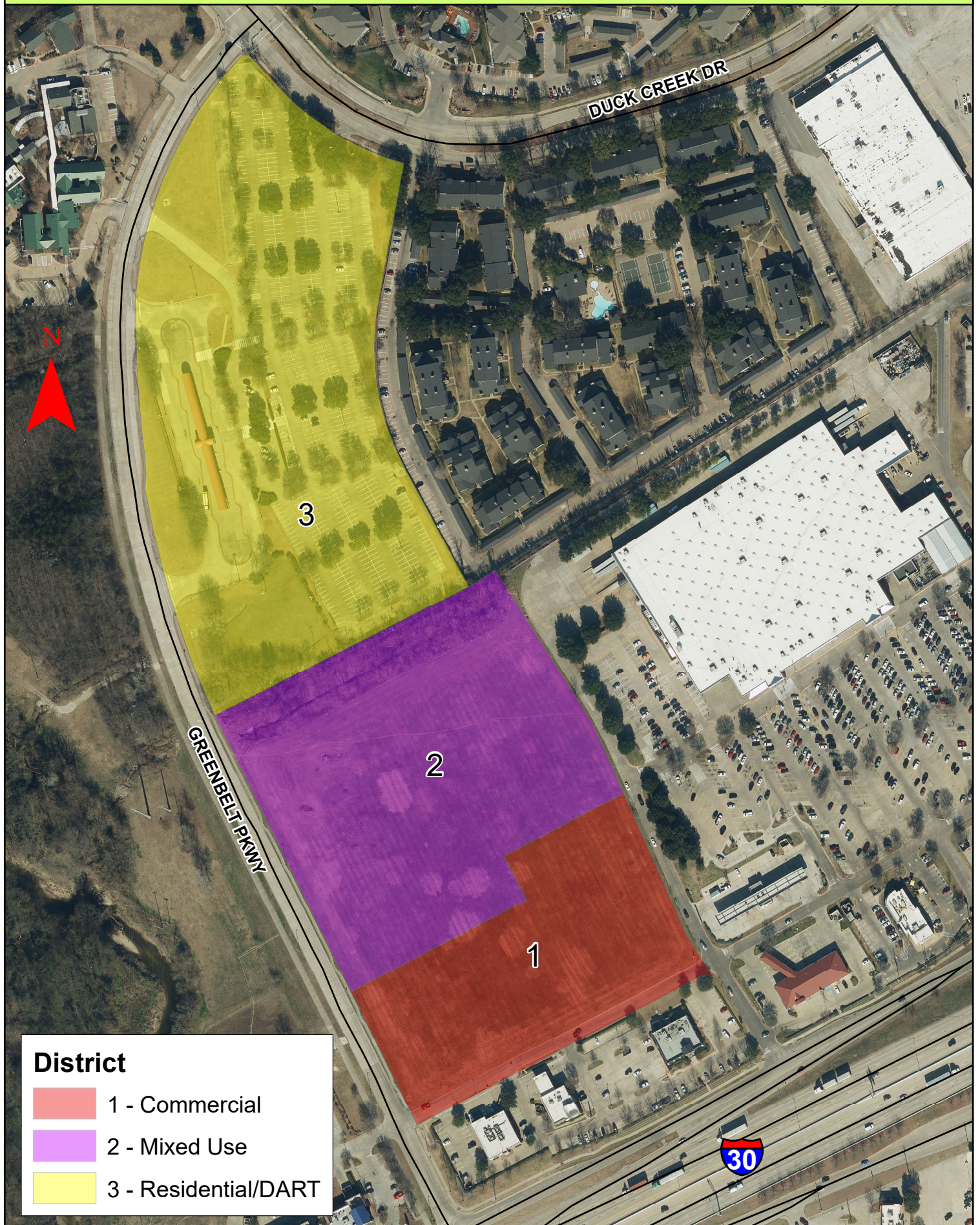


EXHIBIT D

CONCEPT PLAN

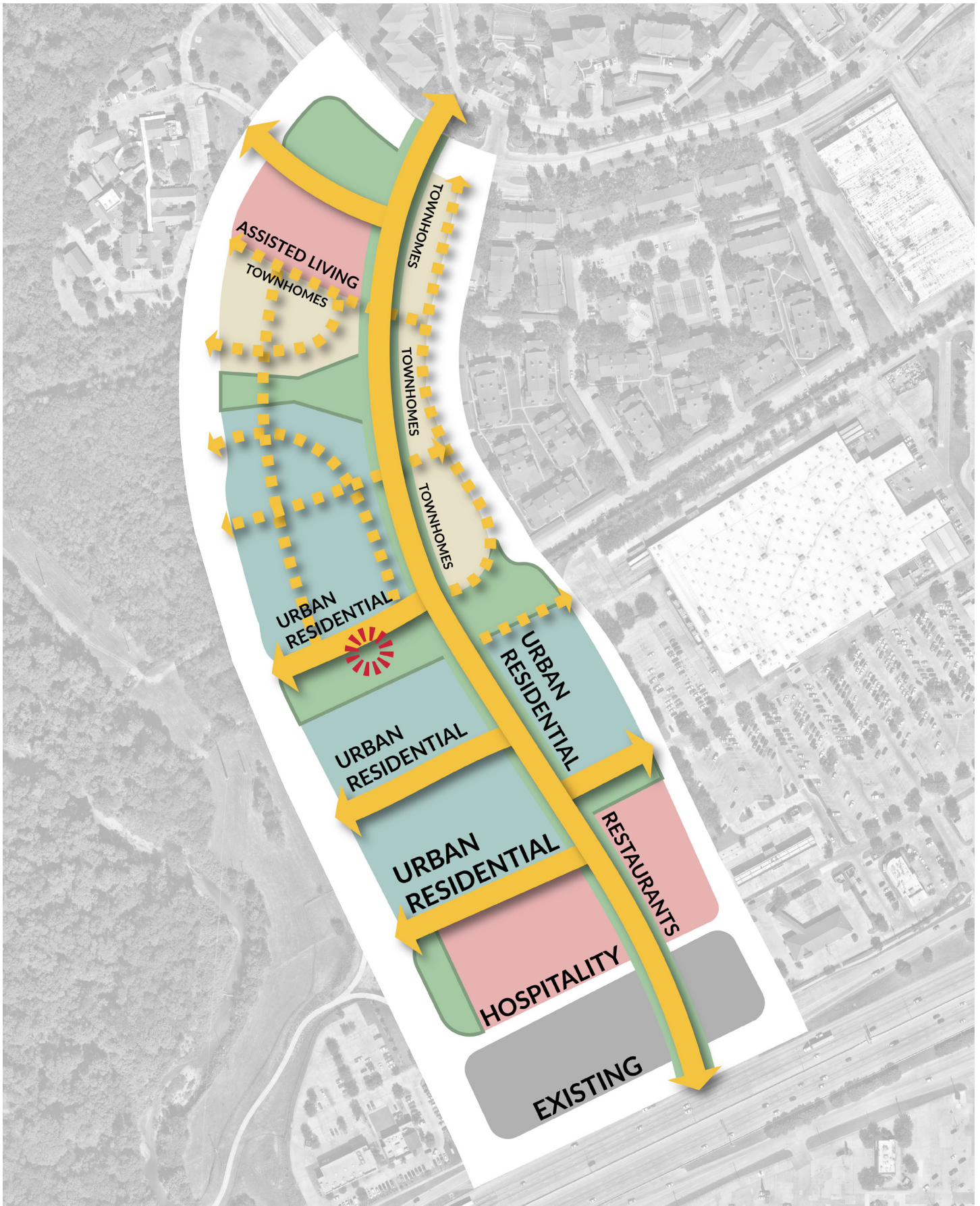


EXHIBIT E



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. c.

Meeting Date: 07/19/2022

Item Title: Z 22-33 Craig A. Edwards (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-33 Craig A. Edwards

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-33 Ordinance

Z 22-33 Exhibit A

Z 22-33 Exhibit B

Z 22-33 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A CONVENIENCE STORE USE ON A 3.792-ACRE TRACT OF LAND ZONED COMMUNITY OFFICE (CO) DISTRICT AND LOCATED AT 429 EAST INTERSTATE HIGHWAY 30; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of June, 2022, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Convenience Store made by **Craig A. Edwards**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Convenience Store on a 3.792-acre tract of land zoned Community Office (CO) District and located at 429 East Interstate Highway 30 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.

PASSED AND APPROVED this _____ day of _____, 2022.

THE CITY OF GARLAND, TEXAS

FILE NO. Z 22-33

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-33

Being Lot 2, Block 1, of Bobtown Commons, an addition to the City of Garland, Texas, as recorded in County Clerk Instrument No. 201700223666, of the Official Public Records of Dallas County, Texas, and containing 3.792 acres of land according to the plat thereof.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-33

429 East IH-30

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Convenience Store (1,000 - 5,000 sf).
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be valid for twenty-five (25) years.
 - B. Convenience Store (1,000-5,000 sf):** The Convenience Store Use shall be limited to the approximate 2,400 square-foot tenant space area ["Units 6-7"] as shown on Exhibit C.





GARLAND POLICY REPORT

City Council Regular Session Agenda

4.

Meeting Date: 07/19/2022
Item Title: Sale of Property - 2007 Saturn Road
Submitted By: Ayako Schuster, Economic Development Director
Strategic Focus Areas: Growing Economic Base

ISSUE

Consider the sale of the city-owned commercial facility previously operated as the Garland Day Labor Center. A bid was submitted by Loring Corporation (Loring Corp.) for \$275,000.

OPTIONS

1. Approve the sale of 2007 Saturn Road, or
2. Not approve sale of 2007 Saturn Road.

RECOMMENDATION

Staff recommends accepting the offer and selling the property to Loring Corporation.

BACKGROUND

The 840 square foot building was constructed on a 0.65 acre site, opened as the Garland Day Labor Center in 2001 and closed early 2020. Bidding for the property opened on March 25th 2022 and closed on April 21st, and three (3) bids were submitted.

The bid presented for consideration, from Loring Corp., is offering \$275,000. The company is proposing to renovate and reconfigure the property into multiple office suites, with potential real estate / mortgage / insurance companies. They are also considering enhancing the current landscaping as well as exterior lighting.

CONSIDERATION

Loring Corp. has been in business in Garland for over 20 years. They own several residential properties and commercial properties. The sale of this property further supports a stable tax base and future redevelopment opportunities.

Attachments

2007 Saturn Rd_Contract of Sale

CONTRACT OF SALE

THIS CONTRACT OF SALE ("Contract") is made and entered into as of the "Effective Date" (as hereinafter defined) by and between **LORING CORPORATION, a Texas corporation** ("Buyer"), and **CITY OF GARLAND, TEXAS**, a Texas home-rule municipality ("Seller").

Contingency Contract. Parties acknowledge and agree that this Contract, including all terms and conditions contained herein, is contingent upon the City Council of the City of Garland, Texas ("City Council") formally approving this Contract. In the event the City Council does not approve the sale of the Property or this Contract by July 29, 2022, the Earnest Money, including any additional Earnest Money deposited for an extended option period, will be returned to Buyer, and neither party shall have any further right or obligation hereunder other than as set forth herein with respect to rights or obligations which expressly survive termination of this Contract.

For and in consideration of the mutual covenants and agreements contained in this Contract and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller agree as follows:

1. **PURCHASE AND SALE:** Seller agrees to sell and convey to Buyer, and Buyer agrees to buy from Seller, the Property (hereinafter defined) for the consideration and upon and subject to the terms, provisions and conditions hereinafter set forth. The "Property" shall mean real property commonly known as 2007 Saturn Road, of approximately 0.650+/- acres situated in the City of Garland, Dallas County, Texas, and more particularly described as:

Being Lot 1, Block 1, of Day Labor Addition, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 2001129, Page 0004, of the Deed Records of Dallas County, Texas,

together with all right, title and interest of Seller, if any, in and to (i) any and all improvements and buildings owned by Seller located on such Property, (ii) any and all singular rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining to the Property, including, without limitation, any right, title and interest of Seller in and to adjacent public roadways or public alleys, rights of ingress and egress and any reversionary interests thereto, and (iii) strips and gores between the Property and abutting properties.

2. **CONTRACT SALES PRICE:** The purchase price for the Property ("Sales Price") shall be Two hundred seventy five thousand and 00/100 Dollars (\$275,000.00), payable by Buyer in cash at Closing. "Payable in cash" shall mean by cashier's check or certified check drawn on a national banking association acceptable to Seller, or by wire transfer of immediately available federal funds ("Immediately Available Funds").

3. **EARNEST MONEY:** Within five (5) business days of the Effective Date, Buyer shall deliver to Title Partners LLC, 8235 Douglas Avenue, Suite 104, Dallas, TX 75225, (214) 987-6733, Attention: Kathy Donovan ("Title Company"), as escrow agent, an amount equal to Five Thousand and 00/100 Dollars (\$5,000.00) (by Immediately Available Funds) as earnest money, which funds shall be deposited and held by the Title Company in an interest-bearing account. The

term "Earnest Money" as used herein shall include the \$5,000.00 "Earnest Money" deposited with the Title Company and an additional \$500 Option fee, which Buyer shall deliver to the Title Company with the Earnest Money. In the event the transaction contemplated by this Contract is closed, the Earnest Money will be applied in payment of the Sales Price to be paid at Closing. In the event the transaction contemplated by this Contract is not closed, the Earnest Money shall be disbursed in accordance with the provisions of this Contract. If Buyer does not timely deliver the Earnest Money, or if the Title Company is not immediately able to obtain good funds in respect of the Earnest Money, Seller may, at its option, terminate this Contract. Upon request from the Title Company, Seller and Buyer will enter into such escrow agreement as Escrow Agent may reasonably request and will jointly and severally hold the Title Company harmless with respect to the performance of its duties as escrow agent, except to the extent caused by the gross negligence or willful misconduct of the Title Company.

4. FEASIBILITY STUDY AND INSPECTION:

(a) Buyer is granted the right to conduct engineering, market and economic feasibility studies of the Property, and/or a physical inspection of the Property, including studies or inspections to determine the existence of any environmental hazards or conditions (collectively, "Feasibility Study") during the period ("Feasibility Period") commencing on the Effective Date and ending at 5:00 p.m., Dallas, Texas time, on that date that is fifteen (15) days thereafter. Buyer or its designated agents may enter upon the Property for purposes of analysis or other tests and inspections which may be deemed necessary by Buyer for the Feasibility Study. Buyer shall not alter the physical condition of the Property without obtaining the written consent of Seller to any physical alteration of the Property, which consent may be withheld in Seller's sole and absolute discretion. In particular, Buyer shall not perform any invasive or destructive testing of the Property (including, without limitation, any soil sampling, excavation, or other physical testing), or what is commonly known as a Phase II environmental inspection, without the prior written consent of Seller, which consent may be withheld in Seller's sole and absolute discretion.

(b) If Buyer determines, based on information obtained during the Feasibility Study, that the condition of the Property is not suitable for Buyer's intended use or purpose then Buyer may terminate this Contract by written notice to Seller prior to expiration of the Feasibility Period or any extension of the Feasibility Period pursuant to Section 4(a), in which case the Earnest Money, including any additional Earnest Money deposited for an extended feasibility period, will be returned to Buyer, and neither party shall have any further right or obligation hereunder other than as set forth herein with respect to rights or obligations which expressly survive termination of this Contract. If this Contract is not terminated in the manner and within the time provided in this Section 4, the condition provided in this Section 4 and any and all objections with respect to the Feasibility Study shall be deemed to have been satisfied and/or waived by Buyer for all purposes, and it shall be conclusively presumed that Buyer (i) has approved the Diligence Documents (hereinafter defined), any surveys obtained, and the condition of title and condition to the Property, (ii) has acknowledged and agreed that Buyer has been given adequate access to inspect the Property, (iii) has acknowledged that it has the full and complete knowledge necessary to purchase the Property, or has chosen not to obtain the full and complete knowledge, although provided with the opportunity by Seller, and (iv) has conducted, or had the opportunity to conduct, sufficient examination of the building, building envelope, building systems, building grounds,

building components and surrounding conditions including but not limited to soils and the environmental condition of the Property.

(c) The Feasibility Study shall be at Buyer's sole cost and expense. Buyer shall promptly restore the Property to its original condition if damaged or changed due to the tests and inspections performed by Buyer, free of any mechanic's or materialman's liens or other encumbrances arising out of any of the inspections or tests. In the event that Buyer terminates this Contract pursuant to Section 4(b) or this Contract is terminated due to a default of Buyer, Buyer shall provide Seller, at no cost to Seller, with a copy of the results of any tests and inspections made by Buyer, excluding any market and economic feasibility studies. Subject to the terms and conditions of Section 21 below, Buyer shall keep confidential the results of any tests and inspections made by Buyer, and shall not disclose said results to any third parties; provided, however, nothing herein shall prevent Buyer from disclosing any information (i) as may be reasonably required for applying for, qualifying for, and otherwise processing governmental approvals; (ii) as may be reasonably required in processing the closing and issuance of the title policies regarding the Property; (iii) as may be reasonably required for purposes of income tax reporting; (iv) as may be reasonably required by accountants, attorneys, engineers, consultants or other persons providing professional advice; (v) as may be reasonably required regarding financing of the purchase; (vi) in court or arbitral proceedings, or as otherwise may be required by law; and (vii) as otherwise as may be consented to in writing by Seller.

(d) Buyer shall have the right to extend the Feasibility Period for one (1) period of ten (10) days ("Extension Period") upon written notice to Seller and deposit into escrow with the Title Company prior to expiration of the Feasibility Period, the sum of Five Hundred and 00/100 Dollars (\$500.00) ("Extension Payment"). The Extension Payment shall be deposited with the Title Company and become part of the Earnest Money. The Extension Payment shall be applicable to the Sales Price at Closing.

5. CLOSING: The closing of the sale of the Property to Buyer and consummation of the transaction(s) contemplated by this Contract ("Closing") shall take place at the offices of the Title Company in Dallas, Texas on the 29th day of July, 2022 ("Closing Date") unless such date is changed in writing by Seller and Buyer or extended due to an Extension Period pursuant to Section 4(d) above or Title Policy Extension Period as defined below, and Buyer has not terminated this Contract pursuant to a right to terminate granted hereunder, then Seller shall be entitled, in addition to any other remedies available to Seller as provided in this Contract, to terminate this Contract by delivery of written notice of termination to Buyer. Upon such termination by Seller, the Earnest Money shall be delivered to Seller, and neither party shall have any further rights or obligations under this Contract, other than as set forth herein with respect to rights or obligations which expressly survive termination.

(a) At the Closing, Seller shall deliver to Buyer, at Seller's sole cost and expense (except as otherwise provided in this Section 5(a)), the following:

(i) a duly executed and acknowledged Deed without Warranty ("Deed") in substantially the same form as shown on Exhibit "A" attached hereto and made a part

hereof.

(ii) a proforma basic Owner's Policy of Title Insurance ("Owner's Title Policy") in the standard form in use in the State of Texas to be issued by the Title Company in the full amount of the Sales Price, dated as of the Closing Date, insuring Buyer's fee simple title to the Property to be good and indefeasible subject only to Permitted Exceptions and others approved by Buyer in writing, and the standard printed exceptions, provided, however:

- (A) if Buyer obtains a survey that is acceptable to the Title Company, the exception as to area and boundaries may, at the option and expense of Buyer, be deleted except for "any shortages in area";
- (B) the standard exception as to restrictive covenants may be limited to any restrictive covenants that are Permitted Exceptions and the Restrictions; and
- (C) the exception as to standby fees and taxes shall be limited to standby fees and taxes for the year of Closing and subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership;

(iii) possession of the Property and the Deed; except that notwithstanding anything in this Contract including this Section 5(b)(iii) to the contrary,

(iv) a non-foreign affidavit as permitted by Section 1445 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder;

(v) evidence of Seller's capacity and authority for the closing of this transaction as may be reasonably required by the Title Company;

(vi) such other documents as may be reasonably required to close this transaction, duly executed (including, without limitation, an affidavit as to debts, liens and parties in possession in form and content reasonably satisfactory to Seller and the Title Company).

(b) At the Closing, Buyer shall perform and deliver to Seller, at Buyer's sole cost and expense, the following:

(i) the Sales Price in Immediately Available Funds;

(ii) evidence of Buyer's capacity and authority for the closing of the transaction contemplated herein;

(iii) such other documents as may be reasonably required to close this transaction duly executed.

(c) Seller shall pay: the premium for the basic Owner's Title Policy, except for the premium for the area and boundary deletion and any requested endorsements which shall be paid

by Buyer; one half (1/2) of any escrow fee and recording costs; costs of tax certificates; Seller's attorneys' fees; and other expenses stipulated to be paid by Seller under other provisions of this Contract. Buyer shall pay: one half (1/2) of any escrow fee and recording costs; Survey costs; Buyer's attorneys' fees; and other expenses stipulated to be paid by Buyer under other provisions of this Contract. All other closing costs not addressed in this Section or elsewhere in this Contract shall be allocated in accordance with the customary practice in the county in which the Property is located.

(d) All normal and customarily pro-ratable items, including, without limitation, payments relating to agreements affecting the Property which survive the Closing, shall be prorated as of the Closing Date, Seller being charged and credited for all of same up to such date and Buyer being charged and credited for all of same on and after such date.

(e) All ad valorem real estate taxes and assessments levied or assessed against the Property (including, without limitation, any rollback taxes) shall be prorated according to the calendar year as of the Closing Date, based on the most recent tax bill for the Property. Such prorations shall be adjusted after Closing, based upon the actual tax bill. This Section 5(e) shall survive Closing.

6. TITLE APPROVAL: Seller shall deliver to Buyer prior to the Closing Date (i) any topographical plans, site plans, surveys, plats, soils and substrata studies, utility plans, and environmental reports pertaining to the Property currently in the possession of Seller ("Diligence Documents"), which Diligence Documents are provided for informational purposes only and shall not to be relied upon by or certified to Buyer, and nothing in this Section shall constitute a representation or warranty as to the delivery, accuracy or completeness of any Diligence Documents described herein or otherwise in Seller's possession, and (ii) a Commitment for Title Insurance with copies of all recorded instruments affecting the Property and recited as exceptions in said Commitment for Title Insurance ("Commitment"). Within five (5) days prior to the Closing Date, if a survey acceptable to the Title Company does not exist, Buyer shall obtain a current ALTA survey of the Property ("Survey"), providing Seller and the Title Company with a copy of same. If Buyer has an objection to items disclosed in the Commitment or Survey, Buyer shall have fifteen (15) days after receipt of the Commitment and Survey to give Seller written notice of its objections ("Title Objections") and the Closing Date shall be extended thirty (30) days ("Title Policy Extension Period"). If Buyer gives timely written notice of any Title Objections, Seller shall have the opportunity, but not an obligation, for ten (10) days from the date of Seller's receipt of the Title Objections to cure same. Seller will utilize reasonable diligence to cure any errors in the Commitment, provided Seller shall have no obligation to expend any money, to incur any contractual or other obligations, or to institute any litigation in pursuing such efforts. If any Title Objection is not satisfied within such time period, Buyer shall elect prior to the end of the Title Policy Extension Period, as its sole and exclusive remedy to either (a) terminate this Contract, in which case the Earnest Money shall be refunded to Buyer, and neither party shall have any further rights or obligations pursuant to this Contract, other than as set forth herein with respect to rights or obligations which survive termination, or (b) waive the unsatisfied objection (which shall thereupon become a Permitted Exception) and proceed to Closing without reduction of the Sales Price. Any exception to Commitment or Survey not objected to by Buyer in the manner and within the time period specified in this Section 6 shall be deemed accepted by Buyer and shall be a

Permitted Exception. The phrase "Permitted Exceptions" shall mean (i) real estate taxes and assessments not yet due and payable, (ii) documents or agreements contemplated by the terms of this Contract, (iii) matters arising from acts of or at the direction of Buyer, its consultants or any of their respective agents, representatives or employees, and (iv) those exceptions to title set forth in the Commitment, Deed, or Survey and which have been accepted or deemed accepted by Buyer. In no event shall the failure of Seller to deliver a Commitment satisfying the requirements of this Section 6 extend the period for review of such Commitment beyond the Feasibility Period; and Buyer's sole remedy on account of any such failure shall be to terminate this Contract prior to the expiration of the Feasibility Period in accordance with the provisions of Section 4 hereof. Buyer shall notify Seller in writing of any failure of the Commitment or Survey to satisfy the requirements of this Section 6 within ten (10) days after the Commitment and Survey are received by Buyer; and if Buyer fails to do so, they shall be deemed to satisfy such requirements. Notwithstanding the foregoing and regardless of any applicable Title Objections, (x) Seller agrees to cure prior to or upon Closing any liens affecting the Property created by Seller, other than those created by or on behalf of Buyer, and (y) voluntary conveyances of interests in the Property by Seller after the Effective Date ("Mandatory Cure Matters"). In no event shall the Mandatory Cure Matters be a Permitted Exception, and if Seller is unable to cure any Mandatory Cure Matters on or before the Closing, then Buyer shall be entitled, as Buyer's sole and exclusive remedy, to terminate this Contract upon written notice to Seller on or before the Closing Date, whereupon the Earnest Money and any and all Extension Payments (if applicable) shall be promptly delivered to Buyer, and all obligations and liabilities of the parties under this Contract shall be discharged and shall be null and void and of no further force or effect (except those that expressly survive the termination of this Contract).

7. BROKER'S FEE: Buyer and Seller represent and warrant to each other that no real estate commissions, finders' fees, or brokers' fees have been or will be incurred in connection with the sale of the Property by Seller to Buyer. To the extent allowed by law, Buyer and Seller shall indemnify, defend and hold each other harmless from any claim, liability, obligation, cost or expense (including reasonable attorneys' fees and expenses) for fees or commissions relating to Buyer's purchase of the Property asserted against either party by any broker or other person (other than the Broker) claiming by, through or under the indemnifying party or whose claim is based on the indemnifying party's acts. The provisions of this Section 7 shall survive the Closing or any termination of this Contract.

8. DEFAULT:

(a) Unless otherwise provided for herein, if the transaction contemplated hereby is not consummated by reason of Buyer's breach or other failure to timely perform all obligations and conditions to be performed by Buyer, and such breach or other failure is not due to default, breach and/or failure by Seller hereunder, then Seller may, as Seller's sole and exclusive remedy, terminate this Contract and receive the Earnest Money as liquidated damages; Buyer and Seller hereby agree that actual damages would be difficult or impossible to ascertain and such amount is a reasonable estimate of the damages for such breach or failure.

(b) If the transaction contemplated hereby is not consummated by reason of Seller's breach or other failure to timely perform all obligations and conditions to be performed by Seller, such breach or other failure is not cured within ten (10) days of Seller's receipt of written notice

of such breach from Buyer, and such breach or other failure is not due to default, breach and/or failure by Buyer hereunder, then Buyer may, as its sole and exclusive remedy, either (i) enforce specific performance of Seller's obligations hereunder, provided that Buyer asserts such claim for specific performance within thirty (30) days from the scheduled Closing Date, or (ii) terminate this Contract and receive the Earnest Money; provided, however, notwithstanding anything to the contrary contained in this Contract, under no circumstances shall Buyer be permitted or entitled to file a claim of lis pendens against the Property. Buyer hereby waives and releases to the greatest extent allowed by law all other claims, causes of action or remedies against Seller arising under or in connection with this Contract, and Seller shall not be liable to Buyer for any type of incidental, punitive, special, exemplary, reliance, indirect or consequential damages, regardless of the foreseeability of such damages. No trustee, beneficiary, director, officer, shareholder, employee, advisor, agent, attorney, or manager in or of Seller (each, a "Seller Party") has any personal liability, directly or indirectly, under this Contract. Buyer and Buyer's successors and assigns and all other interested parties are entitled only to, and shall only, look to Seller's interest in the Property (and the proceeds thereof) for the payment of any claim or for any performance, and Buyer waives all other rights relating thereto. These limitations are in addition to, and not in limitation of, any other Seller limitation of liability.

(c) Except as otherwise expressly provided in this Contract, the rights and remedies set forth in this Section 8 shall be the sole and exclusive remedies available to Seller and Buyer in the event of a breach or default by the other party of this Contract.

9. REPRESENTATIONS AND WARRANTIES OF SELLER: Seller hereby represents and warrants to Buyer, that to Seller's current actual knowledge, no special investigation or inquiry having been made:

(a) That the persons executing this Contract on behalf of Seller have full power and authority to execute this Contract, and to bind Seller to the terms hereof;

(b) With the exception of Seller, there are no parties in possession of any portion of the Property;

(c) Seller has, or on or before the Closing Date will have, the corporate power and authority to sell and convey the Property as provided in this Contract and to carry out Seller's obligations hereunder, and that all requisite corporate action necessary to authorize Seller to enter into this Contract and to carry out Seller's obligations hereunder has been, or on or before the Closing Date will have been taken;

(d) Seller has not received written notice of (i) any pending or threatened litigation which would materially and adversely affect the Property, or (ii) governmental proceeding which would materially and adversely affect the Property; and

(e) Seller is not a foreign person, as that term is defined in Section 1445 and 7701 of the Internal Revenue Code of 1986, as amended, and regulations promulgated thereunder.

(f) If any representation or warranty above is known by Buyer prior to Closing to be

untrue and is not remedied by Seller prior to Closing, Buyer may as Buyer's sole and exclusive remedy, either (i) terminate this Contract whereupon the Earnest Money shall be refunded to Buyer, and neither party shall have any further rights or obligations pursuant to this Contract, other than as set forth herein with respect to rights or obligations which survive termination, or (ii) waive its objections and close the transaction.

10. **CONDEMNATION:** If, prior to the Closing Date, Seller receives written notice that condemnation proceedings are being commenced against any material portion of the Property, then Seller shall promptly notify Buyer of such condemnation, and Buyer shall thereafter have, as its sole and exclusive remedy: (a) the option to terminate this Contract within three (3) business days following receipt of said notice by Seller of such event, in which case the parties shall have no further rights or obligations hereunder except as expressly provided herein, and the Earnest Money shall be returned to Buyer, or (b) if Buyer does not elect to terminate this Contract, this Contract shall remain in full force and effect, and in such event Seller shall assign to Buyer any and all condemnation proceeds of such condemnation of the Property, and Buyer shall take title to the Property with the assignment of such proceeds and subject to such condemnation of the Property without reduction of the Sales Price. If Buyer does not elect to terminate within said three (3) business day period following such notice by Seller, Buyer shall be deemed to have waived all rights to terminate pursuant to this Section 10 and this Contract shall remain in full force and effect.

11. **REPRESENTATIONS AND WARRANTIES OF BUYER:** Buyer represents and warrants to Seller, which representations and warranties shall be deemed made by Buyer to Seller as of the Effective Date and also as of the Closing Date:

(a) Buyer has the full right, power, and authority to purchase the Property as provided in this Contract and to carry out Buyer's obligations hereunder, and that all requisite action necessary to authorize Buyer to enter into this Contract and to carry out Buyer's obligations hereunder has been, or on or before the Closing Date will have been, taken.

(b) There are no actions, suits, claims or other proceedings pending or, to the best of Buyer's knowledge, contemplated or threatened against Buyer that could affect Buyer's ability to perform its obligations when and as required under the terms of this Contract.

(c) Buyer is not, and will not become, a person or entity with whom United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control, Department of the Treasury of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons list), or under any statute, executive order (including the September 24, 2002, Executive Order blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit or Support Terrorism) or other governmental action and is not and will not engage in any dealing or transaction or be otherwise associated with such persons or entities.

(d) Notwithstanding anything herein to the contrary, any breach by Buyer of any of the foregoing representations or warranties shall constitute a default by Buyer hereunder, and Seller may thereupon, at its option, terminate this Contract by giving written notice thereof, in which event the Earnest Money shall be paid to Seller as liquidated damages, and neither Buyer nor Seller

shall have any further rights or liabilities hereunder, except as otherwise provided herein.

12. MISCELLANEOUS:

(a) Any notice required or permitted to be delivered hereunder shall be in writing and shall be deemed received (i) when personally delivered, (ii) five (5) days after deposit in the United States mail, postage prepaid, registered or certified mail, return receipt requested, and properly addressed, (iii) when deposited with a nationally recognized overnight courier service, charges prepaid, and properly addressed for delivery on the next business day, or (iv) upon sending the e-mail to the applicable party's designated e-mail address if sent before the close of business, or the next day if sent by e-mail after the close of business; provided, however, that if a notice is sent by e-mail, the party sending the notice also must send, on the date that the e-mail is sent, a confirmation copy of the notice by one of the other methods set forth in this Section 12(a) (or else such e-mail notice is void). For purposes of this subsection, the addresses of each party shall be that set forth below the signature of such party hereto with a copy to the other addressees set forth below the signature of such party. Either party may change its address for notice from time to time by delivery of at least ten (10) days prior written notice of such change to the other party hereto in the manner prescribed herein.

(b) This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Dallas County, Texas

(c) This Contract shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns.

(d) In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein. Furthermore, in lieu of any such invalid, illegal or unenforceable provision there shall be automatically added to this Contract a provision as similar to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

(e) **THIS CONTRACT CONSTITUTES THE FINAL AGREEMENT BETWEEN THE PARTIES. IT IS THE COMPLETE AND EXCLUSIVE EXPRESSION OF THE PARTIES' AGREEMENT ON THE MATTERS CONTAINED IN THIS CONTRACT. ALL PRIOR AND CONTEMPORANEOUS NEGOTIATIONS AND AGREEMENTS BETWEEN THE PARTIES ON THE MATTERS CONTAINED IN THIS CONTRACT ARE EXPRESSLY MERGED INTO AND SUPERSEDED BY THIS CONTRACT. THE PROVISIONS OF THIS CONTRACT MAY NOT BE EXPLAINED, SUPPLEMENTED, OR QUALIFIED THROUGH EVIDENCE OF TRADE USAGE OR A PRIOR COURSE OF DEALINGS. IN ENTERING INTO THIS CONTRACT, THE PARTIES HAVE NOT RELIED UPON ANY STATEMENT, REPRESENTATION, WARRANTY, OR AGREEMENT OF THE OTHER PARTY EXCEPT FOR THOSE**

EXPRESSLY CONTAINED IN THIS CONTRACT. THERE IS NO CONDITION PRECEDENT TO THE EFFECTIVENESS OF THIS CONTRACT OTHER THAN THOSE EXPRESSLY STATED IN THIS CONTRACT.

(f) The parties may amend this Contract only by a written agreement of the parties that identifies itself as an amendment to this Contract.

(g) Time is of the essence with this Contract.

(h) Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

(i) The parties may execute this Contract in one or more identical counterparts, all of which when taken together will constitute one and the same instrument. The signatures of all of the parties need not appear on the same counterpart, and delivery of an executed counterpart signature page by e-mail is as effective as executing and delivering this Agreement in the presence of the other parties to this Agreement.

(j) Intentionally Deleted.

(k) The parties hereto acknowledge that the parties and their respective counsel have each reviewed and revised this Contract, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Contract or any amendments or exhibits hereto.

(l) Whenever any determination is to be made or action to be taken on a date specified in this Contract, if such date shall fall upon a Saturday, Sunday or holiday observed by federal savings banks in the State of Texas, the date for such determination or action shall be extended to the first business day immediately thereafter.

(m) Except as to those obligations which specifically survive the Closing, all of Seller's other obligations hereunder shall merge with the Deed.

13. **ASSIGNMENT:** Buyer may not assign this Contract to any party or entity, without Seller's prior written consent, which consent may be withheld in Seller's sole and absolute discretion. Notwithstanding anything in this Section 13 to the contrary, Buyer may assign this Contract without Seller's consent to the City of Garland. Buyer shall notify Seller of any assignment no later than ten (10) business days prior to the Closing Date.

14. **NONREFUNDABLE CONSIDERATION:** Notwithstanding anything seemingly to the contrary contained herein, if the Earnest Money is returned to Buyer for any reason other than due to Seller's default hereunder, the sum of \$100.00 shall be retained by Seller as independent consideration ("Independent Consideration") for Seller's agreement to sell the Property to Buyer with the Feasibility Period, in accordance with the terms and conditions provided herein. The Independent Consideration shall be applied against the Sales Price at Closing.

15. **WAIVER OF CONSUMER RIGHTS:** BUYER, AFTER CONSULTATION WITH AN ATTORNEY OF ITS OWN SELECTION (WHICH COUNSEL WAS NOT DIRECTLY OR INDIRECTLY IDENTIFIED, SUGGESTED OR SELECTED BY SELLER OR ANY AGENT OF SELLER) HEREBY VOLUNTARILY WAIVES ITS RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES - CONSUMER PROTECTION ACT (SECTION 17.41, *ET SEQ.*, BUSINESS AND COMMERCE CODE), A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. BUYER HEREBY ACKNOWLEDGES TO SELLER THAT BUYER AND SELLER ARE NOT IN A SIGNIFICANTLY DISPARATE BARGAINING POSITION.

16. **NOTICE REGARDING POSSIBLE LIABILITY FOR ADDITIONAL TAXES:** If for the current ad valorem tax year, the taxable value of the Property is determined by a special appraisal method that allows for appraisal of the Property at less than its market value, the person to whom the land is transferred may not be allowed to qualify the Property for that special appraisal in a subsequent year, and the Property may then be appraised at its full market value. In addition, the transfer of the Property or a subsequent change in the use of the Property may result in the imposition of an additional tax plus interest as a penalty for the transfer or the change in use of the Property. The taxable value of the Property and the applicable method of appraisal for the current tax year is public information and may be obtained from the tax appraisal district established for the county in which the Property is located.

17. **TAX DEFERRED EXCHANGE:** It is agreed between Buyer and Seller that either party may elect to effectuate a tax deferred exchange in accordance with the Internal Revenue Service code, Section 1031. Both parties agree to reasonably cooperate with the other in effectuating said tax deferred exchange. In cooperating with such party, the other party shall incur no additional expense, obligation or liability and there will be no delay in closing.

18. **FIXTURES:** Parties agree that Seller may remove fixtures such as furniture and other valuable equipment prior to Closing. To the extent fixtures or other equipment or personal property are not removed by Seller prior to Closing, such remaining property shall be deemed abandoned, and Buyer may dispose of such property as it deems fit.

19. **EFFECTIVE DATE:** The "Effective Date" of this Contract shall be the date an original of this Contract (or original counterparts of this Contract) are executed by both Seller and Buyer and the Title Company acknowledges receipt of this Contract.

20. **CONFIDENTIALITY:** Buyer agrees to keep the terms and conditions of this Contract and any information obtained with reference to the Property confidential, provided that Buyer may reveal such information regarding the terms and provisions of this Contract as may be necessary in its reasonable discretion to comply with the provisions of this Contract or in the ordinary course of business. Nothing in this Section 21, however, shall prohibit Buyer from making disclosures (a) to its legal counsel, certified public accountants, professional advisors, current and prospective lenders and financial partners and investors, (b) that are otherwise required as a matter of law, or (c) in connection with asserting or defending any action relating to the Property or this Contract. This Section 21 shall survive the Closing and the delivery and recording of the Deed or earlier termination of this Contract. Notwithstanding any other provision of this Contract to the contrary, the Parties acknowledge that the Buyer is required to comply with the Texas Public Information

Act ("TPIA") when responding to records requests made under TPIA. Pursuant to the requirements of TPIA, if the Buyer receives a request for a copy of this Contract, Buyer will respond to the request in accordance with the procedures set forth in the TPIA. Specifically, Buyer will notify the Seller of its receipt of the request. The Parties acknowledge that TPIA requires a brief to be submitted to the attorney general explaining why the claimed exceptions apply to the information in issue. Buyer shall not be obligated to submit the brief supporting those claimed exceptions. The Seller shall be solely responsible for submitting the brief and the documents in issue to the attorney general. Nothing in this agreement shall require Buyer to institute or participate in any litigation relating to an opens records request for information that Seller considers to be confidential.

21. WAIVER OF JURY TRIAL: EACH PARTY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY TO THE EXTENT PERMITTED BY LAW IN ANY ACTION OR OTHER LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS CONTRACT AND THE TRANSACTIONS IT CONTEMPLATES. THIS WAIVER APPLIES TO ANY ACTION OR OTHER LEGAL PROCEEDING, WHETHER SOUNDING IN CONTRACT, TORT, OR OTHERWISE. EACH PARTY ACKNOWLEDGES THAT IT HAS RECEIVED THE ADVICE OF COMPETENT COUNSEL.

[Signature page to follow]

IN WITNESS WHEREOF, the parties have executed this Contract to be effective as of the Effective Date.

SELLER:

**CITY OF GARLAND, TEXAS,
a Texas home-rule municipality**

By: _____
Name: Judson Rex
Title: Assistant City Manager
Email: Jrex@garlandtx.gov
Date: _____, 2022

Address:
PO Box 469002
Garland, Texas
Attention: Jud Rex
jrex@garlandtx.gov

With a copy to:

Brian C. England
General Counsel
Bengland@garlandtx.gov

BUYER:

**LORING CORPORATION,
a Texas limited liability company**

By: Harley T. Morris
Name: HARLEY T. MORRIS
Title: President
Date: June 30, 2022

Address:

TITLE COMPANY:

**Receipt of \$5,000.00 Earnest Money is
acknowledged in the form of**

TITLE PARTNERS LLC

By: _____

Name: _____

Title: _____

Date Signed: _____, 20__

EXHIBITS:

Exhibit "A" - Deed

EXHIBIT "A"
(DEED)

DEED WITHOUT WARRANTY

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

That the City of Garland, Texas home-rule municipality ("Grantor"), for and in consideration of the exchange of real property, title to which is accepted by Grantor the same as if the consideration represented by the exchange were paid in cash, conveyed by the Loring Corporation, a Texas corporation ("Grantee"), has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto Grantee all that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas, to wit ("Property"):

Being Lot 1, Block 1, of Day Labor Addition, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 2001129, Page 0004, of the Deed Records of Dallas County, Texas.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING—WITHOUT LIMITATION—ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT THE LAND IS CONVEYED "AS IS—WHERE IS, WITH ALL FAULTS".

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

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2022.

GRANTOR:

CITY OF GARLAND, TEXAS

By: _____
Mayor

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of June, 2022,
by Scott LeMay, Mayor of the City of Garland, Texas, on behalf of the City.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 07/19/2022

Item Title: Volunteer Appointment - Civil Service Commission

Submitted By: Kristen Smith, HR Director

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Approve by minute action the appointment of Marisol Trevizo for an additional three-year term to the Civil Service Commission.

Attachments

Marisol Trevizo - Civil Service Commission



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
APR 29 2022
CITY SECRETARY**

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 4/28/2022

Name: Marisol Trevizo

Phone: 214-213-3352

(Home)

Address: 1606 Skyline Dr.

Phone: 972-276-5100

(Other)

City, State, Zip: Garland, TX 75043

Email: mtrevizo@pilarfuneralhome.com

Resident of Garland for 15 years

Resident of Texas for 50 years

✓ Dallas County Voter Registration Number 1078715758 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.

Previous experience in municipal government, specifically City of Dallas and the City of Fort Worth, in various city departments including City Manager's Office.

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

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

Cinco De Mayo planning committee, UNIDOS,

What is your educational background?

BA in Spanish

MPA - Master of Public Administration

What is your occupational experience?

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

Marisol Trevizo

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
5/3/22

Disclosure Form Filed _____

Revised 05/2021



GARLAND

TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Pilar Funeral Home

 Title: Funeral Director/Owner
 (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

Vanover, Courtney

From: Daniel, Brenda
Sent: Tuesday, May 3, 2022 9:19 AM
To: Vanover, Courtney; Kurth, Christine
Subject: RE: Account Status

All is good with tax. Sorry for the delay in responding.

From: Vanover, Courtney
Sent: Friday, April 29, 2022 2:44 PM
To: Daniel, Brenda <BDaniel@garlandtx.gov>; Kurth, Christine <CKurth@garlandtx.gov>
Subject: Account Status

Good afternoon,

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

Marisol Trevizo
1606 Skyline Dr.

Thank you!

Courtney Vanover

City Secretary's Office
972-205-2406

Our Mission

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



GARLAND

Vanover, Courtney

From: Kurth, Christine
Sent: Friday, April 29, 2022 3:19 PM
To: Vanover, Courtney; Daniel, Brenda
Subject: RE: Account Status

Good Afternoon

Here you go 😊
Have a great weekend
Thank you

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



GARLAND

From: Vanover, Courtney <CVanover@garlandtx.gov>
Sent: Friday, April 29, 2022 2:44 PM
To: Daniel, Brenda <BDaniel@garlandtx.gov>; Kurth, Christine <CKurth@garlandtx.gov>
Subject: Account Status

Good afternoon,

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

Marisol Trevizo—They are secondary on the account- Excellent/Current
1606 Skyline Dr.

Thank you!

Courtney Vanover

City Secretary's Office
972-205-2406

Our Mission

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



GARLAND



GARLAND POLICY REPORT

City Council Regular Session Agenda

6.

Meeting Date: 07/19/2022

Item Title: Large Scale Facade Art - 610 Clara Barton Aesthetic Improvement

Submitted By: Ayako Schuster, Economic Development Director

Strategic Focus Areas: Enhanced Quality of Life through Amenities, Arts, and Events
Vibrant Neighborhoods and Commercial Centers

ISSUE

Consider a purchase request by Economic Development and an acceptance of the artist contract for an aesthetic improvement (large scale façade art) at 601 Clara Barton.

OPTIONS

1. Approve the staff recommendation to accept the artist contract and purchase services
2. Not approve the artist contract

RECOMMENDATION

The City would provide a funding of \$147,000 and hold the artist contract for a large scale artwork/façade improvement on the southwest corner of Clara Barton Boulevard. The design concept is being developed in partnership with studioOutside and the Prevarian Companies, the private property owner, in alignment with the Cultural Arts Strategic Plan.

1. The Property Owner shall provide a façade easement for a period of 10 years
2. The Artist shall provide a VARA (Visual Artists Rights Act) waiver for the artwork.

The City shall hold the artist contract and VARA waiver, as well as the property easement, so all aesthetic improvements may be used in promotional and advocacy materials for the City of Garland and Valor Healthpark, Garland Medical District. Likewise, this private property becomes a community asset for the duration of the easement period.

BACKGROUND

Based on the Medical District plan, staff has been working very closely with property owners, VA and Prevarian to improve the overall area. The wall mural on 601 Clara Barton will be a huge part of the City's "place making" efforts which will promote authenticity of Garland and build community pride.

CONSIDERATION

Unless otherwise directed by Council, this project will be funded by CIP, Medical District Street Scape.

Attachments

Purchase Agreement_Haylee Ryan LLC



PURCHASE AGREEMENT

between:

CITY OF GARLAND, TEXAS, A TEXAS HOME-RULE MUNICIPALITY

-AND-

HAYLEE RYAN LLC

June 22, 2022

PURCHASE AGREEMENT

This **PURCHASE AGREEMENT** (this "Agreement") is made and entered into as of [●], 2022, by and between **CITY OF GARLAND, TEXAS, A TEXAS HOME-RULE MUNICIPALITY**, located at 200 N. Fifth St., Garland, TX 75040 (the "Client"), and **HAYLEE RYAN LLC**, located at 2846 Catherine St., Dallas, TX 75211 (the "Artist").

RECITALS

A. Client desires to purchase from Artist, and Artist desires to sell to Client, the Project (as defined below) for consideration and in accordance with the terms and conditions of this Agreement; and

B. Client and Artist desire to enter into this Agreement for the purpose of setting forth their mutual understandings and agreements with respect to the foregoing;

NOW, THEREFORE, in consideration of the mutual representations, warranties, covenants, and agreements contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1) **MATERIALS.** Artist will provide her own paints / materials. Client may be required to provide a lift or scaffolding should Artist require for the SOW in **Schedule A** (the "Project").

2) **SAFETY.** The personal safety of Artist is very important and she will not work in any environment or with any equipment that does not feel safe or secure. Accordingly, Artist will promptly advise the above contact in the event this occurs and will work with him or her to resolve any concerns.

3) **COPYRIGHT + LICENSE TO ENJOY.** The Project is for the property of Client, but Artist retains all copyrights to the design and the images thereof. Under this Agreement, Client cannot reproduce a version of the Project or use images of the Project for resale. Photography and/or media of the Project may be taken by Client or Artist at any time for their records, portfolios, and marketing purposes. All reproductions of the Project shall contain a credit to Artist and a copyright notice substantially in the following form: "Copyright, Haylee Ryan, all rights reserved, date". Artist agrees to give a credit substantially in the following form: "Owned by the City of Garland" in any public showing by Artist of reproductions of the Project. Artist agrees this design will not be replicated for other clients or sold as a copy.

4) **WAIVER OF RIGHTS PURSUANT TO THE VISUAL RIGHTS ACT.** The Project, as more particularly described herein, may be a "work of visual art" subject to the provisions of the federal Visual Artists Rights Act of 1990, specifically the rights of certain authors to attribution and integrity, as codified at 17 USC 106A(a). Artist is the author of the Project and is authorized to waive the rights conferred by Section 106(A)(a), in accordance with the waiver provision of 17 USC 106A(e)(1).

a) *Statutory provisions* 17 U.S.C. §106A - Rights of certain authors to attribution and integrity.

Rights of attribution and integrity— Subject to section 107 and independent of the exclusive rights provided in section 106, the author of a work of visual art—

(1) to claim authorship of that work, and to prevent the use of his or her name as the author of any work of visual art which he or she did not create;

(2) shall have the right to prevent the use of his or her name as the author of the work of visual art in the event of a distortion, mutilation, or other modification of the work which would be prejudicial to his or her honor or reputation; and

(3) subject to the limitations set forth in section 113(d), shall have the right—

to prevent any intentional distortion, mutilation, or other modification of that work which would be prejudicial to his or her honor or reputation, and any intentional distortion, mutilation, or modification of that work is a violation of that right, and

to prevent any destruction of a work of recognized stature, and any intentional or grossly negligent destruction of that work is a violation of that right.

b) *Transfer and waiver.*—

(1) The rights conferred by subsection (a) may not be transferred, but those rights may be waived if the author expressly agrees to such waiver in a written instrument signed by the author. Such instrument shall specifically identify the work, and uses of that work, to which the waiver applies, and the waiver shall apply only to the work and uses so identified. In the case of a joint work prepared §107 TITLE 17—COPYRIGHTS Page 24 by two or more authors, a waiver of rights under this paragraph made by one such author waives such rights for all such authors.

The Artist of the Project, described herein, by executing this Agreement, hereby permanently waives her rights pursuant to 17 U.S.C. §106A(a)(3) to prevent any distortion, mutilation, modification or destruction of that work, for whatever reason and for whatever use of the work such distortion, mutilation, modification or destruction of the work is undertaken. However, this waiver does not extend to the rights of attribution conferred by 17.U.S.C. §106A(a)(1) or §106A(a)(2), and is subject to the following conditions and limitations:

1. Artist hereby acknowledges that a Façade Easement, which is attached hereto as Exhibit A and incorporated herein by reference for all purposes, conferred by the property owner for affixing a mural on the Property specifies a fixed period of time, 10 years, during which reasonable efforts shall be made by the property owner and the Client to allow the Project to remain.
2. The Parties agree that during the 10-year term of the Façade Easement, in the event Client determines in its sole discretion that the Project is in need of repair or restoration, Client shall notify Artist in writing and Artist shall be given the opportunity to restore or repair the Project and shall be compensated at \$200/hour by the Client. In absence of any need for restoration or maintenance, the work shall remain free of alteration by the Client, who shall take reasonable precautions to protect it against damage or destruction by external forces. In the event the Artist is unable, or unwilling to repair or restore the Project within 60 days of notice, Client or property may remove or cover the Project. Artist shall not be responsible for any costs or expenses associated with the removal of the Project.

3. Following the 10-year term of the Façade Easement, Client or property owner may remove or cover the Project from the wall without notice for any reason or no reason at all. Artist shall not be responsible for any costs or expenses associated with the removal of the Project.
4. Notwithstanding any other provision contained herein to the contrary, restoration, modification, or repairs of the Project may only be performed by Artist.

5) **DEPOSIT; PAYMENTS.**

a) Generally. **Schedule A** (Scope Of Works) sets forth details regarding the scope and details related to the Project, **Schedule B** (Payment; Contact Information) sets forth payment information and contact information for the parties hereto, and **Schedule C** (Timeline / Deliverables) sets forth details related to the timeline in completing the Project, [and **Schedule D** (Waiver of Rights/Façade Easement) sets forth a waiver of statutory rights and façade easement,] each of which are incorporated herein.

b) *Deposit.* Fifty percent (50%) of the Complete Project Price, as set forth on **Schedule B** (the “Deposit”) shall be due upon signing of this Agreement to confirm booking. The Deposit is non-refundable unless Artist, at her sole option, cancels and terminates this Agreement and issues a refund. Artist cannot begin concept planning until design deposit has been made.

c) *Final Payment.* The second half of the Complete Project Price, *plus* (i) any administrative or material costs incurred beyond the SOW specified in **Schedule A** and (ii) any unreimbursed costs and expense pursuant to clause (d) below, will be due upon completion of the Project and Client has signed-off on completion. Failure to pay may result in non-delivery, removal of the product and/or an assessment of a late fee that shall be ten percent (10%) of the outstanding balance due every 30 days the payment is delayed.

d) *Travel Expenses.* Client shall pay and be responsible for all reasonable travel related costs and expenses incurred by Artist in connection with completing the Project to be reimbursed by Client within 30 days of Artist’s submission of receipts, provided, that prior written approval from Client shall be required for any such costs and expenses that are reasonably likely to exceed **\$[3,000]** in the aggregate.

e) *Method of payment.* Client may pay directly online from digital invoice sent. Client may pay by credit card or by bank transfer. If Client pays by credit card, a 3.5% processing fee will be applied to the invoice. If Client pays by check, checks must be made out to Artist and mailed to her address set forth above. Please do not bring checks to any event or property. Payment must be paid online, by wire, or by mail only.

6) **OWNERSHIP OF INTELLECTUAL PROPERTY RIGHTS.** All illustrations, artwork, design, graphic material, trademarks, service marks and trade names, and all intellectual property rights in and to such items (hereinafter “Content”) constitute the sole and exclusive property of Artist or its subsidiaries, affiliates, licensors and content providers. Client is granted a personal, non-

exclusive, non-assignable and non-transferable license to use the Content for event promotional use only, and not for the purpose of circumventing Artist.

7) **DISCLAIMERS.** CLIENT EXPRESSLY AGREES THAT THE PROJECT, ALL CONTENT AND INFORMATION PROVIDED THEREIN, IS PROVIDED ON AN "AS IS," BASIS WITHOUT WARRANTIES OF ANY KIND, AND ALL SUCH WARRANTIES, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF TITLE, NON-INFRINGEMENT, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED AND EXPRESSLY NEGATED. NO ORAL ADVICE OR WRITTEN INFORMATION GIVEN BY ARTIST, ANY OF HER AGENTS, LICENSORS OR THE LIKE, SHALL CREATE A WARRANTY; NOR SHALL CLIENT RELY ON ANY SUCH INFORMATION OR ADVICE. Client HEREBY ACKNOWLEDGES THAT ARTIST IS NOT RESPONSIBLE FOR ANY PERSONAL DAMAGES RESULTING FROM THE PROJECT, AND Client RELEASES ARTIST FROM ANY AND ALL CLAIMS ARISING OUT OF OR RELATED TO THE PROJECT.

8) **LIMITATION OF LIABILITY.** UNDER NO CIRCUMSTANCES, INCLUDING NEGLIGENCE, SHALL ARTIST, HER AGENTS OR ANY THIRD PARTY INFORMATION PROVIDER, SERVICE PROVIDERS, LICENSOR, OR ANYONE ELSE INVOLVED IN CREATING OR PRODUCING THE PROJECT, BE LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, EXEMPLARY, ECONOMIC, PUNITIVE, LOST PROFIT, SPECIAL OR CONSEQUENTIAL DAMAGES OR FOR ANY DAMAGES THAT RESULT FROM OR ARE RELATED TO THE PROJECT; OR THAT RESULT FROM MISTAKES, OMISSIONS, INTERRUPTIONS, ERRORS, DEFECTS, DELAYS IN OPERATION, OR ANY FAILURE OF PERFORMANCE, WHETHER OR NOT LIMITED TO ACTS OF GOD, THEFT, OR DESTRUCTION.

9) **INDEMNIFICATION.** Client agrees to indemnify, defend and hold harmless, Artist, her agents, or the like and their respective officers, directors, employees, licensors, representatives, and third-party providers to the event from and against all losses, expenses, damages and costs, including reasonable attorneys' fees, resulting from any violation of this Agreement by Client.

10) **GOVERNING LAW.** This Agreement shall be governed by the laws of the state of Texas. The parties agree that any disputes shall be resolved amicably and in good faith before proceeding to Mediation, followed by binding Arbitration if necessary.

11) **TERMINATION.** If Client wishes to cancel, written notice shall be given to Artist, of such intent, in which the deposit amount only will not be refunded. If Artist(s) are unable to perform as required by this Agreement because of acts of God, illness or death Artist shall not be in breach, and will retain its earnings.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal effective as the date first written above.

CLIENT:

CITY OF GARLAND, TEXAS,
a Texas home-rule municipality

By: _____

Name: _____

Title:

ARTIST:

HAYLEE RYAN LLC

By:  _____

Name: Haylee Yale

Title: President

SCHEDULE A: SCOPE OF WORK

TYPE OF PURCHASE: Commission

PROJECT TITLE: TBD, Valoris HealthPark Mural

PROJECT DESCRIPTION:

The City of Garland would like to create site-specific exterior mural(s) to be placed on the western and southern facades (corner) of Plaza III (601 Clara Barton), located at the Valoris Healthpark Garland campus, located in Garland, TX. Plaza III at 601 Clara Barton is a health and wellness office facility designed to serve various medical needs. The building is almost through a renovation. The brick facade corner is 3,500 square feet, or approximately 39 x 45 ft.

Client's ideal would be a design that highlights the biological diversity in North Texas' native landscape, as it is reflective of the strength and diversity of the Garland and North Texas Veteran community. Among relevant concepts to consider are growth, healing, resilience, and florals. The Valoris Healthpark campus anchor is the Veteran's Administration, and redevelopment is focused on creative place making, so public art needs to have mass community appeal. Any concepts that may be considered polemic or political should be avoided. Also, erroneous Texas stereotypes (such as saguaros, pipe cactus, etc.) should be avoided.

ADDITIONAL NOTES:

Client's branding colors will also be taken into consideration in the design.

SPECIAL INSTRUCTIONS / NOTES by Artist:

Client will prepare the painting surface/wall in a manner reasonably acceptable to Artist, including cleaning, patching, priming and sealing the wall surface as necessary.

Client will make sure access to water, power, and restroom for Artist is provided for the duration of the project.

Client will provide a lift, in size and specification reasonably acceptable to Artist. Client will provide a safe reasonably close place to store the lift when not in use.

Client is considering covering some windows to allow for a more uninterrupted surface area for the mural.

SPECIAL INSTRUCTIONS / NOTES by Client:

[TBD]

SCHEDULE B: PAYMENT & CONTACT INFORMATION

COMPLETE PROJECT PRICE: \$147,000

50% DEPOSIT: **\$73,500**

FINAL AMOUNT DUE: **\$73,500**

** The design deposit will be a credit applied to the final invoice due.*

IMPORTANT CONTACTS:

Client Primary Contact:

Name: Clara Cobb
Email: ccobb@garlandtexas.gov
Phone: 972-205-3828 (work)
940-368-8394 (mobile)

Artist Primary Contact:

Name: Haylee (Ryan) Yale
Email: hryanart@gmail.com
Phone: 972-824-3015

SCHEDULE C: TIMELINE / DELIVERABLES

*(*Artist requires up to [●] days of paint time. If the concept is not approved, deposit is not cleared, contracts are not signed, etc., the timeline will be delayed accordingly. The window will begin once concepts are approved by Client in e-writing. Client has agreed that there is no concrete completion date for this particular project.)*

<u>Task</u>	<u>Estimated Completion Date</u>	<u>Responsible Party</u>
Site visit	July 2022	Client and Artist
Concepts Due	September 1, 2022	Artist
Concepts Approved	September 15, 2022	Client
Install Start Date	October 2022	Artist
Completion Date	January 2023	Artist

BLACK OUT DATES:

**Dates Artist is not available to work due to travel/holiday during this project's timeline TBD*

[SCHEDULE D: (WAIVER OF RIGHTS/FAÇADE EASEMENT)

(see attached)]



GARLAND POLICY REPORT

City Council Regular Session Agenda

7.

Meeting Date: 07/19/2022

Item Title: Request for Development Assistance from PSL Garland MOB, LP
(Prevarian Companies)

Submitted By: Ayako Schuster, Economic Development Director

Strategic Focus Areas: Growing Economic Base

ISSUE

Consider a development incentive request from PSL Garland MOB, LP (Prevarian) for a partial reimbursement of applicable Tenant Incentives for a specific period, in support to a proposed community hospital recruitment plan.

OPTIONS

1. Approve the staff recommendation for a partial reimbursement of the applicable tenant incentives
2. Not approve partial reimbursement of the applicable tenant incentives

RECOMMENDATION

The City would provide a reimbursement incentive not to exceed 35% of per rentable square foot funding for new leases with a minimum 7-year term that have obtained a certificate of occupancy on or before December 31, 2023

- Developer shall provide new medical related tenants with a maximum of \$100 per rentable square foot of leased commercial space as a Tenant Incentive for capital improvements of a commercial leased space within the Property.

The City would provide a reimbursement incentive not to exceed 50% of per rentable square foot funding for lease renewals that have obtained a certificate of occupancy on or before December 31, 2023 and execute a lease renewal or extension on or before December 31, 2027

- Developer shall provide existing medical related tenants with a maximum of \$20 per rentable square foot of leased commercial space as a Tenant Incentive for the construction of capital improvements for any 5-year renewal or extension of the lease.
- Developer shall provide existing medical related tenants with a maximum \$10 per rentable square foot of leased commercial space as a Tentative Incentive for any 3-year renewal or extension of the lease.

BACKGROUND

Following Baylor's 2018 closure, the former hospital campus was recommended as a proposed Veterans Administration Hospital and Clinic in July 2019. In April 2020, the VA Medical Center Garland opened.

The medical center is benefiting from a significant investment by the VA to renovate the buildings and deliver comprehensive services to veterans living in North Texas. As a result, the City seeks to continue the redevelopment of the medical center campus to support the VA's efforts and fulfill the City's plans for a full-service medical district.

The City of Garland is partnering with Prevarian Companies and Harrison Street to bring new vitality to the community's medical district.

CONSIDERATION

Prevarian Companies, in partnership with Harrison Street, purchased three of the medical office buildings totaling more than 150,000 square feet and has invested in the complete renovation and strategic leasing of these buildings. The medical office space was 40% occupied when they purchased it, and the tenant incentives make it the most competitive medical office lease space in the Metroplex.

When the office spaces reach close to being fully occupied, the Prevarian Company, in partnership with the City, will begin the process of recruiting a community hospital in Garland.

Attachments

Proposed Economic Development Incentive Agreement

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement ("Agreement") is made by and between the **City of Garland, a Texas home-rule municipality** ("City"), and **PSL Garland MOB, LP, a Texas limited partnership** ("Developer") (City and Developer being referred to herein collectively as, "Parties"), acting by and through their respective authorized officers.

RECITALS:

Developer and the City each acknowledge and agree that the following recitals are true and correct and that the same are a material part of this Agreement:

WHEREAS, the City desires to further the public interest and welfare and to induce the investment of private resources in productive business enterprises located in certain areas of the City that will increase tax revenue and promote or develop new business enterprises; and

WHEREAS, the Developer is the owner of those certain tracts of improved real property consisting of approximately 153,300 +/- square feet and commonly known as 800 North Shiloh, 530 Clara Barton, and 601 Clara Barton, City of Garland, Dallas County, Texas (hereinafter referred to individually as "Property" or collectively, as "Properties"); and

WHEREAS, the Properties are situated in TIF Zone 3 and are a part of the "Medical District" within the City of Garland; and

WHEREAS, to attract and retain medical related enterprises, create other related high-quality jobs, develop a vibrant Medical District, and improve the health and quality of life of the citizens of Garland, the Parties each desire to grant certain incentives to tenants occupying the Properties ("Project"); and

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

WHEREAS, the Developer has advised the City that a contributing factor of inducing the Developer to improve the Property and expand business operations within the City, is this Agreement to provide an economic development grant to the Developer as set forth herein; and

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code to provide an economic development program, which may include certain grants of public funds, to stimulate business and commercial activity in the City; and

WHEREAS, City hereby establishes this Program and finds that this Agreement promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code, and is in the best interests of the City; and

WHEREAS, the City has determined, based on information presented to it by the Developer, that making an economic development grant to the Developer in accordance with this Agreement is in accordance with the City's economic development goals and will: (i) further the objectives of the

City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City.

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

Section 1. Term. This Agreement shall commence upon the effective date hereof and, unless extended or terminated by mutual agreement or as otherwise provided in this Agreement of the Parties, terminate upon the full and complete performance of all obligations and conditions precedent by the Parties.

Section 2. Definitions. For purposes of this Agreement, each of the following terms will have the meaning set forth herein unless the context clearly indicates otherwise:

"Compliance Documentation" has the meaning described in Section 3(A)(iv) below.

"Program" means the economic development program for the Project established by the City pursuant to Texas Local Government Code Chapter 380 and this Agreement to promote local economic development and stimulate business and commercial activity within the City.

"Project" has the meaning described in the recitals to this Agreement.

"Property" has the meaning described in the recitals to this Agreement, and more particularly depicted in attached Exhibit A, which is incorporated herein by reference.

"Reimbursement Incentive" means the economic development incentives paid by the City to the Developer as reimbursement of a portion, as more fully described in Section 3 below, of any Tenant Incentives actually paid by Developer to medical related tenants.

"Tenant Incentives" means the incentives paid by Developer to medical related tenants, as more fully described in Section 3 below, to create jobs and encourage or induce private investment within the Medical District of the City of Garland.

Section 3. Developer's Obligations. In consideration of the City's participation in the Program, the following are conditions precedent to the City's payment of Reimbursement Incentives under this Agreement:

(A) During the term of this Agreement, to attract new medical related enterprises and to be eligible for a Reimbursement Incentive payment from the City, Developer shall offer Tenant Incentives for *new leases*, subject to the following terms and conditions:

- i. Developer shall provide *new* medical related tenants with a maximum of \$100 per rentable square foot of leased commercial space as a Tenant Incentive for

capital improvements of a commercial leased space within the Property. Developer shall be eligible to receive a Reimbursement Incentive in amount not to exceed 35% of the Tenant Incentive actually (1) paid to *new* tenants or (2) paid by Developer for capital improvements to a leased space within the Property pursuant to the terms of a new lease, from the City pursuant to the terms and conditions of below Section 4.

- ii. New medical related tenant leases shall be for a minimum term of 7 years.
 - iii. New medical related tenants occupying commercial space within the Property must obtain a certificate of occupancy by December 31, 2023.
 - iv. Developer shall submit to the Economic Development Department of the City of Garland, Texas (1) a copy of the executed lease agreement, (2) a copy of the certificate of occupancy, (3) a copy of the contract for construction of the building improvements (or if that is not available, a copy of the construction drawings), (4) a copy of the certificate of substantial completion from the contractor or the architect (or if that is not available, a letter from the tenant or Developer that the tenant improvements reflected in the construction drawings have been substantially completed) and (5) financial documentation (i.e. a copy of the check, confirmation of wire or automated clearinghouse transfer or bank statement that demonstrates payment has been made to the tenant or contractor, as applicable) showing that Developer paid the Tenant Incentives to improve the commercial office space (collectively, "Compliance Documentation").
 - v. For purposes of this Agreement, the term (1) *new lease* shall mean a lease to a new tenant that is executed on or after January 1, 2022 and (2) *new tenant* shall mean a tenant that takes occupancy of the leased premises in the Property after the effective date hereof.
- (B) During the term of this Agreement, to *retain* medical related enterprises and to be eligible for a Reimbursement Incentive payment from the City, Developer shall offer Tenant Incentives for existing tenants, subject to the following terms and conditions:
- i. Developer shall provide *existing* medical related tenants with a maximum of \$20 per rentable square foot of leased commercial space as a Tenant Incentive for the construction of capital improvements for any 5-year renewal or extension of the lease. Developer shall be eligible for a Reimbursement Incentive in an amount not to exceed 50% of the Tenant Incentive actually (1) paid to an existing tenant or (2) paid by Developer for capital improvements to a leased space within the Property pursuant to the terms of the lease, from the City pursuant to the terms and conditions of below Section 4.

- ii. Developer shall provide *existing* medical related tenants with a maximum \$10 per rentable square foot of leased commercial space as a Tentative Incentive for any 3-year renewal or extension of the lease. Developer shall be eligible for a Reimbursement Incentive in amount not to exceed 50% of the Tenant Incentive actually (1) paid to an existing tenant or (2) paid by Developer for capital improvements to a leased space within the Property pursuant to the terms of the lease, from the City pursuant to the terms and conditions of below Section 4.
- iii. To be eligible for a Reimbursement Incentive payment for *existing* medical related tenants, the tenant must (1) have obtained its original certificate of occupancy on or before December 31, 2023, and (2) execute the lease renewal or extension on or before December 31, 2027.
- iv. Developer shall submit to the Economic Development Department of the City of Garland, Texas (1) a copy of the executed renewal or extension agreement of the lease and (2) financial documentation (i.e. a copy of the check, confirmation of wire or automated clearinghouse transfer or bank statement that demonstrates payment has been made to the tenant or contractor, as applicable) showing that Developer paid the Tenant Incentives to improve the commercial office space (collectively, "Renewal Documentation").

(C) Notwithstanding anything contained in this Agreement to the contrary, Developer shall not be required to enter into any leases (or lease extensions) and shall have no obligation to provide any Tenant Incentives hereunder; provided, however, that City and Developer acknowledge and agree that Developer will only be paid Reimbursement Incentives for such new leases and lease extensions that comply with this Section 3.

Section 4. City's Obligations. Subject to the following terms and conditions, the City agrees to reimburse to the Developer the applicable portion of the Tenant Incentives actually paid by the Developer to medical related tenants pursuant to above Section 3:

- (A) For any Tenant Incentive actually paid by Developer to a medical related tenant of the Property in compliance with the terms and conditions of above Section 3, the City shall pay the Developer the Reimbursement Incentives in the amounts indicated therein, within 30 calendar days of receipt of the Compliance Documentation or Renewal Documentation.
- (B) Notwithstanding any provision contained herein to the contrary, the maximum aggregate amounts of Reimbursement Incentives owed to Developer by City shall not exceed:
 - i. One million nine-hundred and twenty thousand dollars (\$1,920,000.00) for *new* tenants under above Section 3(A); and

- ii. One million and no dollars (\$1,000,000.00) for renewals or extensions of *existing* tenants under above Section 3(B).

Section 5. Force Majeure. All obligations of Developer and City shall be subject to events of “force majeure” which shall mean any contingency or cause beyond the reasonable control of a party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such party), fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials and labor. Any dates or time for completion of any obligations under this Agreement shall be extended on a day-for-day basis for the duration of any Force Majeure.

Section 6. Rules of Construction. The capitalized terms listed in this Agreement shall have the meanings set forth herein whenever the terms appear in this Agreement, whether in the singular or the plural or in the present or past tense. Other terms used in this Agreement shall have meanings as commonly used in the English language. Words not otherwise defined herein that have well known and generally accepted technical or trade meanings are used herein in accordance with such recognized meanings. In addition, the following rules of interpretation shall apply:

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

Section 7. Remedies. Unless a specific remedy and associated cure period (such as recapture of an amount paid as the Incentive) is set forth elsewhere in this Agreement, in the event of event of default

by Developer, the City, as its sole remedy, may terminate all commitments of City under this Agreement after providing the Developer written notice of such default and 90 days to cure such default. If any event of default by the City exists, Developer shall provide written notice of such default to the City; then, the City shall have 90 days to cure such default. In the event the City is not able to cure such default, Developer may pursue such remedies available to it by law or equity, including, specific performance. The City and Developer hereby agree that Section 271.152 of the Texas Local Government Code (relating to a limited waiver of immunity to suit for certain claims) applies to this Agreement regardless whether this Agreement is construed as a governmental or proprietary act of the City.

Section 8. Dispute Resolution and Step Negotiations. The Parties shall attempt in good faith to resolve all disputes arising out of or relating to this Agreement or any of the transactions contemplated hereby promptly by negotiation, as follows:

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

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

(C) Nothing in this Section shall preclude, or be construed to preclude, the resort by either Party to a court of competent jurisdiction solely for the purposes of securing a temporary or preliminary injunction or other relief to preserve the status quo or avoid irreparable harm. The Parties shall continue to perform each of their respective obligations under this Agreement during the pendency of any dispute; provided that

this obligation shall not apply after the termination of this Agreement (except with respect to payments of amounts due and owing under this Agreement).

Section 9. Jurisdiction and Venue. City and Developer, to the fullest extent permitted by applicable law, irrevocably (i) submit to the exclusive jurisdiction of the district courts located in Dallas County, Texas and any appellate court thereof; (ii) waive any objection which either may have to the laying of venue of any proceedings brought in any such court and (iii) waive any claim that such proceedings have been brought in an inconvenient forum. Nothing in this provision shall prohibit a Party from bringing an action to enforce a money judgment in any other jurisdiction where the courts of such jurisdiction have jurisdiction over the other Party.

Section 10. Audits. The City has the right, at its sole expense, during normal working hours and upon thirty days' written notice, to examine copies of the relevant portions of the records of the Developer to the extent reasonably necessary to verify the accuracy of any invoice, charge or calculation made pursuant to this Agreement within the twelve-month period immediately preceding such notice. The City shall not have the right to conduct such an audit more than once during any given twelve-month period.

Section 11. Accommodation of Financing Parties. To facilitate Developer obtaining of financing to construct and operate the Project, City shall make governmentally reasonable efforts to provide such consents to assignments, certifications, representations, information or other documents as may be reasonably requested by Developer or the Developer's financing parties in connection with the financing of the Project; provided that in responding to any such request, the City shall have no obligation to provide any consent, certification, representation, information or other document, or enter into any agreement, that materially adversely affects, or could reasonably be expected to have or result in a material adverse effect on, any of City's rights, benefits, risks or obligations under this Agreement. Developer shall reimburse, or shall cause the financing parties to reimburse, the City for the incremental, direct, and documented third party expenses (including, without limitation, the reasonable fees and expenses of outside counsel) incurred by the City in the preparation, negotiation, execution or delivery of any documents requested by Developer or the financing parties.

Section 12. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Section 13. Binding Effect; Successors and Assigns. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. This Agreement, or the right to receive grant payments, pursuant to this Agreement, may not be assigned, in whole or in part, without the express written consent of the City; provided that Developer may, without the City's consent, assign this Agreement to a wholly-owned subsidiary or affiliate of Developer. For purposes of this Agreement, performance by a successor or an affiliate of Developer, or performance by a party with whom Developer or its affiliates contract shall be deemed to be performance by Developer.

Section 14. Amendments. No modifications or amendments to this Agreement shall be valid unless in writing and signed by a duly authorized signatory.

Section 15. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

Section 16. Notices. All notices required to be given under this Agreement shall be in writing and shall be given by either party or its counsel in person, via an express mail service or via courier or via receipted facsimile transmission (but only if duplicate notice is also given via express mail service or via courier or via certified mail) or certified mail, return receipt requested, to the respective parties at the below addresses (or at such other address as a party may hereafter designate for itself by notice to the other party as required hereby). All notices given pursuant to this paragraph shall be deemed effective, as applicable, on the date such notice may be given in person, next business day following the date on which such communication is transferred via facsimile transmission, or as applicable, deposited with the express mail service, courier, or in the United States mails. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

If to City:

City of Garland, Texas
PO Box 469002
Garland, Texas 75046-9002
Attn: City Manager

If to Developer:

PSL Garland MOB, LP
c/o Prevarian Companies, LP
3310 Live Oak St., Suite 410
Dallas, TX 75204

With a required copy to:

City Attorney

200 N. Fifth Street
P.O. Box 469002
Garland, Texas 75046-9002

bengland@garlandtx.gov

Phone: (972) 205-2380

c/o Harrison Street Real Estate, LLC
444 W. Lake St., Suite 2100
Chicago, Illinois 60606
Attn.: Notice_HSRE-Prevarian

Notice_HSRE-Prevarian@harrisonst.com

Economic Development Director

P.O. Box 469002
Garland, Texas 75046-9002
Phone: (972) 205-3800

Section 17. Employment of Undocumented Workers. During the term of this Agreement the Developer agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Developer shall repay the amount of the Annual Grants and any other funds received by the Developer from the City as of the date of such violation within 120 business days after the date the Developer is notified by the City of such violation, plus interest at the rate of 6% compounded annually from the date of violation until paid. The Developer is not liable for a violation of this Section in relation to any workers employed by a subsidiary, affiliate, or franchisee of the Developer or by a person or entity with whom the Developer contracts.

Section 18. "Furthering Garland Recognition and Pride". Developer acknowledges that the City is engaging in and administering the Program to further the economic interests of the people of Garland and that it is important to the City in that regard that Garland receive recognition for its efforts. In its communications, branding, marketing, and promotions throughout the term of this Agreement, the Developer shall recognize that its Project is located in Garland, Texas.

Section 19. Non-Collusion. Developer represents and warrants that neither Developer nor anyone on Developer's behalf has given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any employee, agent, representative or official of the City as an inducement to or in order to obtain the benefits to be provided by the City under this Agreement.

Section 20. Time of the Essence. Time is of the essence in the performance of this Agreement. If any deadline contained herein ends on a Saturday, Sunday or a legal holiday recognized by the Texas Supreme Court, such deadline shall automatically be extended to the next day that is not a Saturday, Sunday or legal holiday.

Section 21. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall have the force and effect of any original, as of the Effective Date.

EXECUTED and effective as of the 27th day of JUNE, 2022.

DEVELOPER

PSL Garland MOB, LP

By: H. Dodd Crutcher

H. Dodd Crutcher

Authorized Signatory

Date Executed: 6/27/22

CITY
City of Garland, Texas

By: _____
Bryan Bradford
City Manager

Date Executed: _____

EXHIBIT A

LEGAL DESCRIPTION

TRACT I (800 N. Shiloh)

Lot 1, Block 1, of GARLAND MEDICAL VENTURE, an Addition to the City of Garland, Dallas County, Texas, according to the Map or Plat recorded in Volume 83055, Page 1018, Map Records of Dallas County, Texas.

TRACT III (601 Clara Barton Blvd.)

Lot 1, Block 1, of BAYLOR PROFESSIONAL PARK, an Addition to the City of Garland, Dallas County, Texas, according to the Map or Plat recorded in Volume 2001247, Page 52, Map Records, and Document No. 2001101645271, Real Property Records of Dallas County, Texas.

TRACT IV (530 Clara Barton Blvd.)

Lot 1RR, Block 1, of BAYLOR MEDICAL OFFICE, an Addition to the City of Garland, Dallas County, Texas, according to the Map or Plat recorded in Document No. 201500337263, Map Records of Dallas County, Texas.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. a.

Meeting Date: 07/19/2022

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

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an amendment to Planned Development (PD) District 18-33.

Approval of a Detail Plan for Multi-Family development.

LOCATION

2698 North President George Bush Turnpike

OWNER

LG Firewheel, LLC

PLAN COMMISSION RECOMMENDATION

On June 27, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of an amendment to Planned Development (PD) District 18-33.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.

The Plan Commission also recommended the applicant to work with staff on additional canopy shade for the parking lots.

The applicant has revised the site plan (Exhibit C) to add ten (10) additional carport parking spaces.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 18-33.

Approval of a Detail Plan for Multi-Family development.

BACKGROUND

In 2003, City Council approved Planned Development (PD) 03-53 District to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development. The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall.

In 2018, the applicant brought forward a Concept Plan and a Detail Plan only for Tract 2 of PD 03-53 to build an apartment complex. The Concept Plan reflected four (4) lots.

Lot 1: Multi-Family Uses

Lot 2: Multi-Family Uses

Lot 3: Retail/Commercial Uses

Lot 4: Multi-Family Uses

The Detail Plan approved in 2018 was for Lot 1 to build The Lively at Firewheel. Any other developments on the remainder of the lots requires a Detail Plan approval through the Public Hearing process.

In January 2022, a Detail Plan for Lot 2 was approved to build an apartment complex, Alta Firewheel.

The applicant now proposes to build an apartment complex on Lot 4.

SITE DATA

The overall site consists of approximately 13.83 acres with approximately 1,343 lineal feet of frontage along North President George Bush Turnpike. The site plan (Exhibit C) shows two (2) access points from Firewheel Parkway through a private street easement.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 18-33 is an amendment of Tract 2 of Planned Development (PD) District 03-53. A Detail Plan was approved for a Multi-Family Use on Lot 1. The remainder of the lots requires Detail Plan approval.

The subject property is designated as Lot 4 in Planned Development (PD) District 18-33, which allows Multi-Family Uses.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 344 multi-family dwelling units on an unimproved property. The development will consist of seven (7) multi-family buildings along with leisure space, a swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

Planned Development (PD) District 18-33 restricts the maximum permitted aggregate number of dwelling units on Tract 2 to 1,800 multi-family units. A total of 319 units were proposed for Lot 1, reducing the available number of multi-family units from 1,800 to 1,481 on Tract 2. A total of 250 units were approved for Lot 2. The applicant proposes 344 units for Lot 4, which now reduces the future available number to 887 units.

2. Parking

The GDC requires 582 parking spaces for this proposal. The site layout shows 594 parking spaces. Additionally, the GDC requires fifty (50%) percent of the required parking spaces to be covered and the applicant proposes twenty (20%) percent of the parking spaces to be covered. Further explanation is provided in Consideration 11.

3. Building Height

Planned Development (PD) 18-33 states the maximum building height will be reviewed with future Detail Plans. The applicant proposes a maximum height of fifty-two (53) feet and eight (8) inches. It should be noted the maximum height allowed per the GDC is forty (40) feet and the Firewheel Town Center Core (Tract 1) is allowed a maximum height of fifty-five (55) feet.

4. Connectivity:

Planned Development (PD) District 03-53 highly emphasizes connectivity. The site plan (Exhibit C) shows a proposed ten (10)-foot trail along the northern perimeter of the property which will connect to Firewheel Parkway.

5. Amenities

- **Clubhouse:** Section 2.39 (l) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 9,350 square-foot clubhouse.
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) resort-style swimming pool with 3,543 square feet of surface water in the interior courtyard.
- **Leisure Areas:** Two (2) leisure areas 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 a dog park, shaded structures and an outdoor kitchen.

6. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required one- bedroom: 650 square feet

Proposed: 682 square feet

Number of units: 212 units (61.6%)

Required two-bedroom: 800 square feet

Proposed: 1,093 square feet

Number of units: 108 units (31.4%)

Required three-bedroom: 950 square feet

Proposed: 1,372 square feet

Number of units: 24 units (7%)

7. Screening and Landscaping

Planned Development (PD) District 18-33 requires a minimum of ten (10%) of the site to be landscaped. The landscape plan (Exhibit D) shows thirty (30%) percent of the site to be landscaped.

However, the landscape buffer along North President George Bush Turnpike requires one (1) large canopy tree per every thirty linear feet along with seven (7) shrubs. Per the calculation, forty-five (45) large canopy trees and 315 shrubs are required. The applicant proposes three (3) large canopy trees, 115 small ornamental trees and 709 shrubs on the landscape buffer. This deviation is necessary due to the sight visibility easement in place for the existing electronic sign and there is a limitation on the allowable building area.

It should be noted that the GDC allows up to twenty-five (25%) percent of the required number of large canopy trees within landscape buffers may be replaced by small ornamental trees, at a rate of three (3) small ornamental trees for each large canopy tree. Per that calculation, eleven (11) large canopy trees may be substituted with thirty-three (33) small ornamental trees. The remainder of the thirty-four (34) trees must be large canopy trees.

8. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 03-53.

The applicant contends the proposed multi-family development has been designed to be compatible to the Core Building Area of the Firewheel Town Center by emphasizing the difference of materials with articulated parapeted and pitched roof designs, as well as contrasting stucco and brick colors that are spread across the façade to create a harmonious balance between materials. Buildings are arranged to create pockets of serene landscaped green space protected from the parking and drive aisles as demonstrated in the central square, and existing 4-story residential architecture of the area.

9. Transportation

A Traffic Impact Analysis was required with this development. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements. The Developer will be responsible construct the entire fifty (50)-foot private road that will connect to Firewheel Parkway.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Justification
-----------------------	----------	----------	---------------

Covered Parking	The GDC requires fifty (50%) percent of the required parking spaces to be covered. Per the calculation, 291 spaces are required.	The site plan (Exhibit C) shows a minimum twenty (20%) percent of the parking spaces to be covered. During Plan Commission, the applicant proposed 116 covered parking spaces and now the applicant proposes 126 covered parking spaces.	The north, south, and west property lines of the site are entirely encumbered by utility, GP&L; sign visibility easements. Covered parking may not be placed within easements. This result is that approximately half of the site's total parking is located adjacent to or within easements, meaning that those parking spots cannot be covered. The remaining parking spots are centrally located, and conveniently accessible to most future residents.
Landscape Buffer	One (1) large canopy tree per every thirty linear feet along with seven (7) shrubs. Per the calculation, forty-five (45) large canopy trees and 315 shrubs are required.	The applicant proposes three (3) large canopy trees, 115 small ornamental trees and 709 shrubs on the landscape buffer	This deviation is necessary due to the sight visibility easement in place for the existing electronic sign and there is a limitation on the allowable building area.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which 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 thirty (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 use is compatible with the Comprehensive Plan and supports the Firewheel Town Center.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

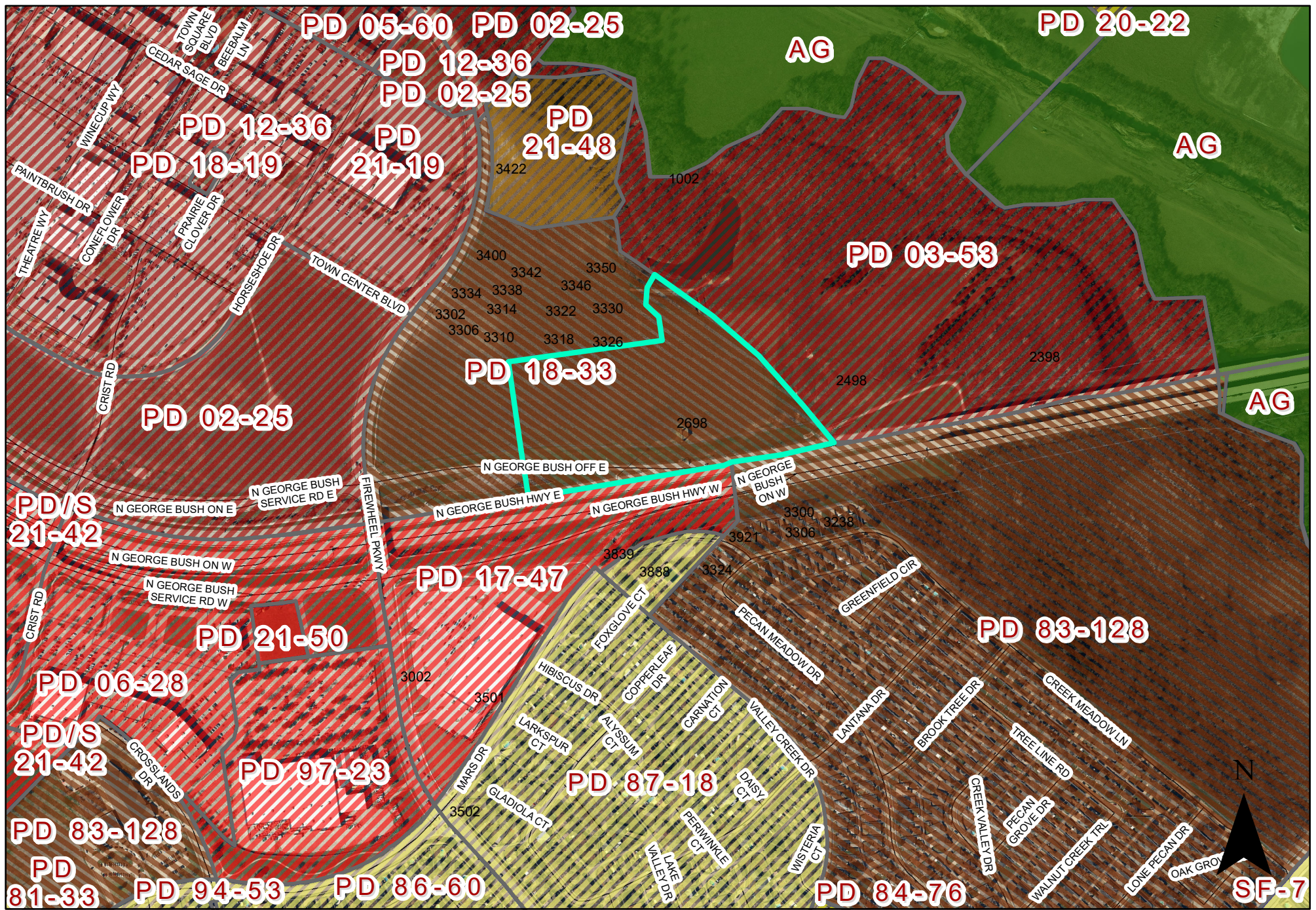
The property to the north is zoned Planned Development (PD) District 18-33 for Multi-Family Use; it is developed with an apartment complex. The property to the east is zoned Planned Development (PD) District 22-03 for Multi-Family Use; it has been recently approved for an apartment complex. The properties to the south, across North President George Bush Turnpike, are zoned Planned Development (PD) District 17-45 and Planned Development (PD) District 83-128; these properties are developed with a retail store and single-family homes. The property to the west is zoned Planned Development (PD) District 18-33 and identified as a future commercial tract; it is currently unimproved.

Attachments

Z 22-24 Spiars Engineering Attachments (Zoning)

Z 22-24 Spiars Engineering Responses

Z 22-24 Staff Presentation



ZONING MAP Z 22-24

2698 North George Bush Hwy

INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-24

2698 North President George Bush Turnpike

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development.

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

III. General Regulations: All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 18-33 are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

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

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

C. Building Height: The maximum height shall be fifty-three (53) feet.

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

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

Exhibits C and D.

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

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law,

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

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

REPORT & MINUTES

P.C. Meeting, June 27, 2022

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

The applicant, David Bond, 765 Custer Road, Plano, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and the applicant regarding alternative shading options, clarification of the number of canopy trees to be re-planted, and clarification on the number of canopy trees being provided.

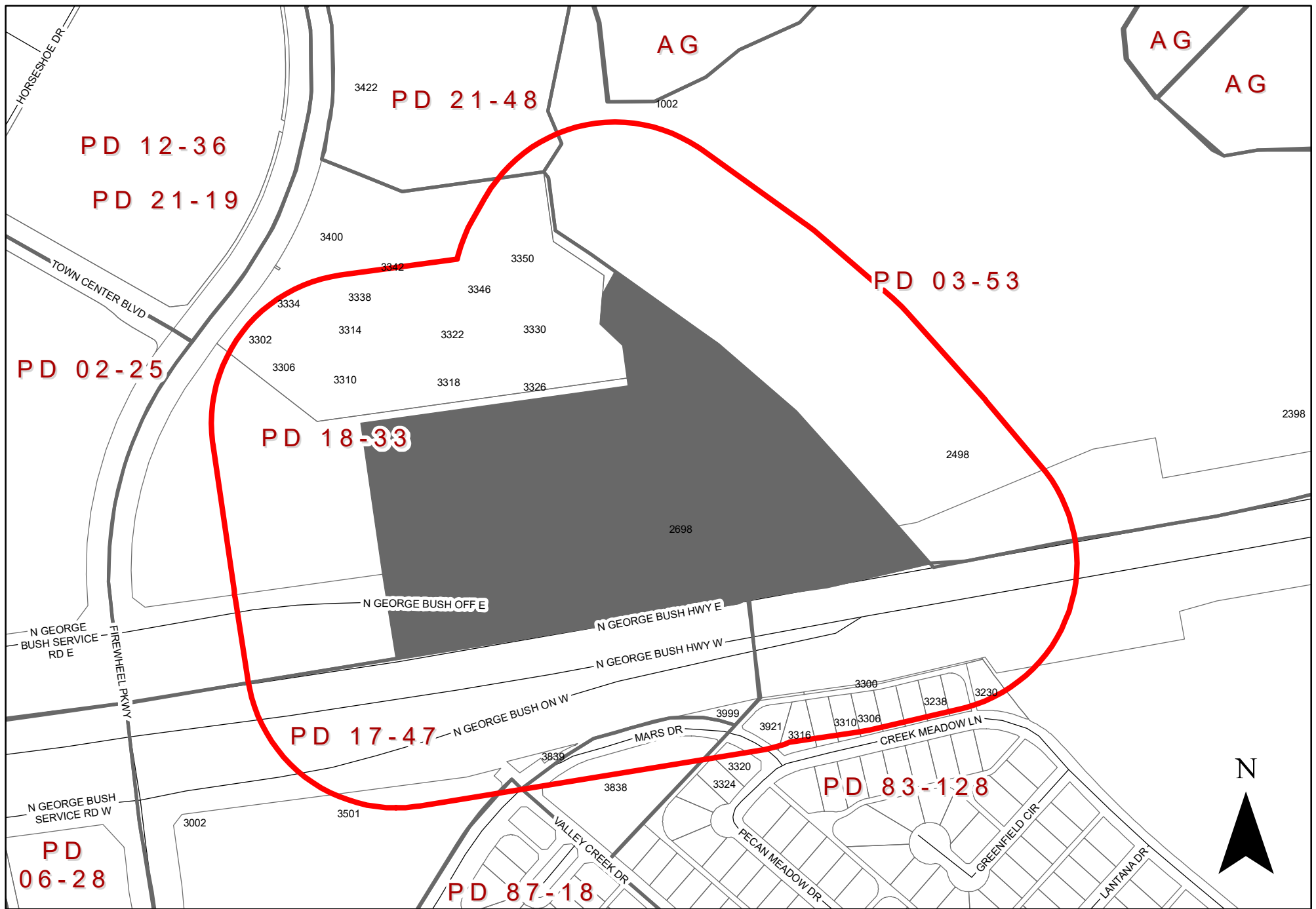
The architect assisting the applicant, Nash Thomas, 3500 Maple Drive, Dallas, Texas, provided comments on providing additional [covered] parking.

Michael and Penny Dyer, 3900 Grapevine Parkway, Apt. 523, Grapevine, Texas, expressed concern regarding access from the west to their property.

Motion was made by Commissioner Paris to close the public hearing. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

There was discussion and clarification among the Plan Commission and staff regarding canopy trees, and shading alternatives.

Motion was made by Commissioner Williams to **approve** the request per staff recommendation with the condition they work with staff to provide additional canopy shading. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**



0 225 450 Feet
1 inch = 337 feet

ZONING MAP Z 22-24

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2698 North George Bush Hwy

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

Z 22-24

The applicant proposes to construct a multi-family development with 344 dwelling units.

[Planned Development amendment and Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 18-33.]

**City Council Meeting
July 19, 2022**



GARLAND

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CASE INFORMATION

Location: 2698 North President George Bush
Turnpike

Applicant: Spiars Engineering

Owner: LG Firewheel, LLC

Acreage: 13.83 acres

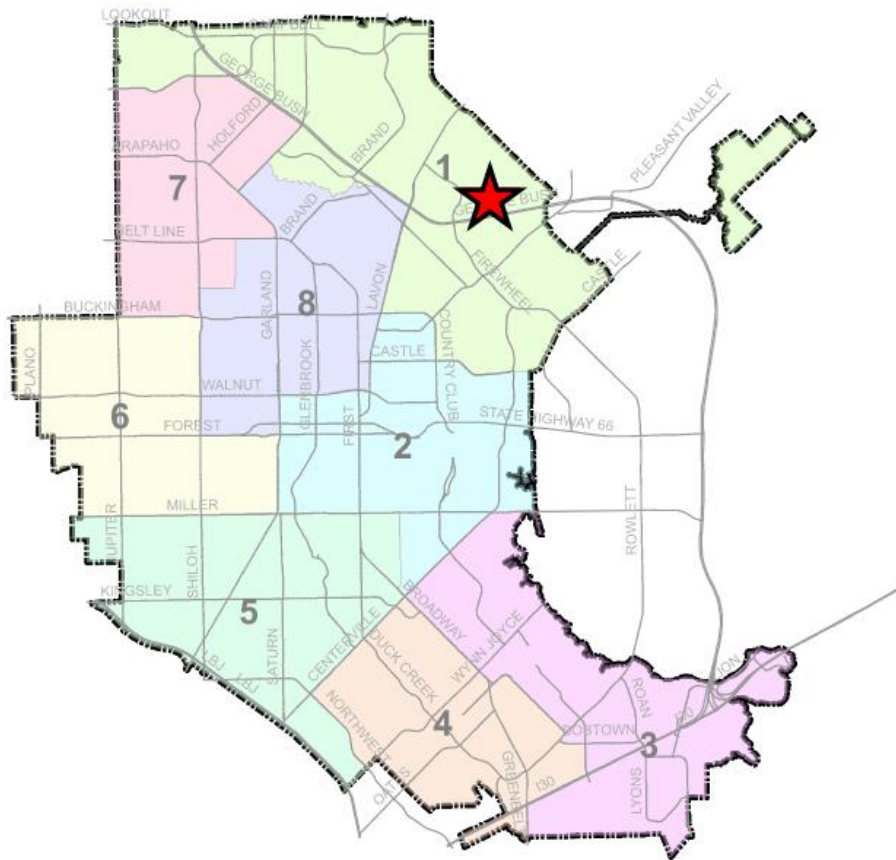
Zoning: Planned Development (PD) District 18-33

Z 22-24



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CITYWIDE LOCATION MAP



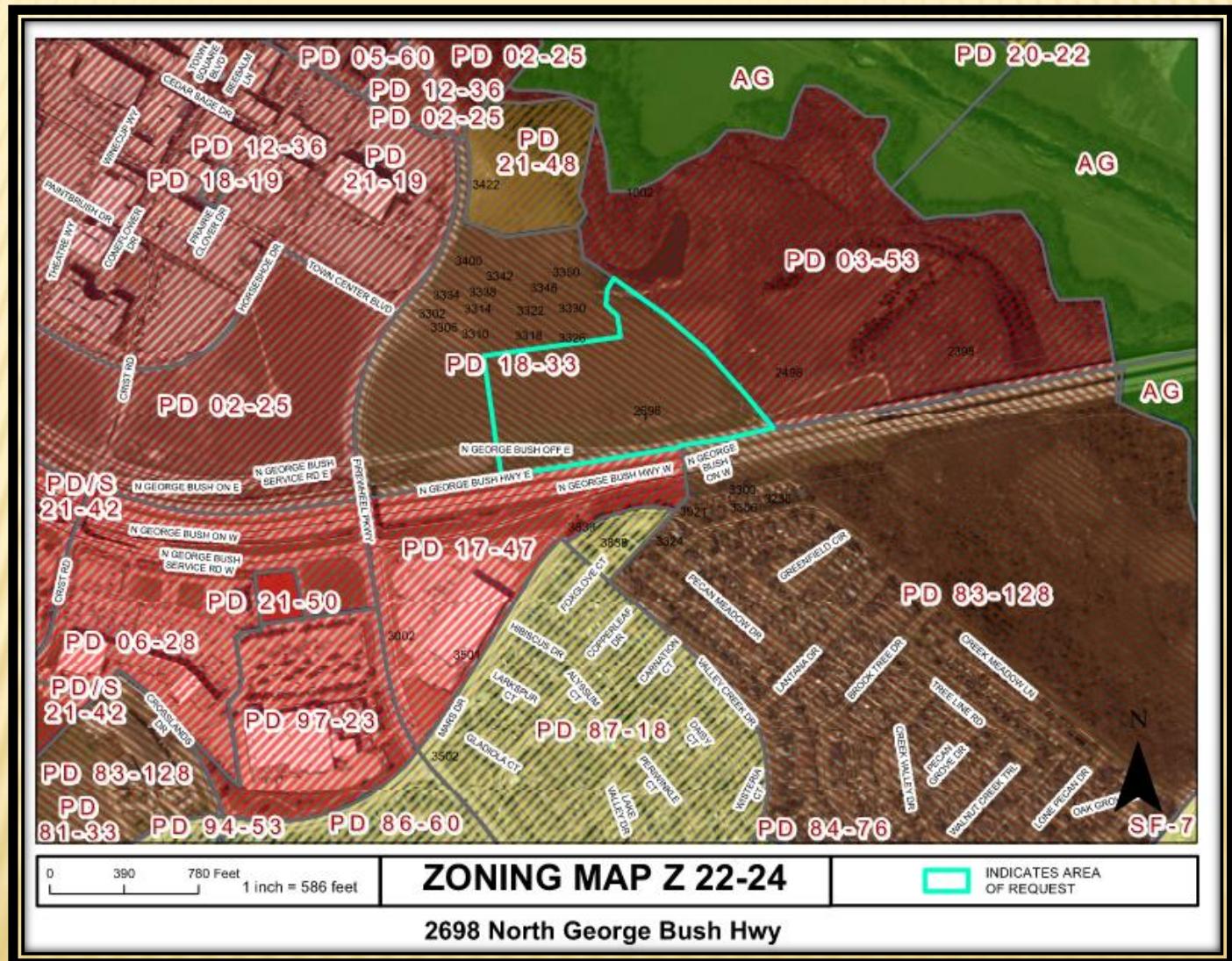
0 1 2 Miles
1 in = 2 miles

ZONING MAP Z 22-24

 INDICATES AREA
OF REQUEST

Z 22-24

LOCATION MAP



COMPREHENSIVE PLAN





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PHOTOS



View of the subject property



Looking south of the subject property



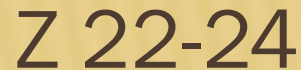
Looking east of the subject property



Looking north of the subject property

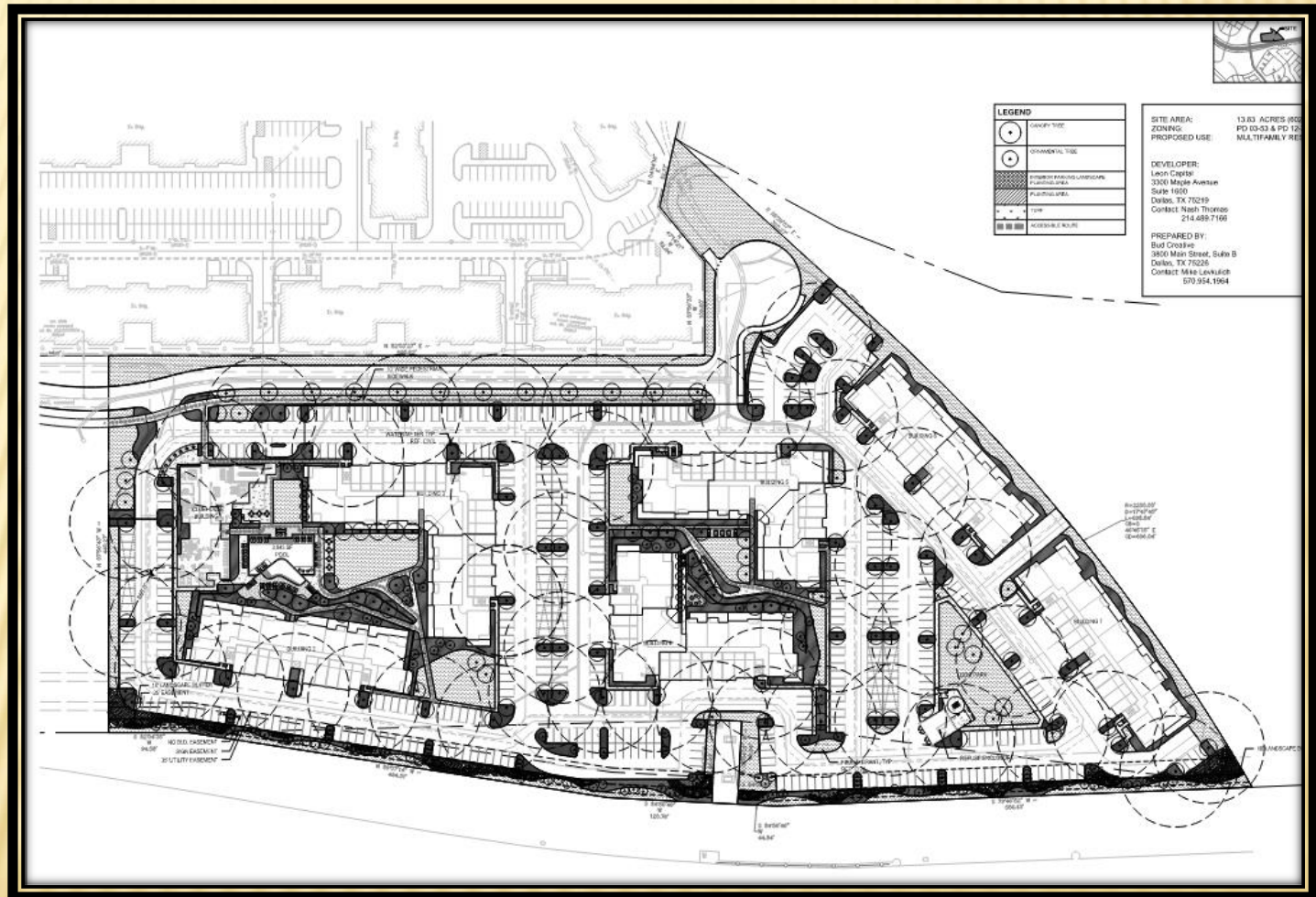


SITE PLAN





Z 22-24





CHIMNEY, BRICKWORK
BRICK AND STONE
GREY ROOF PAPER
ROOFING
SIDING
SIDING
CHIMNEY

SECTION

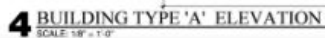
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SITE KEY PLAN





ΒΙΟΓΡΑΦΙΚΗ ΕΓΓΡΑΦΗ



SITE KEY PLAN

The site key plan illustrates the proposed development layout. It shows a central cluster of buildings, likely the main school building, surrounded by parking areas and other structures. The plan is oriented with North at the top, as indicated by the north arrow in the bottom right corner. The surrounding streets and property lines are also shown.



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BUILDING ELEVATIONS



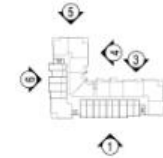
BUILDING MATERIAL CALCULATION			
MATERIAL	SECTION	QUANTITY	UNIT
BRICK	1/2" x 8" x 16"	100	SF
STUCCO	1/2" x 8" x 16"	100	SF
P.C. LAP SIDING	1/2" x 8" x 16"	100	SF
SHINGLES	1/2" x 8" x 16"	100	SF

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR ELEVATION	STAGE	B. VERTICAL ARTICULATION FOR ELEVATION	STAGE
BUILDING FACADE LENGTH 100 FT. X 30 FT. X 30 FT. MINIMUM PERPENDICULAR OFFSET OF 1 FOOT	OK	BUILDING FACADE LENGTH 100 FT. X 30 FT. X 30 FT. MINIMUM PERPENDICULAR VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 100 FT. X 30 FT. X 30 FT. MINIMUM PERPENDICULAR OFFSET OF 1 FOOT	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 10 FEET	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 10 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT



ELEVATION NOTES UPDATED PER CITY COMMENTS

BUILDING A - ELEVATION KEY



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



BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR ELEVATION	STAGE	B. VERTICAL ARTICULATION FOR ELEVATION	STAGE
BUILDING FACADE LENGTH 100 FT. X 30 FT. X 30 FT. MINIMUM PERPENDICULAR OFFSET OF 1 FOOT	OK	BUILDING FACADE LENGTH 100 FT. X 30 FT. X 30 FT. MINIMUM PERPENDICULAR VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 100 FT. X 30 FT. X 30 FT. MINIMUM PERPENDICULAR OFFSET OF 1 FOOT	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 10 FEET	OK
MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 10 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT

BUILDING MATERIAL CALCULATION			
MATERIAL	SECTION	QUANTITY	UNIT
BRICK	1/2" x 8" x 16"	100	SF
STUCCO	1/2" x 8" x 16"	100	SF
P.C. LAP SIDING	1/2" x 8" x 16"	100	SF
SHINGLES	1/2" x 8" x 16"	100	SF

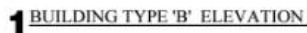


SITE KEY PLAN



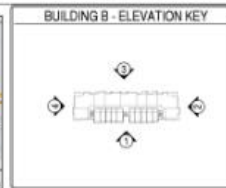


ΒΙΟΓΡΑΦΙΚΗ ΕΓΓΡΑΦΗ



BUILDING ARTICULATION		
A. HORIZONTAL ARTICULATION FOR ELEVATION	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION
BUILDING FACER LENGTH: 66.4 FT 3.25% ± 10.1 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACER LENGTH: 66.4 FT 3.25% ± 10.1 FT MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACER LENGTH: 66.4 FT 3.25% ± 10.1 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM VERTICAL ELEVATION CHANGE EVERY OFFSET VERTICAL ELEVATION CHANGE (44 FEET)
MINIMUM 1 FOOT PERPENDICULAR BUILDING OFFSET EVERY 5 FEET	OK	AVERAGE HORIZONTAL BUILDING

PROJECT ADDRESS: 1000 N. 10TH, GARLAND, TX
 DISTRICT: JONES (D-14-01)
 PROJECT: JONES PD 21-04
 ISSUED TO COMPLY WITH CITY STANDARDS
 CASE NUMBER: 21-0001



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ΒΙΟΓΡΑΦΙΚΗ ΕΓΓΡΑΦΗ



3 BUILDING TYPE 'B' ELEVATION



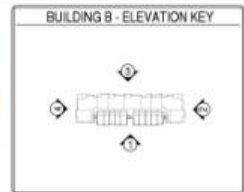
4 BUILDING TYPE 'B' ELEVATION

3 BUILDING MATERIAL CALCULATION			
MATERIALS		MATERIALS	
BRICK	10%	BRICK	1,462,500 10%
STUCCO	20%	STUCCO	2,925,000 20%
7.5" LAP SIDING	14%	7.5" LAP SIDING	1,271,250 10%
DALSHOOD	14%	DALSHOOD	1,286,250 10%
GLAZING	30%		
BUILDING PACKAGING COMPANY WITH			
10% COMPLETION (APPROX 4% OVERSIGHT, 6% LOSS)			
TOTAL COST OF MATERIALS FOR CONSTRUCTION			
BUILDING (BRICK, STUCCO, SIDING, GLAZING)			
MINIMUM OF 8% BIDDING FEE, COMMENTS			
ELEMENT		ELEMENT	
APPROXIMATE COST		APPROXIMATE COST	
TOTAL COST OF MATERIALS		TOTAL COST OF MATERIALS	
TOTAL COST OF MATERIALS		TOTAL COST OF MATERIALS	
TOTAL COST OF MATERIALS		TOTAL COST OF MATERIALS	

BUILDING ARTICULATION				
A HORIZONTAL ARTICULATION (VERTICALITY)		STATUS	B VERTICAL ARTICULATION (ELEVATION)	STATUS
BUILDING FACE LENGTH 300 FT x 30% = 90 FT MINIMUM PERIODICALLY (OFFSET 2-3 FEET)		NR	BUILDING FACE LENGTH 300 FT x 30% = 90 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACE LENGTH 300 FT x 30% = 75 FT MINIMUM PERIODICALLY (OFFSET 2-3 FEET)		OK	MINIMUM 1 FOOT VERTICAL ELEVATION CHANGE EVERY 5 FEET VERTICAL ELEVATION CHANGE 10 FT PER	NR
MINIMUM 1 FOOT PERIODICALLY BUILDING OFFSET EVERY 5 FEET		OK	HORIZONTAL NON-ARTICULATED BUILDING HEIGHT	41.5 FT

[illegible][illegible]

BUILDING ARTICULATION		
A MINIMUM 10' VERTICAL ARTICULATION CHANGE	STATUS	B VERTICAL ARTICULATION CHANGE
BUILDING FACADE LENGTH: 300 FT X 30% = 90 FT MINIMUM PERPENDICULAR OFFSET OF 2' (20')	OK	BUILDING FACADE LENGTH: 300 FT X 30% = 90 FT MINIMUM VERTICAL ELEVATION CHANGE
BUILDING FACADE LENGTH: 300 FT X 30% = 90 FT MINIMUM PERPENDICULAR OFFSET OF 2' (20')	OK	MINIMUM 10' FOOT VERTICAL ELEVATION CHANGE EVERY 10' ELEVATION CHANGE (FLY ROOFS)
MINIMUM 10' FOOT PERPENDICULAR BUILDING OFFSET EVERY 10' (20')	OK	MINIMUM 10' FOOT VERTICAL ELEVATION CHANGE



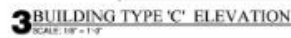
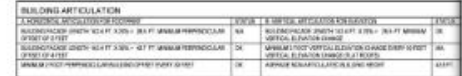


BUILDING EVALUATION?

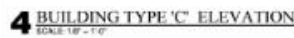




ΒΟΛΕΥΜΕΝΟ ΕΓΓΡΑΦΙΟΝ

[illegible]

BASIC DATA		MARKETS	
WEEKLY	100	SP500	300.20 10%
PERCENT	30%	FTSE100	2,548.50 8%
PERCENT	10%	NIKKEI225	10,000.00 5%
PERCENT	5%	DAXINDEX	1,500.00 10%
PERCENT	20%		

[illegible]



ΒΟΛΕΥΜΕΝΟ ΕΓΓΡΑΦΙΟΝ



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1 CLUB ELEVATION



2 CLUB ELEVATION



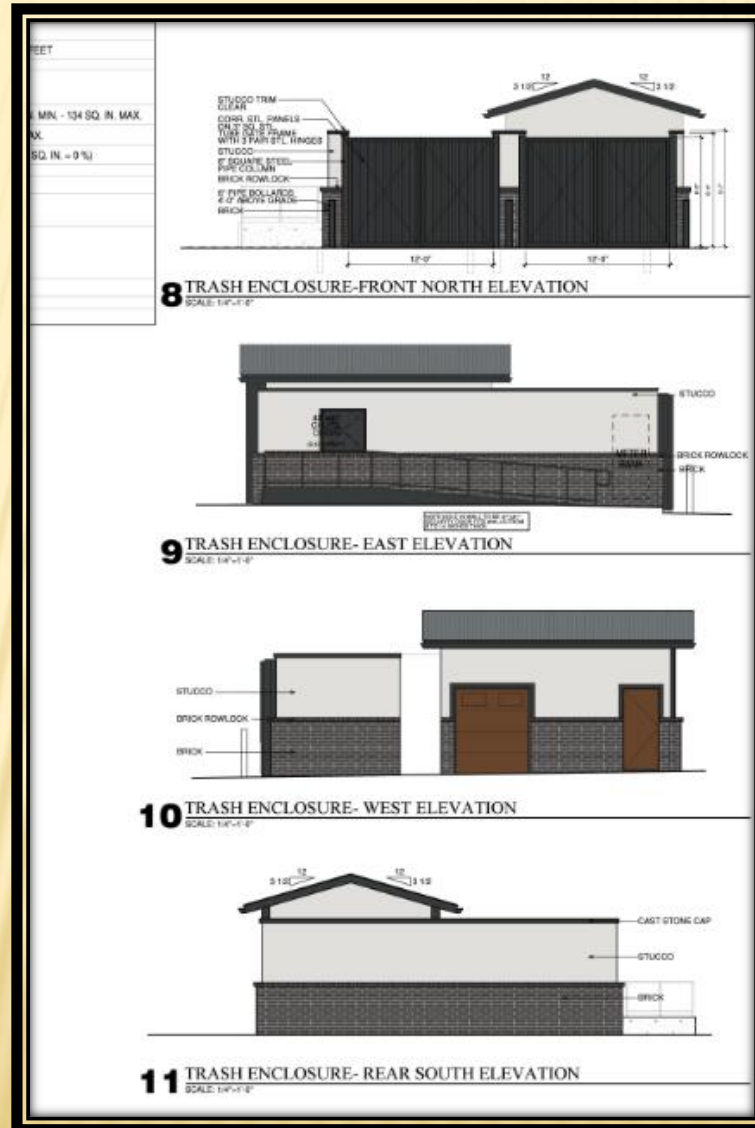
CLUBHOUSE ELEVATIONS





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DUMPSTER ENCLOSURE



SUMMARY TABLE

Development Standards	Required	Proposed	Justification
Covered Parking	The GDC requires fifty (50%) percent of the required parking spaces to be covered. Per the calculation, 291 spaces are required.	The site plan (Exhibit C) shows a minimum twenty (20 %) percent of the parking spaces to be covered. During Plan Commission, the applicant proposed 116 covered parking spaces and now the applicant proposes 126 covered parking spaces.	The north, south, and west property lines of the site are entirely encumbered by utility, GP&L; sign visibility easements. Covered parking may not be placed within easements. This result is that approximately half of the site's total parking is located adjacent to or within easements, meaning that those parking spots cannot be covered. The remaining parking spots are centrally located, and conveniently accessible to most future residents.
Landscape Buffer	One (1) large canopy tree per every thirty linear feet along with seven (7) shrubs. Per the calculation, forty-five (45) large canopy trees and 315 shrubs are required.	The applicant proposes three (3) large canopy trees, 115 small ornamental trees and 709 shrubs on the landscape buffer	This deviation is necessary due to the sight visibility easement in place for the existing electronic sign and there is a limitation on the allowable building area.



STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD)
District 18-33.

Approval of a Detail Plan for Multi-Family development.



PLAN COMMISSION RECOMMENDATION

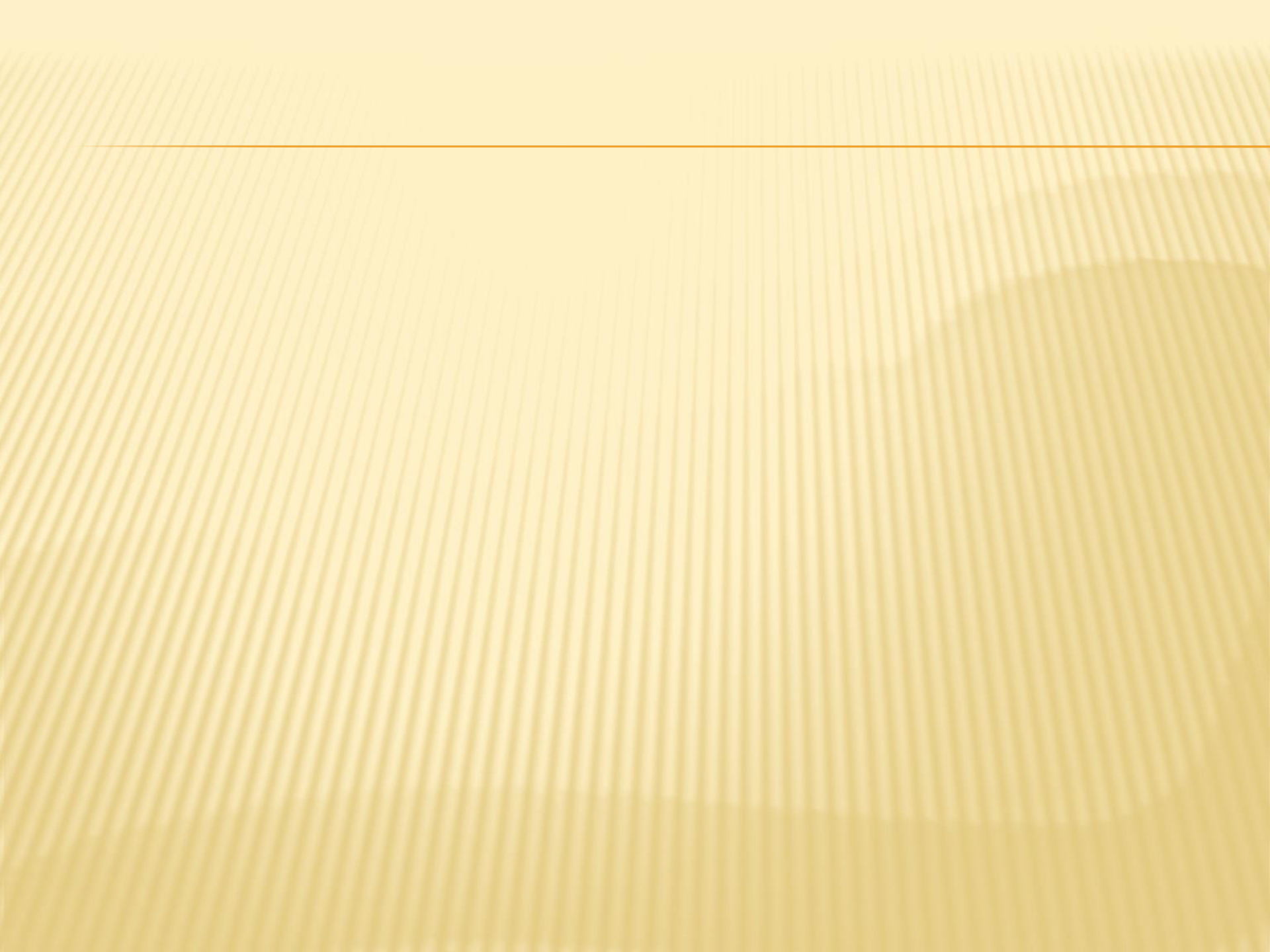
On June 27, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of an amendment to Planned Development (PD) District 18-33.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.

The Plan Commission also recommended the applicant to work with staff on additional canopy shade for the parking lots.

The applicant has revised the site plan to add ten (10) additional carport parking spaces.







GARLAND PLANNING REPORT

City Council Regular Session Agenda

8. b.

Meeting Date: 07/19/2022

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

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an amendment to Planned Development (PD) District 18-33.

Approval of a Detail Plan for Multi-Family development.

LOCATION

2698 North President George Bush Turnpike

OWNER

LG Firewheel, LLC

PLAN COMMISSION RECOMMENDATION

On June 27, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of an amendment to Planned Development (PD) District 18-33.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.

The Plan Commission also recommended the applicant to work with staff on additional shade canopy for the parking lots.

The applicant has revised the site plan (Exhibit C) to add ten (10) additional carport parking spaces.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 18-33.

Approval of a Detail Plan for Multi-Family development.

BACKGROUND

In 2003, City Council approved Planned Development (PD) 03-53 District to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development. The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall.

In 2018, the applicant brought forward a Concept Plan and a Detail Plan only for Tract 2 of PD 03-53 to build an apartment complex. The Concept Plan reflected four (4) lots.

Lot 1: Multi-Family Uses

Lot 2: Multi-Family Uses

Lot 3: Retail/Commercial Uses

Lot 4: Multi-Family Uses

The Detail Plan approved in 2018 was for Lot 1 to build The Lively at Firewheel. Any other developments on the remainder of the lots requires a Detail Plan approval through the Public Hearing process.

In January 2022, a Detail Plan for Lot 2 was approved to build an apartment complex, Alta Firewheel.

The applicant now proposes to build an apartment complex on Lot 4.

SITE DATA

The overall site consists of approximately 13.83 acres with approximately 1,343 lineal feet of frontage along North President George Bush Turnpike. The site plan (Exhibit C) shows two (2) access points from Firewheel Parkway through a private street easement.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 18-33 is an amendment of Tract 2 of Planned Development (PD) District 03-53. A Detail Plan was approved for a Multi-Family Use on Lot 1. The remainder of the lots requires Detail Plan approval.

The subject property is designated as Lot 4 in Planned Development (PD) District 18-33, which allows Multi-Family Uses.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 344 multi-family dwelling units on an unimproved property. The development will consist of seven (7) multi-family buildings along with leisure space, a swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

Planned Development (PD) District 18-33 restricts the maximum permitted aggregate number of dwelling units on Tract 2 to 1,800 multi-family units. A total of 319 units were proposed for Lot 1, reducing the available number of multi-family units from 1,800 to 1,481 on Tract 2. A total of 250 units were approved for Lot 2. The applicant proposes 344 units for Lot 4, which now reduces the future available number to 887 units.

2. Parking

The GDC requires 582 parking spaces for this proposal. The site layout shows 594 parking spaces. Additionally, the GDC requires fifty (50%) percent of the required parking spaces to be covered and the applicant proposes twenty (20%) percent of the parking spaces to be covered. Further explanation is provided in Consideration 11.

3. Building Height

Planned Development (PD) 18-33 states the maximum building height will be reviewed with future Detail Plans. The applicant proposes a maximum height of fifty-two (53) feet and eight (8) inches. It should be noted the maximum height allowed per the GDC is forty (40) feet and the Firewheel Town Center Core (Tract 1) is allowed a maximum height of fifty-five (55) feet.

4. Connectivity:

Planned Development (PD) District 03-53 highly emphasizes connectivity. The site plan (Exhibit C) shows a proposed ten (10)-foot trail along the northern perimeter of the property which will connect to Firewheel Parkway.

5. Amenities

- **Clubhouse:** Section 2.39 (l) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 9,350 square-foot clubhouse.
- **Swimming Pool:** Two (2) swimming pools having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes one (1) resort-style swimming pool with 3,543 square feet of surface water in the interior courtyard.
- **Leisure Areas:** Two (2) leisure areas 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 a dog park, shaded structures and an outdoor kitchen.

6. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required one- bedroom: 650 square feet

Proposed: 682 square feet

Number of units: 212 units (61.6%)

Required two-bedroom: 800 square feet

Proposed: 1,093 square feet

Number of units: 108 units (31.4%)

Required three-bedroom: 950 square feet

Proposed: 1,372 square feet

Number of units: 24 units (7%)

7. Screening and Landscaping

Planned Development (PD) District 18-33 requires a minimum of ten (10%) of the site to be landscaped. The landscape plan (Exhibit D) shows thirty (30%) percent of the site to be landscaped.

However, the landscape buffer along North President George Bush Turnpike requires one (1) large canopy tree per every thirty linear feet along with seven (7) shrubs. Per the calculation, forty-five (45) large canopy trees and 315 shrubs are required. The applicant proposes three (3) large canopy trees, 115 small ornamental trees and 709 shrubs on the landscape buffer. This deviation is necessary due to the sight visibility easement in place for the existing electronic sign and there is a limitation on the allowable building area.

It should be noted that the GDC allows up to twenty-five (25%) percent of the required number of large canopy trees within landscape buffers may be replaced by small ornamental trees, at a rate of three (3) small ornamental trees for each large canopy tree. Per that calculation, eleven (11) large canopy trees may be substituted with thirty-three (33) small ornamental trees. The remainder of the thirty-four (34) trees must be large canopy trees.

8. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 03-53.

The applicant contends the proposed multi-family development has been designed to be compatible to the Core Building Area of the Firewheel Town Center by emphasizing the difference of materials with articulated parapeted and pitched roof designs, as well as contrasting stucco and brick colors that are spread across the façade to create a harmonious balance between materials. Buildings are arranged to create pockets of serene landscaped green space protected from the parking and drive aisles as demonstrated in the central square, and existing 4-story residential architecture of the area.

9. Transportation

A Traffic Impact Analysis was required with this development. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements. The Developer will be responsible construct the entire fifty (50)-foot private road that will connect to Firewheel Parkway.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Justification
-----------------------	----------	----------	---------------

Covered Parking	The GDC requires fifty (50%) percent of the required parking spaces to be covered. Per the calculation, 291 spaces are required.	The site plan (Exhibit C) shows a minimum twenty (20%) percent of the parking spaces to be covered. During Plan Commission, the applicant proposed 116 covered parking spaces and now the applicant proposes 126 covered parking spaces.	The north, south, and west property lines of the site are entirely encumbered by utility, GP&L; sign visibility easements. Covered parking may not be placed within easements. This result is that approximately half of the site's total parking is located adjacent to or within easements, meaning that those parking spots cannot be covered. The remaining parking spots are centrally located, and conveniently accessible to most future residents.
Landscape Buffer	One (1) large canopy tree per every thirty linear feet along with seven (7) shrubs. Per the calculation, forty-five (45) large canopy trees and 315 shrubs are required.	The applicant proposes three (3) large canopy trees, 115 small ornamental trees and 709 shrubs on the landscape buffer	This deviation is necessary due to the sight visibility easement in place for the existing electronic sign and there is a limitation on the allowable building area.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which 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 thirty (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 use is compatible with the Comprehensive Plan and supports the Firewheel Town Center.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

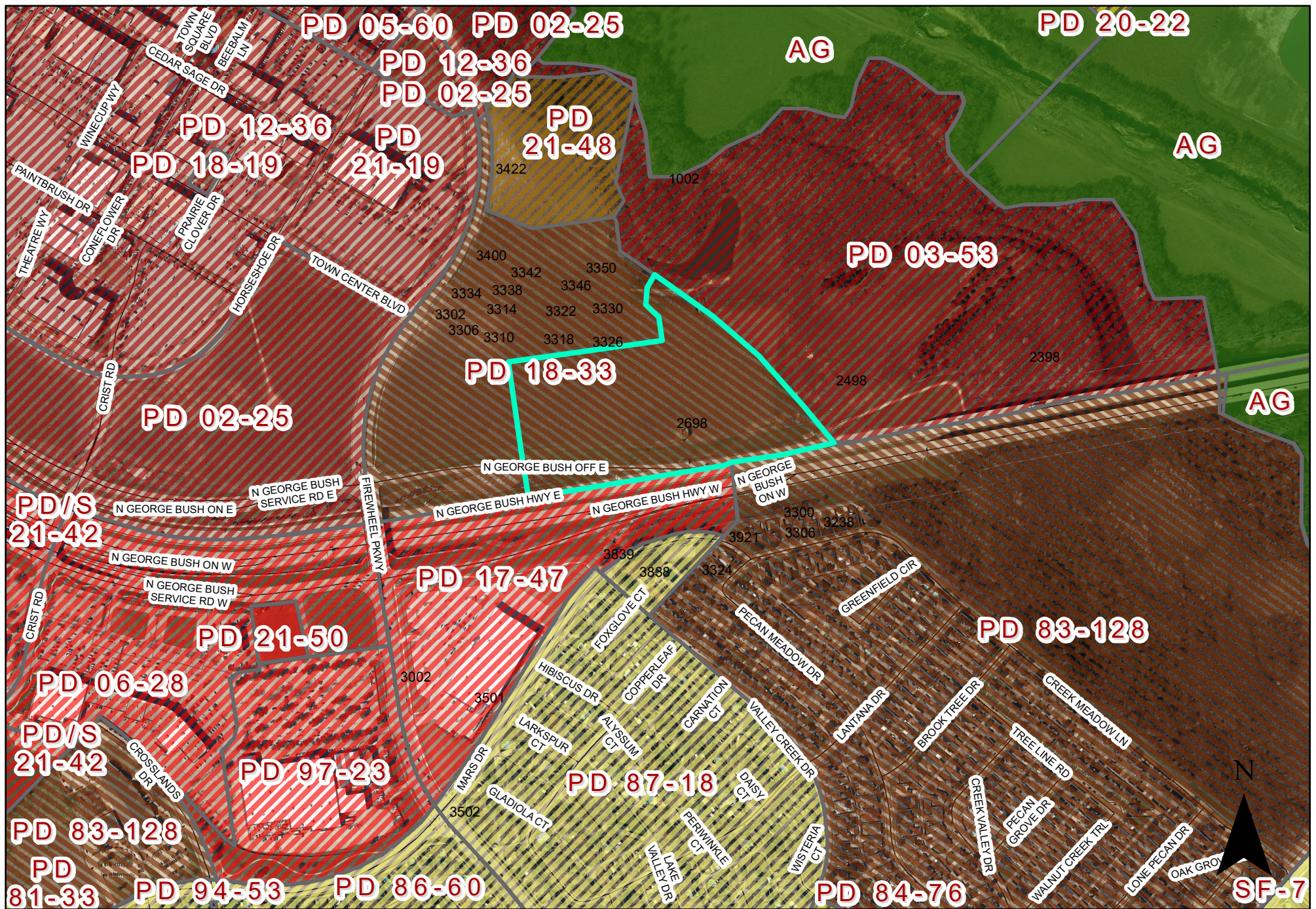
The property to the north is zoned Planned Development (PD) District 18-33 for Multi-Family Use; it is developed with an apartment complex. The property to the east is zoned Planned Development (PD) District 22-03 for Multi-Family Use; it has been recently approved for an apartment complex. The properties to the south, across North President George Bush Turnpike, are zoned Planned Development (PD) District 17-45 and Planned Development (PD) District 83-128; these properties are developed with a retail store and single-family homes. The property to the west is zoned Planned Development (PD) District 18-33 and identified as a future commercial tract; it is currently unimproved.

Attachments

Z 22-24 Spiars Engineering Attachments (Detail Plan)

Z 22-24 Spiars Engineering Responses

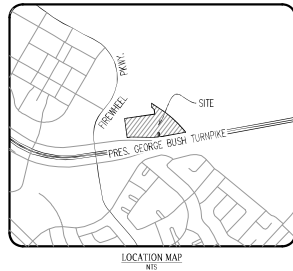
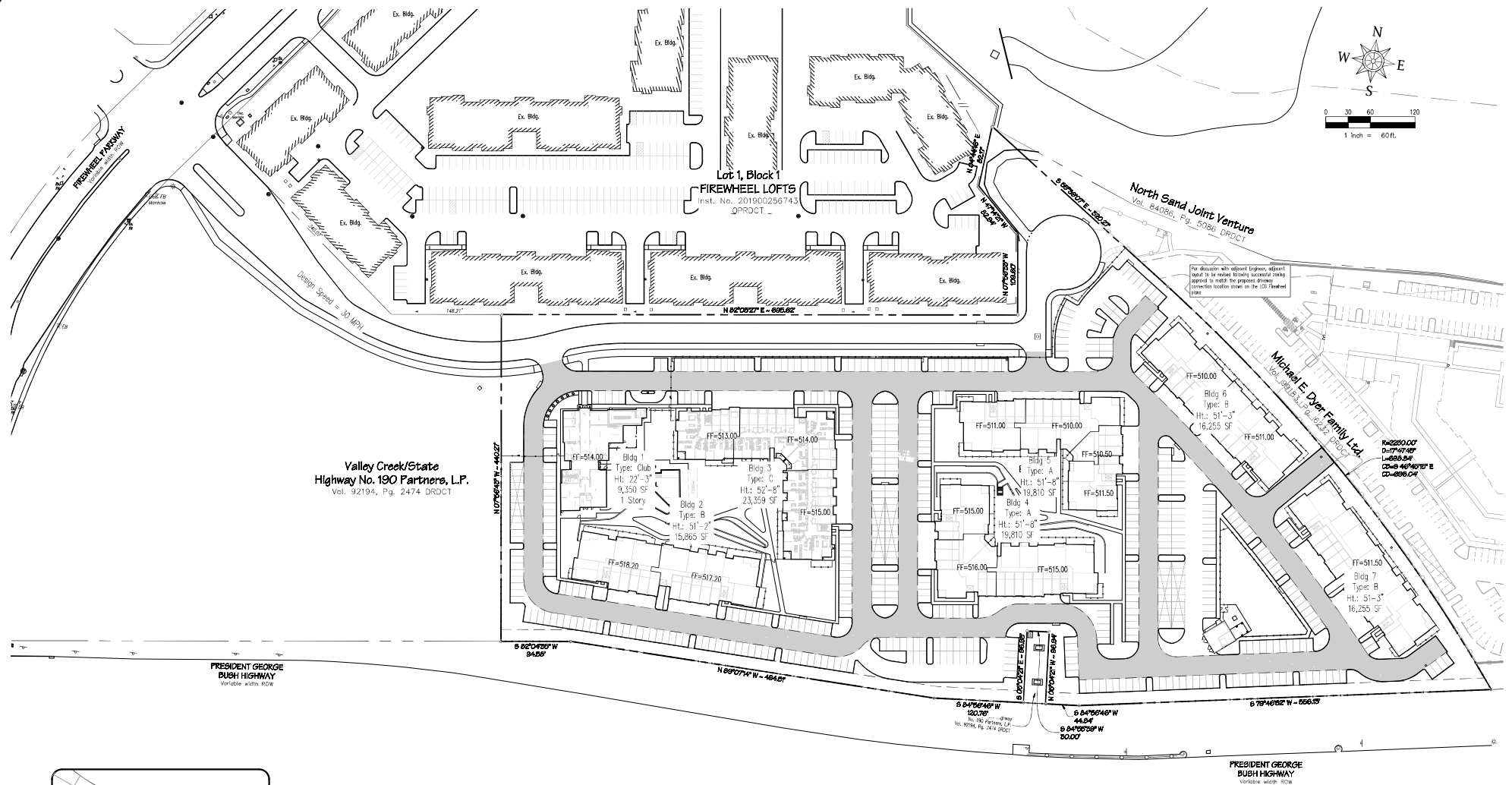
Z 22-24 Staff Presentation



ZONING MAP Z 22-24

2698 North George Bush Hwy

INDICATES AREA
OF REQUEST

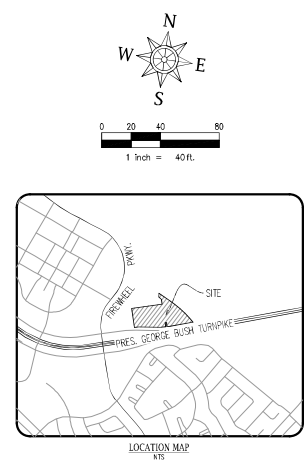
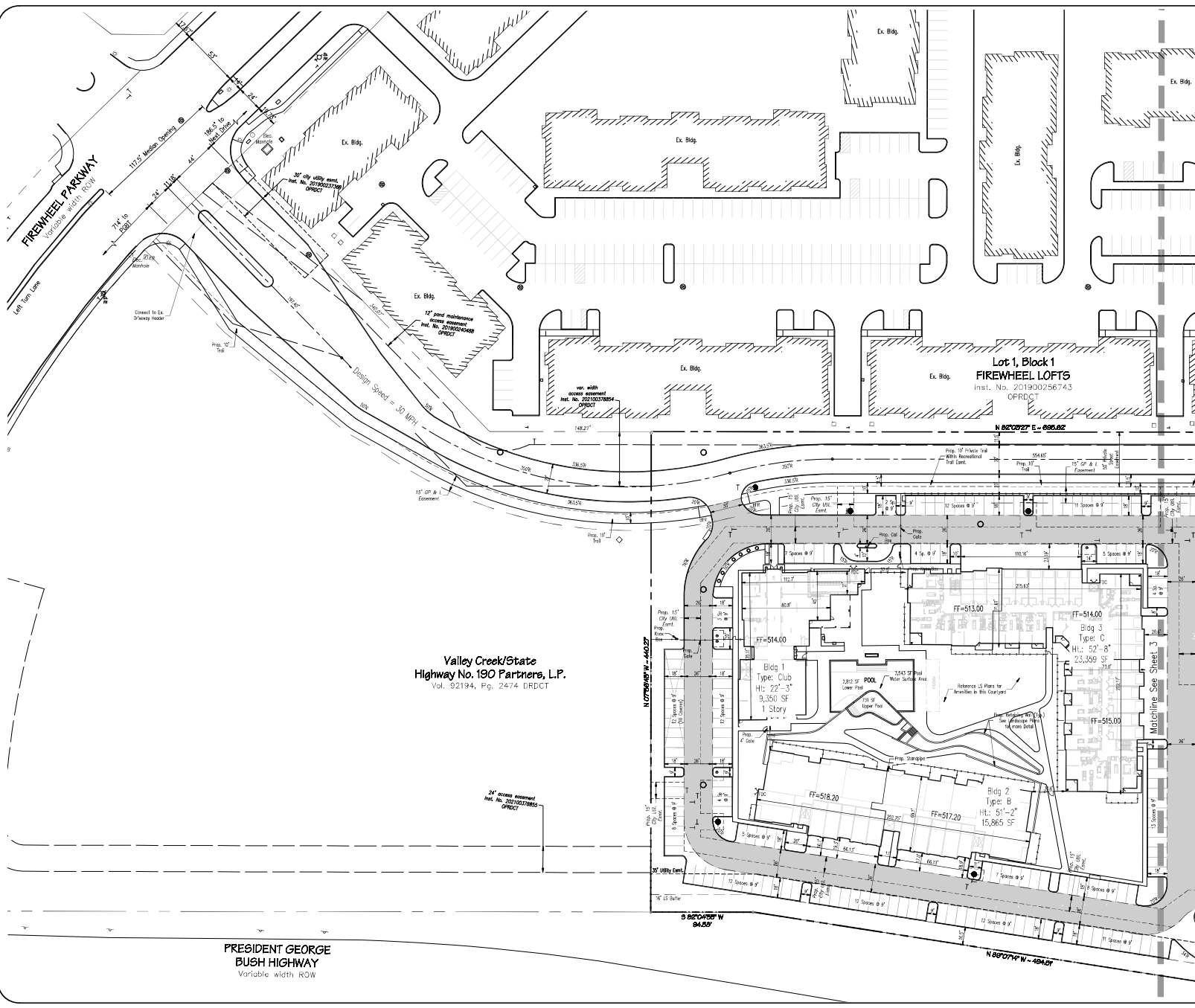


SITE PLAN OVERALL
CASE NO. 210826-1
LCG FIREWHEEL
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
D. CRIST SURVEY ABSTRACT NO. 226
602,293 Sq. Ft./13.827 Acres
Ex. Zoning: PD 18-33
Prop. Zoning: 22-24

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

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

Drawn: A. 10/21/2019, 10:21:18 AM, LCG Firewheel (2413) Site Boundary, Sheet 2 of 3, 10/21/2019, 10:21:18 AM, 4:53:47 PM, Printed by: David Bond



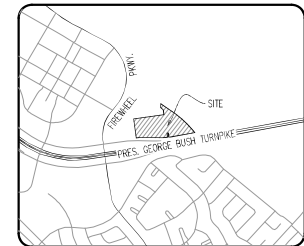
All dimensions are to face of curb or edge of building unless otherwise noted.

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

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

ENGINEER / SURVEYOR / LANDSCAPE
Sears Engineering, Inc.
765 Carter Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBP# No. F-2121
Contact: David Bond

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



LOCATION MAP
NTS

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

- ### LEGEND
- | | |
|---|---------------------|
|  | FIRELANE |
|  | CARPORIT |
|  | POWER POLE |
|  | LIGHT POLE/STANDARD |
|  | SIGNPOST |
|  | OVERHEAD POWER LINE |
|  | PROP. FH |
|  | EX. FH |
|  | ELECTRIC BOX |
|  | PROP. WATER METER |
|  | FDC |
|  | FENCE |
|  | CURB INLET |
|  | GRATE INLET |
|  | PROP. S/S MANHOLE |
|  | PROP. WTR. VALVE |

SITE PLAN
CASE NO. 210826-1

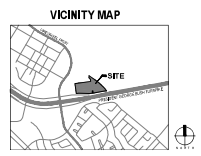
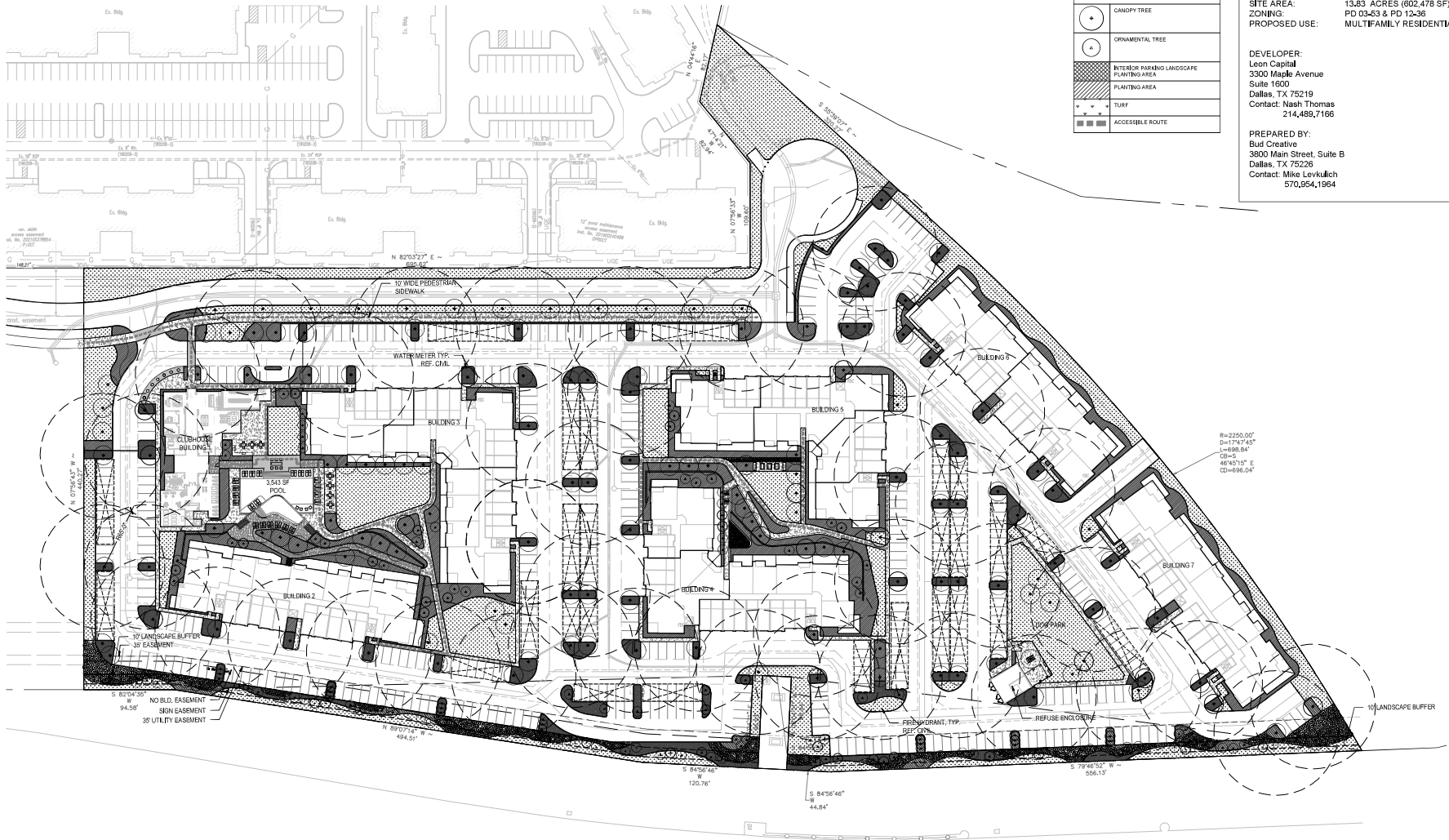
LCG FIREWHEEL

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

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

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

Drawing name: C:\d\Projects\21035 - Firewheel\21035 - Firewheel\21035.dwg, 1.01, Jul 11, 2022, 10:57am, by: akhaleh



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

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

DEVELOPER:
Leon Capital
3300 Maple Avenue
Suite 1600
Dallas, TX 75219
Contact: Nash Thomas
214,489,7166

PREPARED BY:
Bud Creative
3800 Main Street, Suite B
Dallas, TX 75226
Contact: Mike Levkulich
570,954,1964

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

OWNER
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Suite 1600
Dallas, TX 75219

ARCHITECT
HECK Architects
4556 Escal Parkway
Addicks, TX 75001

CIVIL ENGINEER
Spears Engineering, Inc.
785 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

Project Number: 21035
Date: JULY 11, 2022
Issue: ZONING PLAN

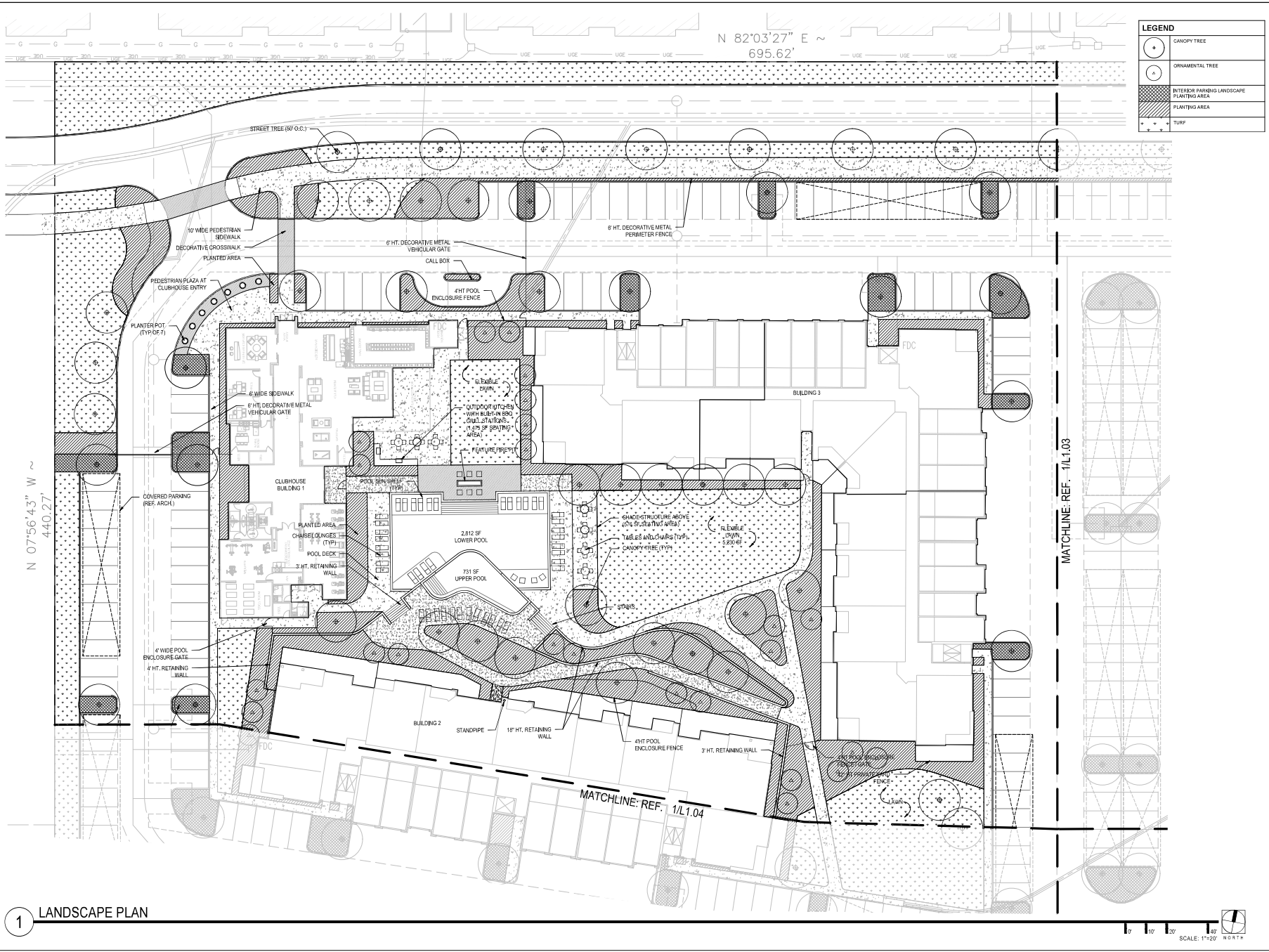
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LANDSCAPE PLAN

ZONING PLAN
FOR SUBMITTAL TO CITY OF GARLAND
bwd
Dallas, TX 75226
Michael Levkulich, PE
July 11, 2022

Sheet Number:
L1.01

EXHIBIT D

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

bwd
creative

East Creative, LLC
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FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

Project Number: 21035
Date: JULY 11, 2022
Issue: ZONING PLAN

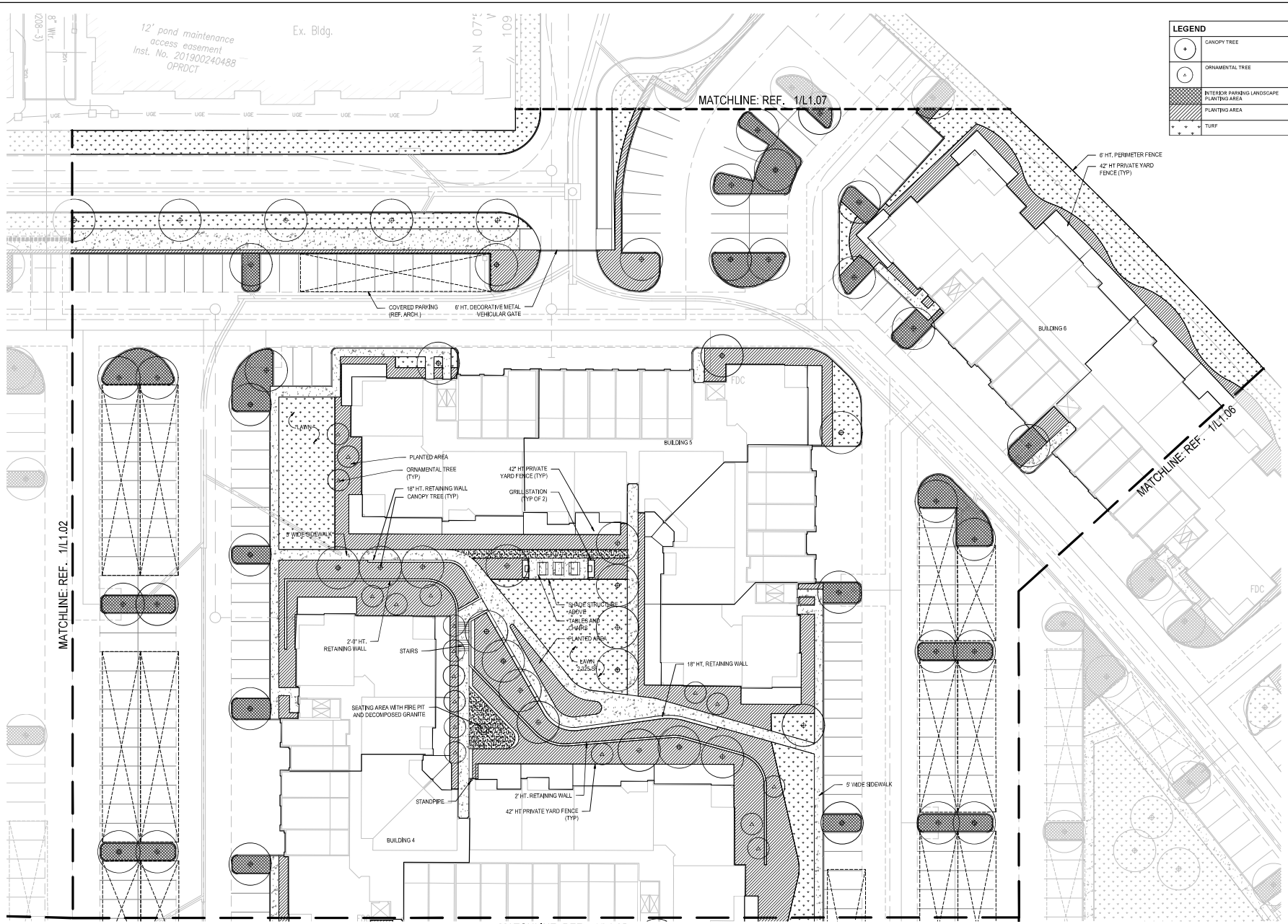
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LANDSCAPE PLAN

ZONING PLAN
FOR SUBMITTAL TO CITY OF GARLAND
bwd creative
Michael Lusk, PE
July 11, 2022

Sheet Number:
L1.02

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

bwd
creative

bwd creative, LLC
3800 Main Street, Suite B
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3300 Maple Avenue
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ARCHITECT
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CIVIL ENGINEER
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785 Custer Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

Project Number: 21035
Date: JULY 11, 2022
Issue: ZONING PLAN

Sheet Title:
LANDSCAPE PLAN

ZONING PLAN
FOR SUBMITTAL TO CITY OF GARLAND
bwd creative, LLC
Michael Lovelace, PE
July 11, 2022

Sheet Number:
L1.03

OWNER
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Ft. Worth, TX 76075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Project Number: 21035
Date: JULY 11, 2022
Issue: ZONING PLAN

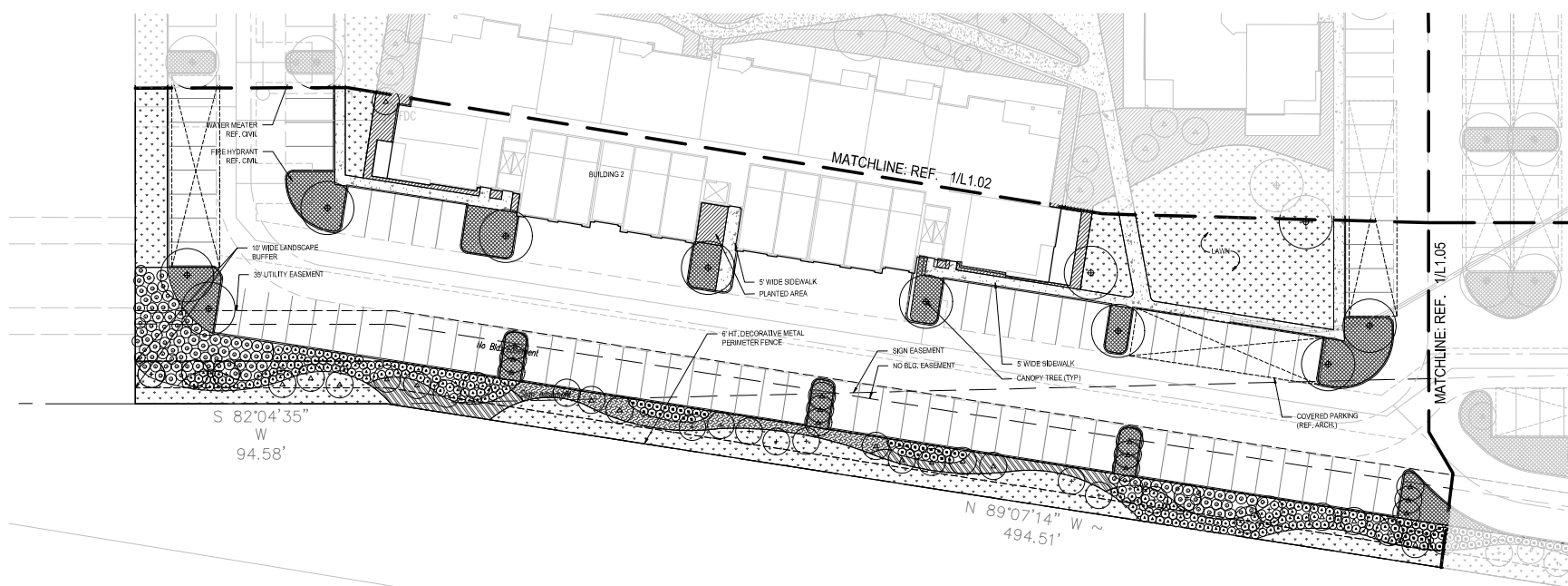
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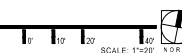
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creative
Michael Lewickich 3628
Jul 11, 2022

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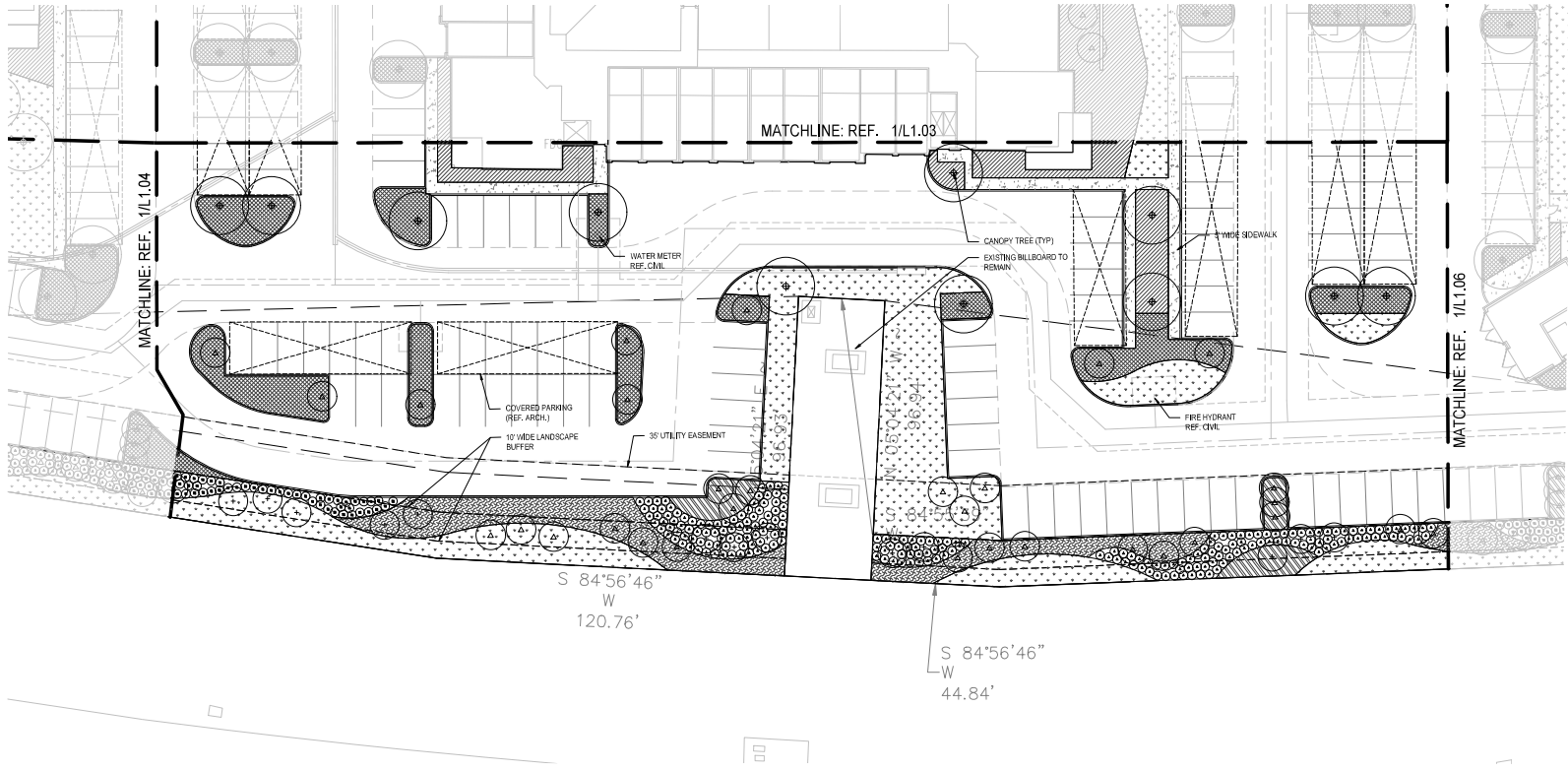
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1 LANDSCAPE PLAN



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

bud
CREATIVE

Bud Creative, LLC
3000 Main Street, Suite B
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P: 972.564.1944

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Dallas, TX 75219

ARCHITECT
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CIVIL ENGINEER
Spears Engineering, Inc.
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Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

Project Number: 21035
Date: JULY 11, 2022
Issue: ZONING PLAN

Sheet Title

LANDSCAPE PLAN

ZONING PLAN

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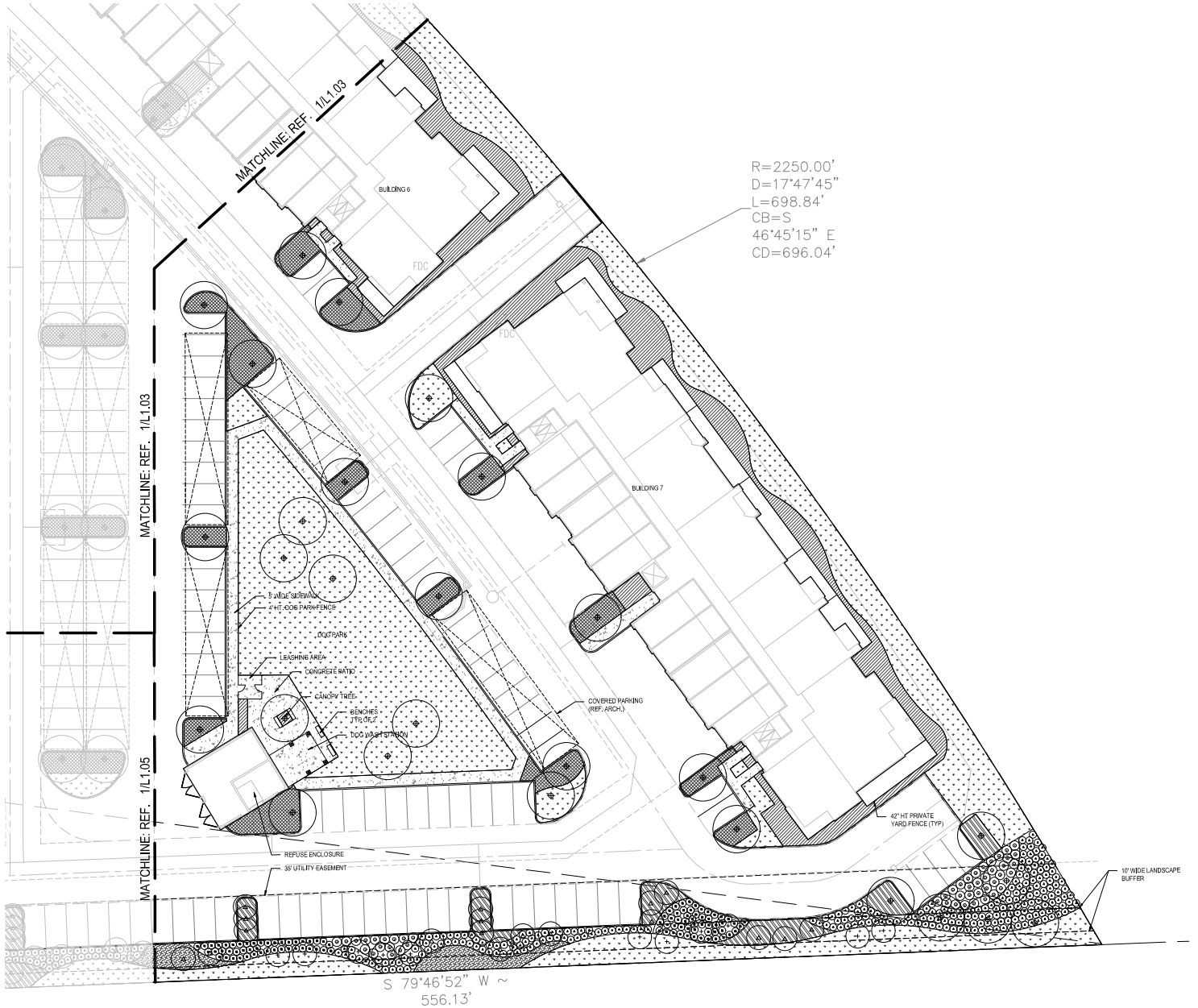
Bud Creative, LLC
3000 Main Street, Suite B
Dallas, Texas 75226
P: 972.564.1944

Sheet Number:

L1.05

EXHIBIT D

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



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CIVIL ENGINEER
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Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description
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Project Number:	21035
Date:	JULY 11, 2022
Issue:	ZONING PLAN

Sheet Title

LANDSCAPE
PLAN



Sheet Number:

L1.06

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1 LANDSCAPE PLAN

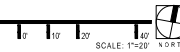
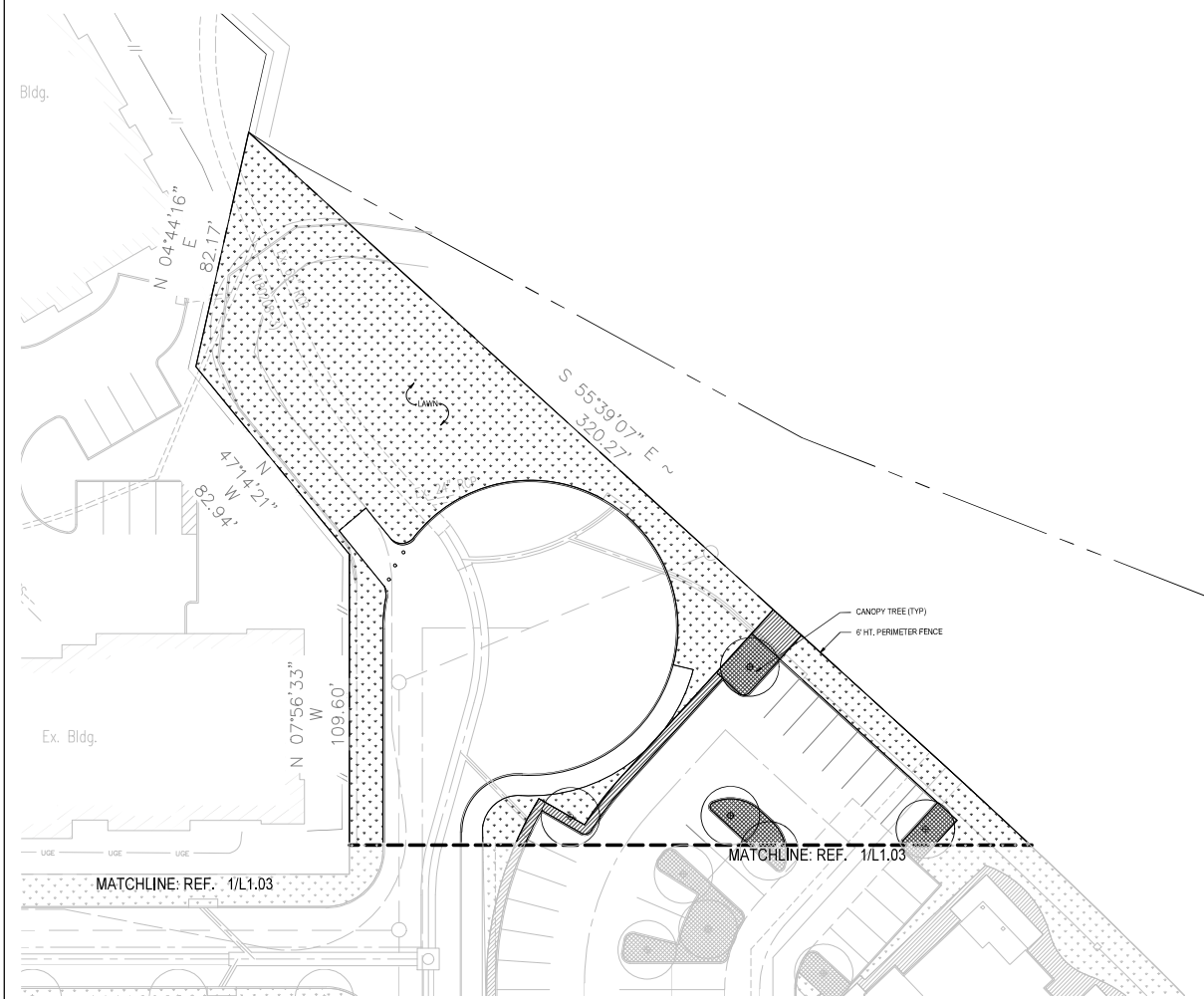


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LEGEND	
	CANOPY TREE
	ORNAMENTAL TREE
	INTERIOR PARKING LANDSCAPE PLANTING AREA
	PLANTING AREA
	TURF

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3805 Main Street, Suite B
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P: 972.564.1944

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FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

Project Number: 21035
Date: JULY 11, 2022
Issue: ZONING PLAN

Sheet Title

LANDSCAPE PLAN

ZONING PLAN FOR REVIEW ONLY - NOT FOR CONSTRUCTION bwd CREATIVE Michael L. Walker, PE July 11, 2022	Sheet Number: L1.07
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FOR ENTITLEMENTS ONLY - NOT FOR CONSTRUCTION

1 LANDSCAPE PLAN



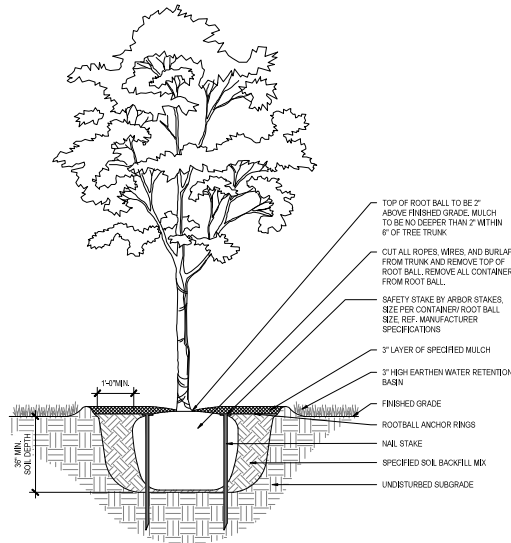
PLANT SCHEDULE						
LARGE CANOPY TREES						
KEY	BOTANICAL NAME	COMMON NAME	CAL.	Ht.	SPRD.	CONTAINER
AC	Acer Grandidentatum	Bigleaf Maple	3" Min.	12'-4"		Full Specimen, Unstaked, Strong Central Leader
QR	Quercus macrocarpa	Chickasaw Oak	3" Min.	12'-4"		Full Specimen, Unstaked, Strong Central Leader
TD	Taxodium distichum	Bald Cypress	3" Min.	12'-4"		Full Specimen, Unstaked, Strong Central Leader
UDR	Ulmus crassifolia	Cedar Elm	3" Min.	12'-4"		Full Specimen, Unstaked, Strong Central Leader

ORNAMENTAL TREES						
KEY	BOTANICAL NAME	COMMON NAME	Ht.	SPRD.	CONTAINER	COMMENTS
CL	Chrysopsis leucostachya	Desert Willow	2" Min.	10'-2"		Full Specimen, Multi-Trunk
ID	Isatis decumbens	Prostrator	2" Min.	10'-2"		Full Specimen, Multi-Trunk
VA	Viburnum acerifolium	Chaste Tree	2" Min.	10'-2"		Full Specimen, Multi-Trunk

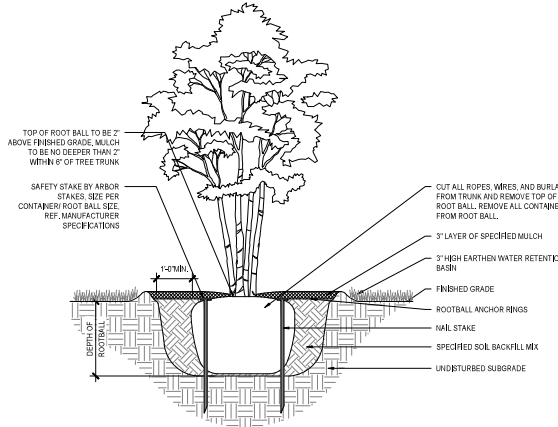
SHRUBS						
KEY	BOTANICAL NAME	COMMON NAME	Ht.	SPRD.	CONTAINER	COMMENTS
A3	Abutilon x Rose Queen	Rose Queen Abutilon	2"	14"	3 Gal.	Full Plants, Plant 38" O.C.
AW	Amorpha canescens	Plum Tree	2"	14"	3 Gal.	Full Plants, Plant 38" O.C.
CA	Calliandra americana	American Beautyberry	2"	14"	3 Gal.	Full Plants, Plant 48" O.C.
HP	Hesperis matronalis	Red Yucca	2"	14"	3 Gal.	Full Plants, Plant 38" O.C.
IC	Isatis decumbens	Desert Willow	38"	30"	3 Gal.	Full Plants, Plant 38" O.C.
LF	Leucophyllum frutescens	Texas Sage	38"	30"	3 Gal.	Full Plants, Plant 48" O.C.
MP	Myrica palustris	Desert Palm Myrtle	2"	14"	3 Gal.	Full Plants, Plant 38" O.C.
SM	Sedum mitchellii	Desert Poinsettia	38"	30"	3 Gal.	Full Plants, Plant 48" O.C.
YR	Yucca rostrata	Soft Leaf Yucca	2"	14"	3 Gal.	Full Plants, Plant 38" O.C.

PERENNIALS, GROUNDCOVERS & ORNAMENTAL GRASSES						
KEY	BOTANICAL NAME	COMMON NAME	Ht.	SPRD.	CONTAINER	COMMENTS
B3	Bouteloua gracilis 'Nana' 'Ardisia'	Stolonis Union Blue Grass	2"	14"	1 Gal.	Full Plants, Plant 24" O.C.
C3	Carex diandra	Beckler's Sedge	6"	8"	1 Gal.	Full Plants, Plant 18" O.C.
CS	Coreopsis x flaccidissima	Pink Shrubcap	12"	12"	1 Gal.	Full Plants, Plant 18" O.C.
EP	Euphorbia corollata 'Goldstar'	Purple Winecreeper	6"	8"	4" Pot	Full Plants, Plant 18" O.C.
LM	Liriodendron tulipifera	Liriodendron	12"	12"	1 Gal.	Full Plants, Plant 12" O.C.
MA	Malvastrum coccineum var. Drummondii	Texas Pop	12"	12"	1 Gal.	Full Plants, Plant 38" O.C.
MC	Muhlenbergia capillaris	Quill Mistle	2"	15"	3 Gal.	Full Plants, Plant 38" O.C.
ML	Muhlenbergia lindheimeri	Lindheimer Mistle	2"	15"	3 Gal.	Full Plants, Plant 38" O.C.
NR	Nerita x 'Nessens' 'Nessens' 'Lust'	Catalpa	12"	8"	1 Gal.	Full Plants, Plant 24" O.C.
NT	Nerita x 'Nessens' 'Nessens' 'Lust'	Mexican Feather Grass	12"	8"	1 Gal.	Full Plants, Plant 18" O.C.
SD	Sedum spectabile	Seasonal Color				By Owner
SB	Sedum spectabile	Seasonal Color				By Owner
SD	Sedum spectabile	Seasonal Color				By Owner
TURF	Cynodon dactylon	Bermuda Grass				Sod

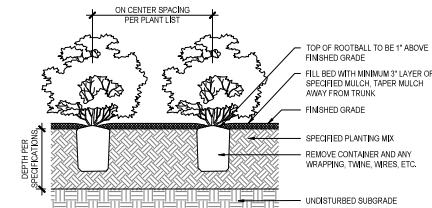
LANDSCAPE CALCULATIONS		
PER CITY OF GARLAND CODE OF ORDINANCES, PD 14-33 & GRC		
PROVISION	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA: 10% OF TOTAL SITE AREA TO BE LANDSCAPED		
A minimum of ten percent of the gross planted area of the site or any multifamily or senior living facility must be devoted to landscaping, open space areas, pools, and similar outdoor recreational activity areas. (802,478 SF Total)		
TOTAL LANDSCAPE AREA	60,248 SF (1.38 ACRES) 10%	181,620 SF (4.17 ACRES) 30%
LANDSCAPE BUFFER FRONTAGE		
For every thirty linear feet, or fraction thereof, of required landscape buffer, one large canopy tree is required, along with seven shrubs or ornamental grasses. (1,340 LF)		
LARGE CANOPY TREES	40	3
ORNAMENTAL TREES		115
Due to a sight visibility assessment in place for the existing billboard, we are limited on the height allowed within this area. Ornamental trees are proposed in order to comply.		
SHRUBS/GRASSES	314	709
TURF	10,000 SF (22% MAX)	3,078 SF (23%)
PARKING AREA LANDSCAPE		
Min. 5% interior landscape area within parking area. One large canopy tree is required for every ten parking spaces. (228,922 SF)		
LARGE CANOPY TREES	51	88
LANDSCAPE AREA	11,446 SF (26%)	21,238 SF (9%)



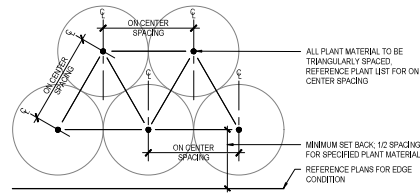
1 STANDARD TRUNK TREE PLANTING
SECTION NOT TO SCALE



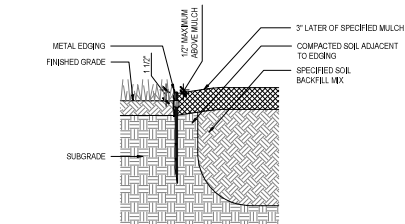
2 MULTI-TRUNK TREE PLANTING
SECTION NOT TO SCALE



3 SHRUB BED PLANTING
SECTION NOT TO SCALE



4 SHRUB SPACING
SECTION NOT TO SCALE



5 METAL EDGING
SECTION NOT TO SCALE



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

ARCHITECT
HEDK Architects
4505 E. Central Expressway
Addicks, TX 75001

CIVIL ENGINEER
Spears Engineering, Inc.
785 Cedar Road
Suite 100
Plano, TX 75075

FIREWHEEL MULTIFAMILY
GARLAND, TEXAS

Rev.	Date	Description

Project Number: 21035
Date: JULY 11, 2022
Issue: ZONING PLAN

Sheet Title

LANDSCAPE PLAN



Sheet Number

L1.08

FOR ENTITLEMENTS ONLY - NOT FOR CONSTRUCTION



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



1 BUILDING 'A' MATERIAL CALCULATION

MATERIAL	PERCENT	QUANTITY
BRICK	22%	1,830 SF 27%
STUCCO	39%	3,168 SF 47%
F.C. LAP SIDING	5%	445 SF 7%
SILVAMOOD	16%	1,292 SF 19%
GLAZING	16%	

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4 ARTICLE 4 DIVISION (1, SEC. 4.8)
MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
AWNINGS/CANOPES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	PAVED ROOF HEIGHTS
ORNAMENTAL WINDOW HEADERS	ORNAMENTAL FACADE TRIMS

2 BUILDING 'A' MATERIAL CALCULATION

MATERIAL	PERCENT	QUANTITY
BRICK	10%	239 SF 13%
STUCCO	54%	829 SF 44%
F.C. LAP SIDING	14%	385 SF 19%
SILVAMOOD	18%	445 SF 24%
GLAZING	24%	

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 4 ARTICLE 4 DIVISION (1, SEC. 4.8)
MINIMUM 80% MASONRY CONSTRUCTION
EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
AWNINGS/CANOPES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	PAVED ROOF HEIGHTS
ORNAMENTAL WINDOW HEADERS	ORNAMENTAL FACADE TRIMS

BUILDING ARTICULATION

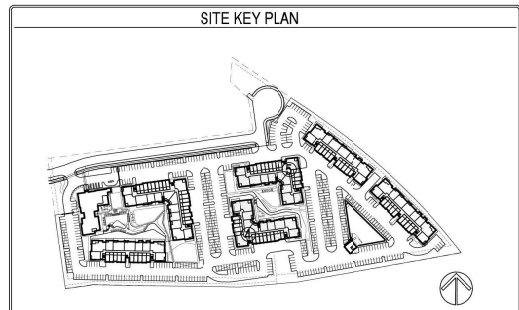
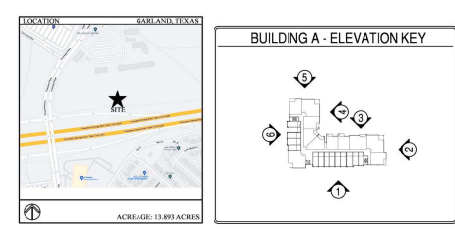
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 217.6 FT. X 20% = 43.5 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET	N/A	BUILDING FACADE LENGTH 217.3 FT. X 20% = 43.5 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 217.6 FT. X 30% = 65.3 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 1 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.

NAME OF OWNER: LOG FIREWHEEL
NAME OF APPLICANT: SPARS ENGINEERING
PLANNING: ERIC E. SPARS, HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878

BUILDING ARTICULATION

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 87.1 FT. X 20% = 13.4 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET	OK	BUILDING FACADE LENGTH 87.1 FT. X 20% = 13.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 87.1 FT. X 30% = 26.1 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 1 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.

PROJECT ADDRESS: 2538 N. PGB, GARLAND, TX
EXISTING ZONING: PD 18-23
PROPOSED ZONING: PD 18-24
SIGNAGE: "O" COMPLY WITH CITY STANDARDS
CASE NUMBER: 21065-1



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

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04-27-2022

FIREWHEEL SOUTH
GARLAND, TEXAS

ISSUED
04-27-2022

HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878

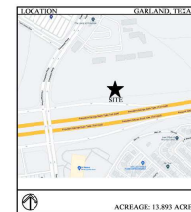
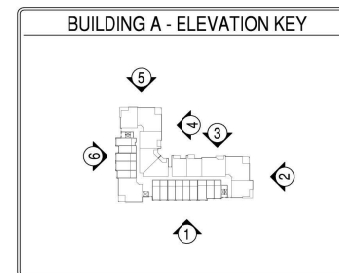
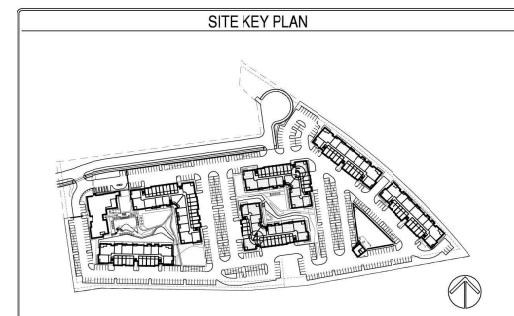
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DATE	SHEET NUMBER
04-27-2022	A4-00
PROJECT	BUILDING A EXTERIOR ELEVATIONS
21200	

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BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	
BUILDING FACADE LENGTH: 65.2 FT. X 20% = 13.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 65.2 FT. X 30% = 19.6 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	N/A	BUILDING FACADE LENGTH: 65.2 FT. X 20% = 13.0 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 65.2 FT. X 30% = 19.6 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 80 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT

4 BUILDING A MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	20%	BRICK	855 SF 38'
STUCCO	25%	STUCCO	840 SF 36'
F.C. LAP SIDING	9%	F.C. LAP SIDING	276 SF 12'
SILVAWOOD	9%	SILVAWOOD	251 SF 11'
GLAZING	24%		
BUILDING FACADES COMPLY WITH: GCC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.03) MINIMUM 80% MASSIVE CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 8 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
-AWNINGS/CANOPIES		-RECESSED ENTRY	
-DIVIDED LIGHT WINDOWS		-VARIABLE ROOF HEIGHTS	
-ORNAMENTAL WINDOW		-ORNAMENTAL FACADE RIMS	

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ISSUED
04-27-2022



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DATE
04-27-2022
PROJECT
21200

SHEET NUMBER

A4-01

BUILDING A
EXTERIOR ELEVATIONS



5 BUILDING TYPE 'A' ELEVATION

2. BUILDING MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	10%	BRICK	239 SF
STUCCO	23%	STUCCO	552 SF
F.C. LAP SIDING	23%	F.C. LAP SIDING	538 SF
SILVAWOOD	23%	SILVAWOOD	469 SF
GLAZING	24%		
BUILDING FACADES COMPLY WITH: SDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.63) - MINIMUM 60" MASONRY CONSTRUCTION - EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
AWNINGS/CHOPIES SHOULDER LIGHT WINDOW ORNAMENTAL WINDOW HEADERS		- RECESSED ENTRY - ROOF EAVE HEIGHTS - ORNAMENTAL FACED TRIMS	

BUILDING ARTICULATION		BUILDING ARTICULATION FOR ELEVATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 66.1 FT. X 20% = 13.2 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	BUILDING FACADE LENGTH: 66.1 FT. X 10% = 13.2 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
BUILDING FACADE LENGTH: 66.1 FT. X 30% = 19.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3' FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2' FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.
NAME OF OWNER: LEO FIRMENHEIM NAME OF APPLICANT: SPANIS ENGINEERING PLA PREPARED BY: ERIK SANDHAM, ARCHITECTS 4802 KELLER PARKWAY ADDISON, TEXAS 75001 214-330-7881		PROJECT ADDRESS: 2596 N. PISTOL, GARLAND, TX EXISTING ZONING: PD 19-33 PROPOSED ZONING: PD 20-34 SIGNAGE TO COMPLY WITH CITY STANDARDS CASE NUMBER: 210651-1	



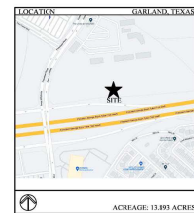
6 BUILDING TYPE 'A' ELEVATION



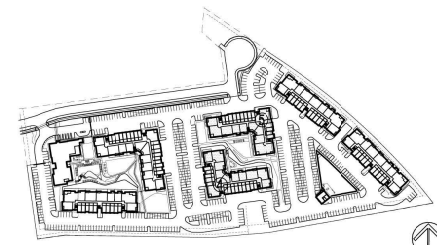
6 BUILDING TYPE 'A' ELEVATION

BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 152.2 FT. X 20% = 30.4 FT. MINIMUM PERPENDICULAR OFFSET OF 1 FEET	N/A	BUILDING FACADE LENGTH 152.2 FT. X 20% = 30.4 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 152.2 FT. X 20% = 45.7 FT. MINIMUM PERPENDICULAR OFFSET OF 1 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 60 FEET VERTICAL ELEVATION CHANGE (JAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILD HEIGHT	41.5 FT

6 BUILDING MATERIAL CALCULATION	
MATERIAL	MATERIAL
BRICK 19%	BRICK 1,086 SF
STUCCO 36%	STUCCO 2,032 SF
F.C. LAP SIDING	F.C. LAP SIDING 637 SF
SILVAPOOP 16%	SILVAWOOD 1,022 SF
GLAZING	
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.80) - MINIMUM 8% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
-AWNINGS/CANOPIES	-RECESSED ENTRY
-OVERHEAD LIGHT WINDOWS	-VARIED ROOF HEIGHTS
-ORNAMENTAL WINDOW HEADERS	-ORNAMENTAL FACADE TRIM



SITE KEY PLAN



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FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022



04-27-2022
PROJECT
21 200

A4-02
BUILDING A
EXTERIOR ELEVATIONS



3 BUILDING TYPE 'B' ELEVATION



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

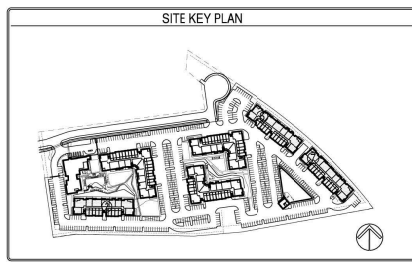
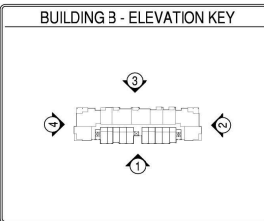
3 BUILDING 'B' MATERIAL CALCULATION	
MATERIAL	PERCENT
BRICK	18%
STUCCO	28%
F.C. LAP SIDING	14%
SLAWOOD	14%
GLAZING	30%

BUILDING ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH 240.0 FT. X 30% = 48.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
BUILDING FACADE LENGTH 240.0 FT. X 30% = 72.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK



4 BUILDING 'B' MATERIAL CALCULATION	
MATERIAL	PERCENT
BRICK	18%
STUCCO	28%
F.C. LAP SIDING	14%
SLAWOOD	14%
GLAZING	30%

BUILDING ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH 280.0 FT. X 30% = 84.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK
BUILDING FACADE LENGTH 280.0 FT. X 30% = 84.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK



REVISIONS

FIREWHEEL SOUTH

Garland, Texas

ISSUED
04-27-2022

HECK ARCHITECTS

4595 EXCEL PARKWAY ADDISON, TX 75001
214.525.8878

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



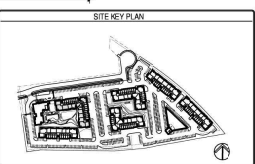
1 BUILDING TYPE 'C' ELEVATION
SCALE: 1/8" = 1'-0"

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

1 BUILDING 'C' MATERIAL CALCULATION	
MATERIAL	
BRICK	15%
STUCCO	33%
F.C. LAF SIDING	14%
SILVAKWOOD	15%
GLAZING	15%

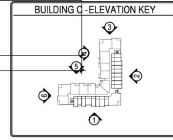
2 BUILDING 'C' MATERIAL CALCULATION	
MATERIAL	
BRICK	25%
STUCCO	33%
F.C. LAF SIDING	15%
SILVAKWOOD	14%
GLAZING	13%

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



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

NAME OF OWNER: LOG FIREWHEEL	PROJECT ADDRESS: 288 N. POST, GARLAND, TX
NAME OF APPLICANT: SPARS ENGINEERING	EXISTING ZONING: PD-18-3
PLAN PREPARED: ERIN GOSNOLK, RED ARCHITECTS	PROPOSED ZONING: PD-22-24
4608 EXCEL PARKWAY	SOWAGE TO COMPLY WITH CITY STANDARDS
KODJON, TEXAS 75001	CISE NUMBER: 21085-1
214.530.8878	



04-27-2022

REVISIONS

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUES

04-27-2022

DATE

04-27-2022

PROJECT

21200

SHEET NUMBER

A4-20

BUILDING C
EXTERIOR ELEVATIONS

RED ARCHITECTS

4608 EXCEL PARKWAY ADDISON, TX 75001

214.530.8878

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

BUILDING ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 86.1 FT. X 20% = 13.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 86.1 FT. X 20% = 13.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 86.1 FT. X 30% = 19.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET		N/A	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5 FT.

S1: SILVANWOOD MANUFACTURE
SILVANWOOD
COLOR: PINKET BRITTE

B1: BRICK MANUFACTURE
ACME
COLOR: ALUMINUM

R1: ROOF MANUFACTURE
GAF
COLOR: BROWNWOOD

P1: PAINT MANUFACTURE
SHERWIN WILLIAMS
COLOR: TRIMMERY SW 9757

P2: PAINT MANUFACTURE
SHERWIN WILLIAMS
COLOR: GREENGLASS SW 9754

P3: PAINT MANUFACTURE
SHERWIN WILLIAMS
COLOR: SOUTHWEST SW 9755

P4: PAINT MANUFACTURE
SHERWIN WILLIAMS
COLOR: SOUTHWEST SW 9755

W1: WINDOWS MANUFACTURE
PULTECH
COLOR: DARK BRICK

D1: DOWNSPOUTS MANUFACTURE
SENCO
COLOR: DARK BRICK

M1: METAL ROOF MANUFACTURE
BERKELEY
COLOR: ZINC GREY

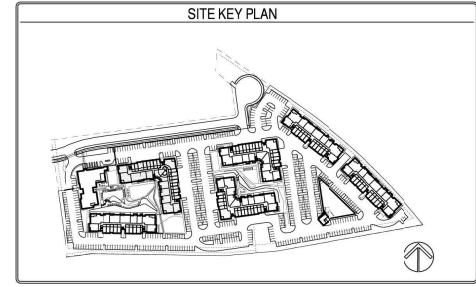
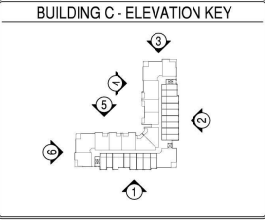
WINDOW TRIM
DOOR TRIM & FASCIA

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

4 BUILDING 'C' MATERIAL CALCULATION			
MATERIAL		MATERIAL	
BRICK	13%	BRICK	213 SF 11%
STUCCO	39%	STUCCO	753 SF 40%
F.C.L.P. SIDING	3%	F.C.L.P. SIDING	517 SF 27%
SILVANWOOD	21%	SILVANWOOD	422 SF 22%
SLAZING	22%		
BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 6, DIVISION D1, SEC. 4.83) MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OFS ARCHITECTURAL ELEMENTS		MINIMUM OFS ARCHITECTURAL ELEMENTS	
ELEMENT		ELEMENT	
AWNINGS/CANOPES		RECESSED ENTRY	
ORNAMENTAL WINDOW HEADERS		ORNAMENTAL FACADE TRIMS	



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



NAME OF OWNER: LEO FIREWHEEL
NAME OF APPLICANT: SPARKS ENGINEERING
PLAN PREPARED BY: ERM KASHIRIAN, ERM ARCHITECTS
455 EXCEL PARKWAY
AUSTIN, TEXAS 78701
214.520.8878

PROJECT ADDRESS: 2558 N PEBB, GARLAND, TX
EXISTING ZONING: P1 10-33
PROPOSED ZONING: PD 22-36
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASH NUMBER: 21025-1

REVISIONS

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022

ERM
ARCHITECTS

455 EXCEL PARKWAY
AUSTIN, TEXAS 78701
214.520.8878

DATE
04-27-2022

PROJECT
21200

SHEET NUMBER
A4-21

BUILDING C
EXTERIOR ELEVATIONS

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

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

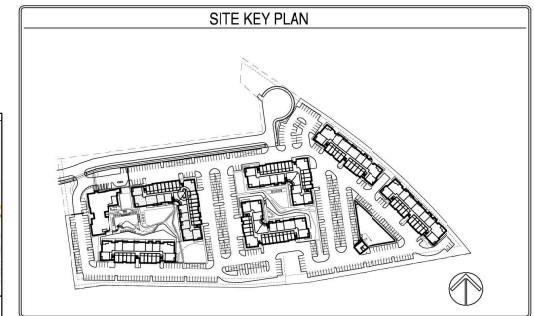
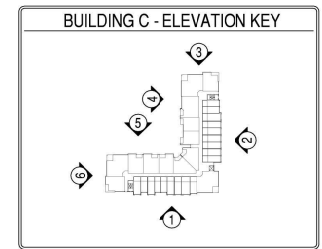
5 BUILDING 'C' MATERIAL CALCULATION	
MATERIAL	PERCENTAGE
BRICK	15%
STUCCO	40%
F.C. LAP SIDING	15%
SILVA WOOD	15%
GLAZING	15%
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4, ARTICLE 6, DIVISION 9, SEC. 4.83 MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	RECEIVED ENTRY
AWNINGS/CANOPIES	RECEIVED ENTRY
DIVIDED LIGHT WINDOWS	AWNINGS/CANOPIES
ORNAMENTAL WINDOW HEADS	ORNAMENTAL FACADE TRIMS



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

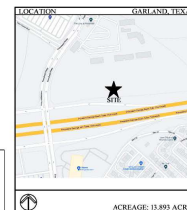
BUILDING ARTICULATION				
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 66.1 FT. X 20% = 13.2 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET		OK	BUILDING FACADE LENGTH 66.1 FT. X 20% = 13.2 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING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

5 BUILDING 'C' MATERIAL CALCULATION	
MATERIAL	PERCENTAGE
BRICK	2%
STUCCO	25%
F.C. LAP SIDING	27%
SILVA WOOD	15%
GLAZING	24%
BUILDING FACADES COMPLY WITH: GDC CHAPTER 4, ARTICLE 6, DIVISION 9, SEC. 4.83 MINIMUM 80% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS	
MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	RECEIVED ENTRY
AWNINGS/CANOPIES	RECEIVED ENTRY
DIVIDED LIGHT WINDOWS	AWNINGS/CANOPIES
ORNAMENTAL WINDOW HEADS	ORNAMENTAL FACADE TRIMS



NAME OF OWNER: LEO FREEMAN
NAME OF APPLICANT: SPARE ENGINEERING
PLAN PREPARED BY: ERIC EARNHART, HECK ARCHITECTS
456 EXCEL PARKWAY
ACRSON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 2598 N. FORT, GARLAND, TX
EXISTING ZONING: PD 18-03
PROPOSED ZONING: PD 22-04
SIGNAGE: TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 21005-1



REVISIONS

FIREWHEEL SOUTH
GARLAND, TEXAS

ISSUED
04-27-2022



DATE

04-27-2022

PROJECT

21200

SHEET NUMBER

A4-22

BUILDING C
EXTERIOR ELEVATIONS

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Architectural elevation drawing of a building facade. The drawing shows a long, low-profile building with a gabled roof and a brick base. The facade features large windows, a recessed entry, and decorative elements like ornamental window headers and facade trim. Dimensions are provided for various sections and materials.

Dimensions:

- Overall width: 112'-8"
- Section 1: 14'-2"
- Section 2: 38'-4"
- Section 3: 25'-2"
- Section 4: 11'-0"
- Section 5: 24'-0"

Vertical Dimensions:

- Overall height: 50'-0"
- Vertical articulation: 3'-0"
- Roof height: 12'-0" P.L.
- Window height: 10'-0" P.L.
- Base height: 0'-0" F.F.

Materials and Details:

- CONTROL JOINTS
- FOAM TRIM
- SILVAWOOD
- STUCCO
- VARIED ROOF HEIGHT
- ORNAMENTAL WINDOW HEADERS
- DIVIDED LIGHT WINDOW
- WOOD TRIM
- SILVAWOOD
- BRICK
- RECESSED ENTRY
- AWNING
- ORNAMENTAL FACADE TRIM

Project Information:

- NAME OF OWNER: JCS/REWEEL
- NAME OF APPLICANT: SPARS ENGINEERING
- PLAN PREPARED BY: EUGENE BARROW, JCDK ARCHITECTS
- ADD: EXCL. PARKWAY
- ADD: EXCL. TRAIL, TRAIL
- 214.520.8776

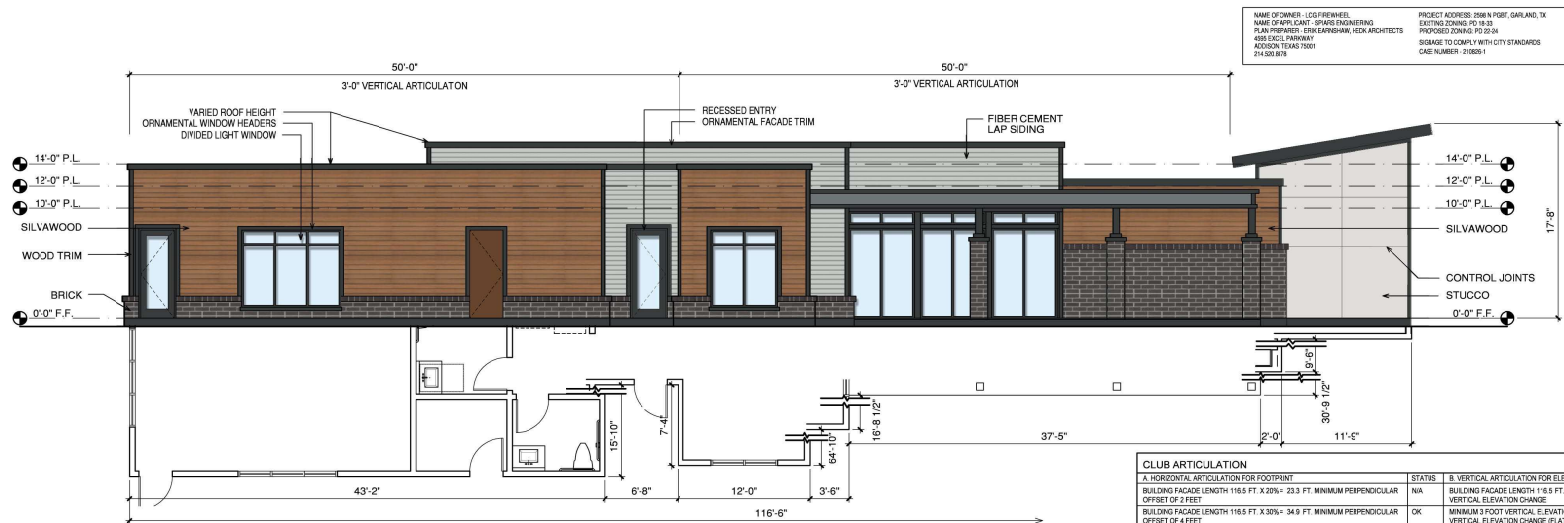
Architectural elevation drawing of a building facade. The drawing includes various materials, window types, and dimensions. Key features include:

- Materials:** BRICK, SILVAMOOD, WOOD TRIM, STUCCO, FIBER CEMENT LAP SIDING.
- Windows:** 12'-0" P.L., 10'-0" P.L., 0'-0" F.F., 24'-0", 5'-4", 46'-8", 20'-0", 18'-0", 18'-0", 38'-2", 146'-2".
- Dimensions:** 59'-0", 3'-0" VERTICAL ARTICULATION, 50'-0", 3'-0" VERTICAL ARTICULATION, 22'-3", 12'-0" P.L., 10'-0" P.L., 0'-0" F.F., 24'-0", 5'-4", 46'-8", 20'-0", 18'-0", 18'-0", 38'-2", 146'-2".
- Annotations:** ORNAMENTAL FACADE TRIM, AWNING, VARIED ROOF HEIGHT, ORNAMENTAL WINDOW HEADERS, DIVIDED LIGHT WINDOW, BUILDING FACADE LENGTH 146.2 FT. X 20% = 29.2 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET, BUILDING FACADE LENGTH 146.2 FT. X 30% = 43.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET, MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (PLAT ROOFS), MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET, MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (PLAT ROOFS), AVERAGE NON-ARTICULATED BUILDING HEIGHT, 12'-0" P.L., 10'-0" P.L., WOOD TRIM, SILVAMOOD, BRICK, 0'-0" F.F., LOCATOR.

	REVISIONS	FIREWHEEL SOUTH GARLAND, TEXAS	ISSUED 04-27-2022	4995 EXCEL PARKWAY ADDISON, TX 76011 214.920.8878 hedd.com	DATE	SHEET NUMBER
					04-27-2022	A4-30
					PROJECT	CLUB ELEVATIONS
					21200	

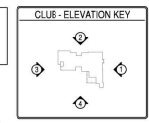
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EXHIBIT E



NAME OF OWNER - COS FIREWHEEL
NAME OF ARCHITECT - HEDK ARCHITECTS
PLAN PREPARED - EXCEL ENGINEERING, ARCHITECTS
4555 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 2508 N. PGBL, GARLAND, TX
EXISTING ZONING: PD 18.30
PROPOSED ZONING: PD 20.34
SIZING: TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 202001



ELEVATION LEGEND	
T.O.H. - TOP OF HILL	
T.O.D. - TOP OF DECK	
T.O.P. - TOP OF PLATE	
T.O.F. - TOP OF FOUNDATION	

MATERIALS KEY	
	COMPOSITION SHINGLES
	BRICK
	SILVAWOOD
	FIBER CEMENT LAP SIDING
	STUCCO
	STANDING SEAM METAL ROOF

NOTE: CONTRACTOR TO VERIFY ELECTRICAL WIRING BOX SIZES AND COORDINATE SURROUNDING SIDING FEATURE.

LEADING MATERIAL CALCULATION #3	
MATERIAL	PERCENT
BRICK	15%
STUCCO	15%
F.C. LAP SIDING	21%
GLAZING	21%

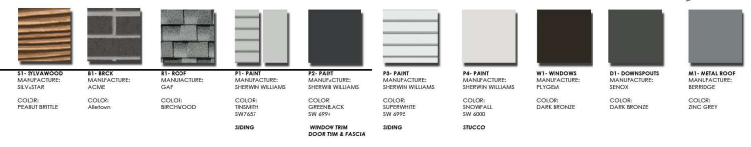
BUILDING FACADES COMPLY WITH:
GDC CHAPTER 1 (ARTICLE 6, DIVISION 01, SEC. 4.83)
- MINIMUM 8% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
ORNAMENTAL WINDOW HEADERS	ORNAMENTAL FACADE TRIMS

CLUB ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH 116.5 FT. X 20% = 23.3 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A
BUILDING FACADE LENGTH 116.5 FT. X 30% = 34.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK

B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 116.5 FT. X 20% = 23.3 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
AVERAGE NON-ARTICULATED BUILDING HEIGHT	14 FT.

3 CLUB ELEVATION
SCALE 3/16" = 1'-0"



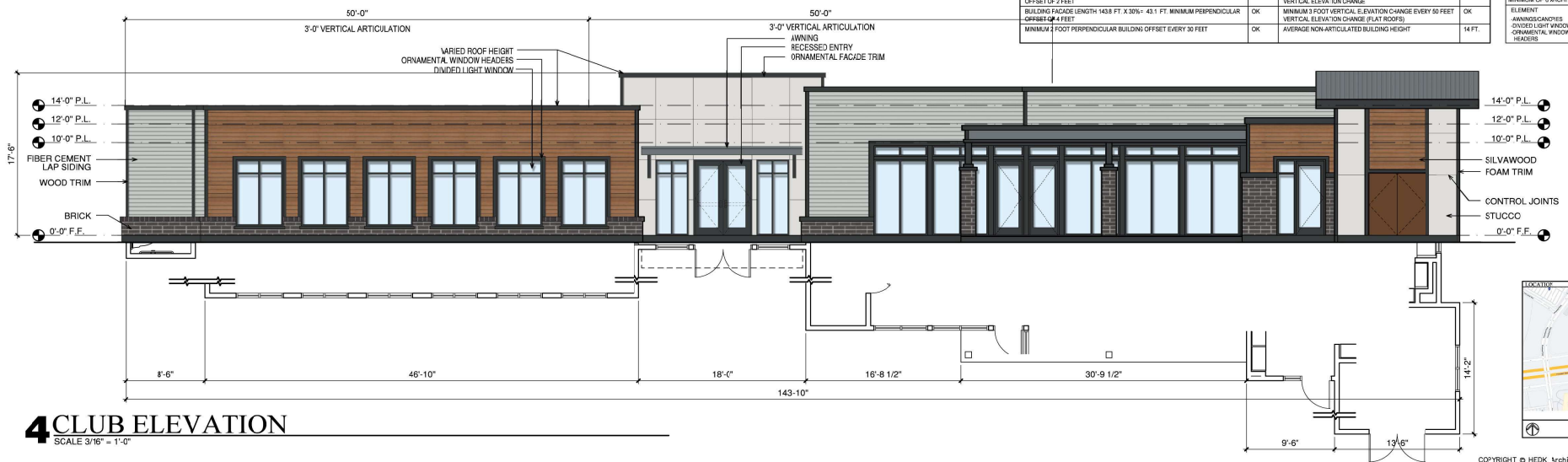
CLUB ARTICULATION	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS
BUILDING FACADE LENGTH 143.8 FT. X 20% = 28.8 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A
BUILDING FACADE LENGTH 143.8 FT. X 30% = 43.1 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK

B. VERTICAL ARTICULATION FOR ELEVATION	
BUILDING FACADE LENGTH 143.8 FT. X 20% = 28.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
AVERAGE NON-ARTICULATED BUILDING HEIGHT	14 FT.

LEADING MATERIAL CALCULATION #4	
MATERIAL	PERCENT
BRICK	7%
STUCCO	15%
F.C. LAP SIDING	41%
GLAZING	37%

BUILDING FACADES COMPLY WITH:
GDC CHAPTER 1 (ARTICLE 6, DIVISION 01, SEC. 4.83)
- MINIMUM 8% MASONRY CONSTRUCTION EXCLUDING DOORS, WINDOWS, WINDOW WALLS

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
AWNING/CANOPIES	RECESSED ENTRY
DIVIDED LIGHT WINDOWS	VARIED ROOF HEIGHTS
ORNAMENTAL WINDOW HEADERS	ORNAMENTAL FACADE TRIMS



4 CLUB ELEVATION
SCALE 3/16" = 1'-0"

REVISIONS

1	ISSUED
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FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022

HEDK
ARCHITECTS

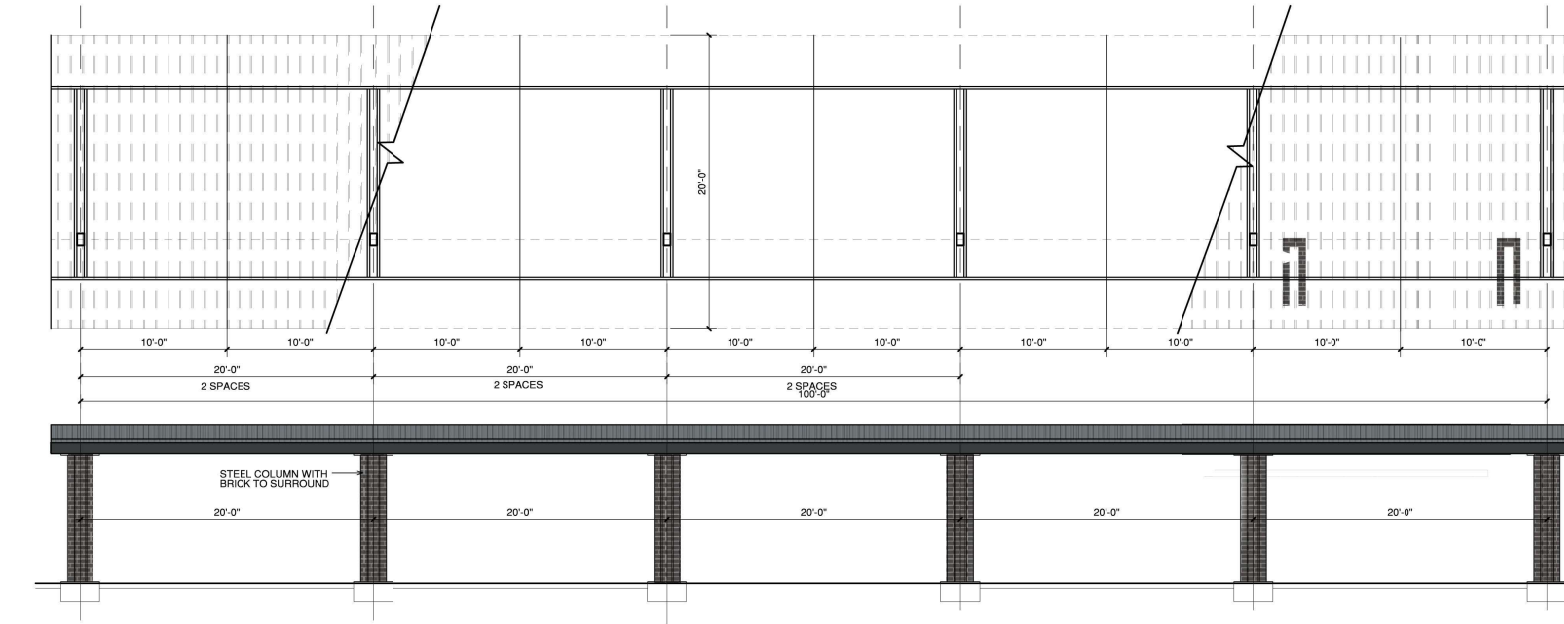
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878

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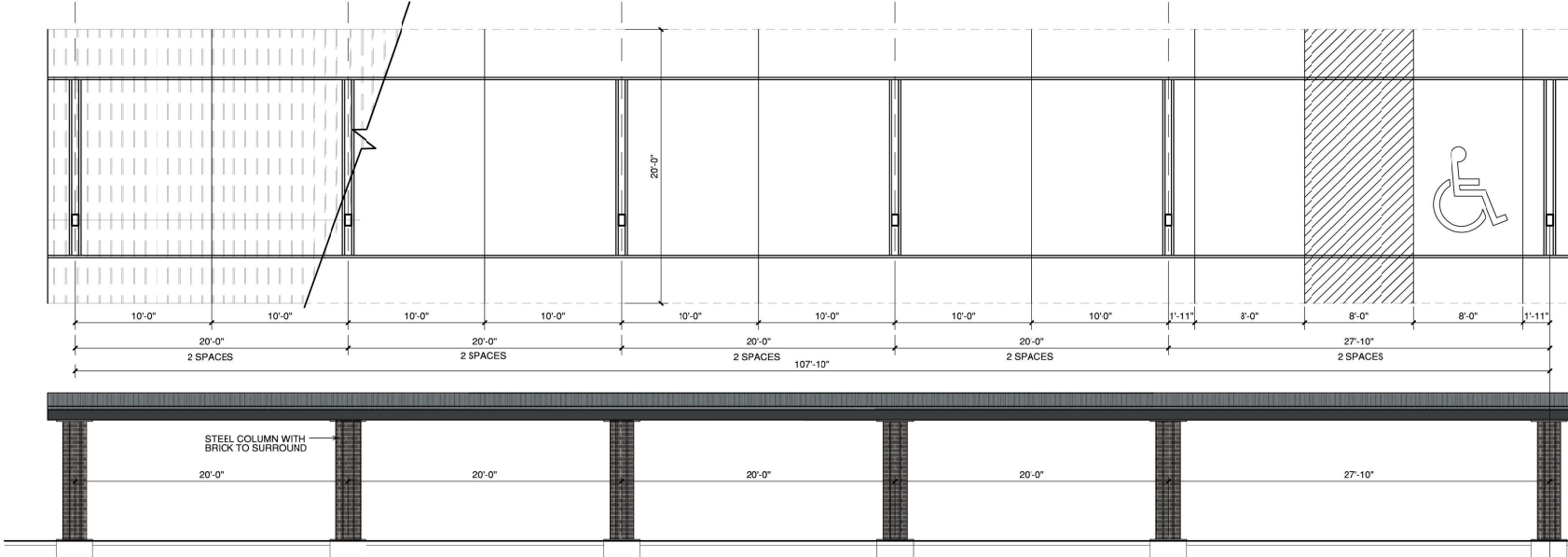
DATE
04-27-2022

SHEET NUMBER
PROJECT
21200

A4-31
CLUB
ELEVATIONS



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



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

NAME OF OWNER - LOG FIREWHEEL
NAME OF APPLICANT - SPIARS ENGINEERING
PLAN PREPARED BY - ERIK CARPINSKAW, HEDK ARCHITECTS
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878
PROJECT ADDRESS: 2688 N PGST, GARLAND, TX
EXISTING ZONING: PD 19-33
PROPOSED ZONING: PD 22-24
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER - 210828-1

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

REVISIONS

FIREWHEEL SOUTH

GARLAND, TEXAS

ISSUED
04-27-2022

HEDK
ARCHITECTS

4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
04-27-2022

PROJECT
21200

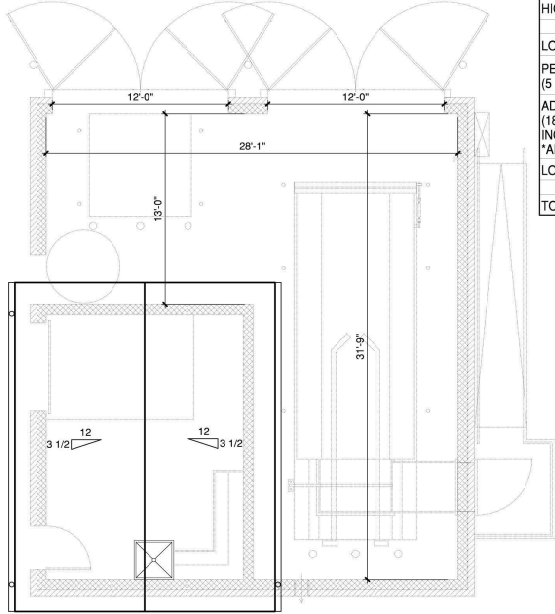
SHEET NUMBER
A2-30
CARPORT

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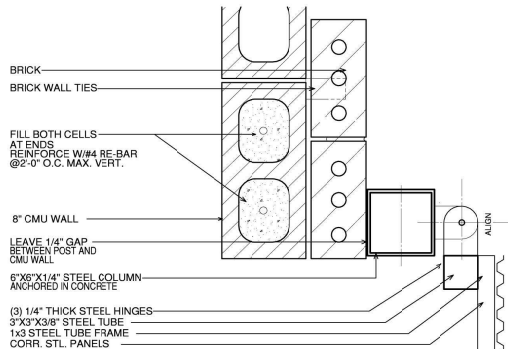
NAME OF OWNER - LCG FIREWHEEL
 NAME OF APPLICANT - SPARS ENGINEERING
 PLAN PREPARED BY - ERK EVYN SHAW, HEDK ARCHITECTS
 ADDRESS - 4555 EXCEL PARKWAY
 ADDISON, TEXAS 75001
 214.520.8878

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

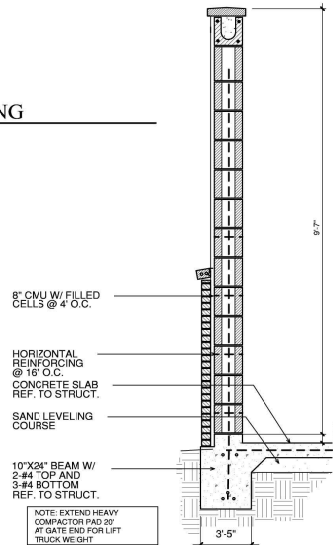
VENT CALCULATIONS	
(x) = AREA OF SLOPED ROOF	588 SQ. FT.
SOFFIT VENTILATED PERIMETER	98 LINEAR FEET
(y) = NET FREE VENTILATED AREA REQUIRED (x)(144)/300 = y	268 SQ. IN.
HIGH VENT REQUIRED (40% MIN. - 50% MAX.)	107.2 SQ. IN. MIN. - 134 SQ. IN. MAX.
HIGH VENTS (51 SQ. IN. EACH)	0 VENTS MAX.
HIGH VENT (TOTAL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



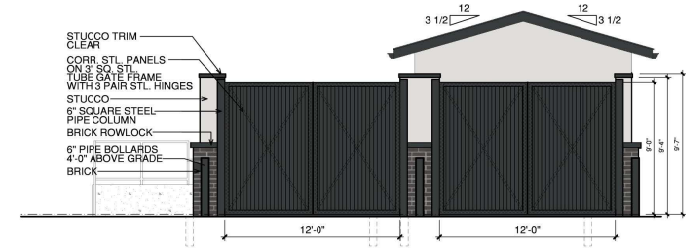
5 TRASH ENCLOSURE-30 YARD UNIT AND RECYCLING
 SCALE: 1/4" = 1'-0"



6 GATE HINGE DETAIL
 SCALE: 2 1/4" = 1'-0"



7 SCREEN WALL SECTION
 SCALE: 3/4" = 1'-0"



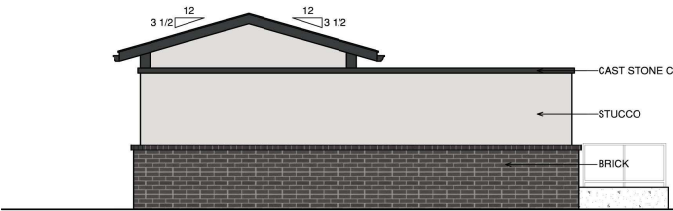
8 TRASH ENCLOSURE-FRONT NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



9 TRASH ENCLOSURE- EAST ELEVATION
 SCALE: 1/4" = 1'-0"



10 TRASH ENCLOSURE- WEST ELEVATION
 SCALE: 1/4" = 1'-0"



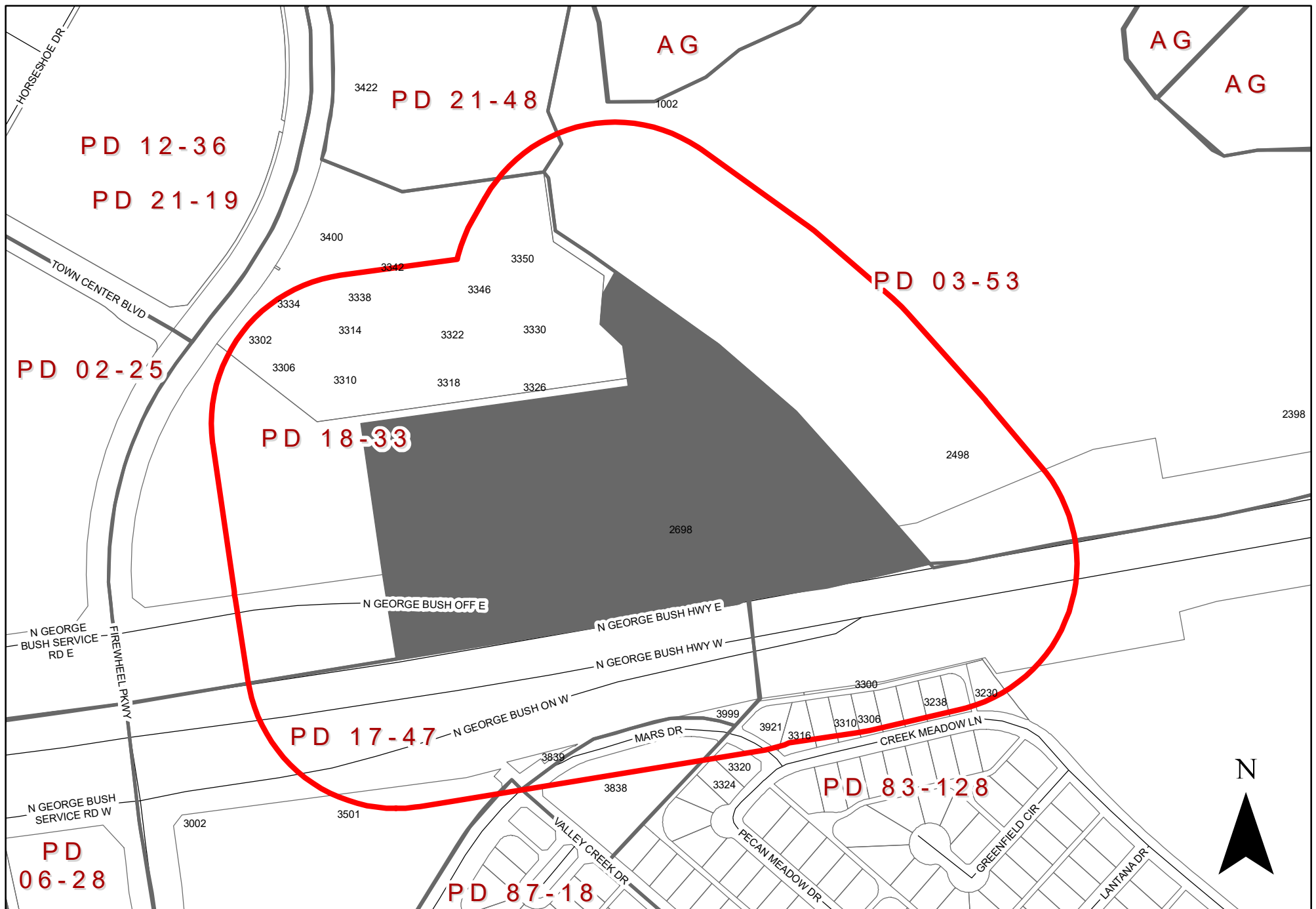
11 TRASH ENCLOSURE- REAR SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

REPORT & MINUTES

P.C. Meeting, June 27, 2022

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

Motion was made by Commissioner Williams to **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**



0 225 450 Feet
1 inch = 337 feet

ZONING MAP Z 22-24

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2698 North George Bush Hwy

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

Z 22-24

The applicant proposes to construct a multi-family development with 344 dwelling units.

[Planned Development amendment and Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 18-33.]

City Council Meeting
July 19, 2022



GARLAND

TEXAS MADE HERE



CASE INFORMATION

Location: 2698 North President George Bush
Turnpike

Applicant: Spiars Engineering

Owner: LG Firewheel, LLC

Acreage: 13.83 acres

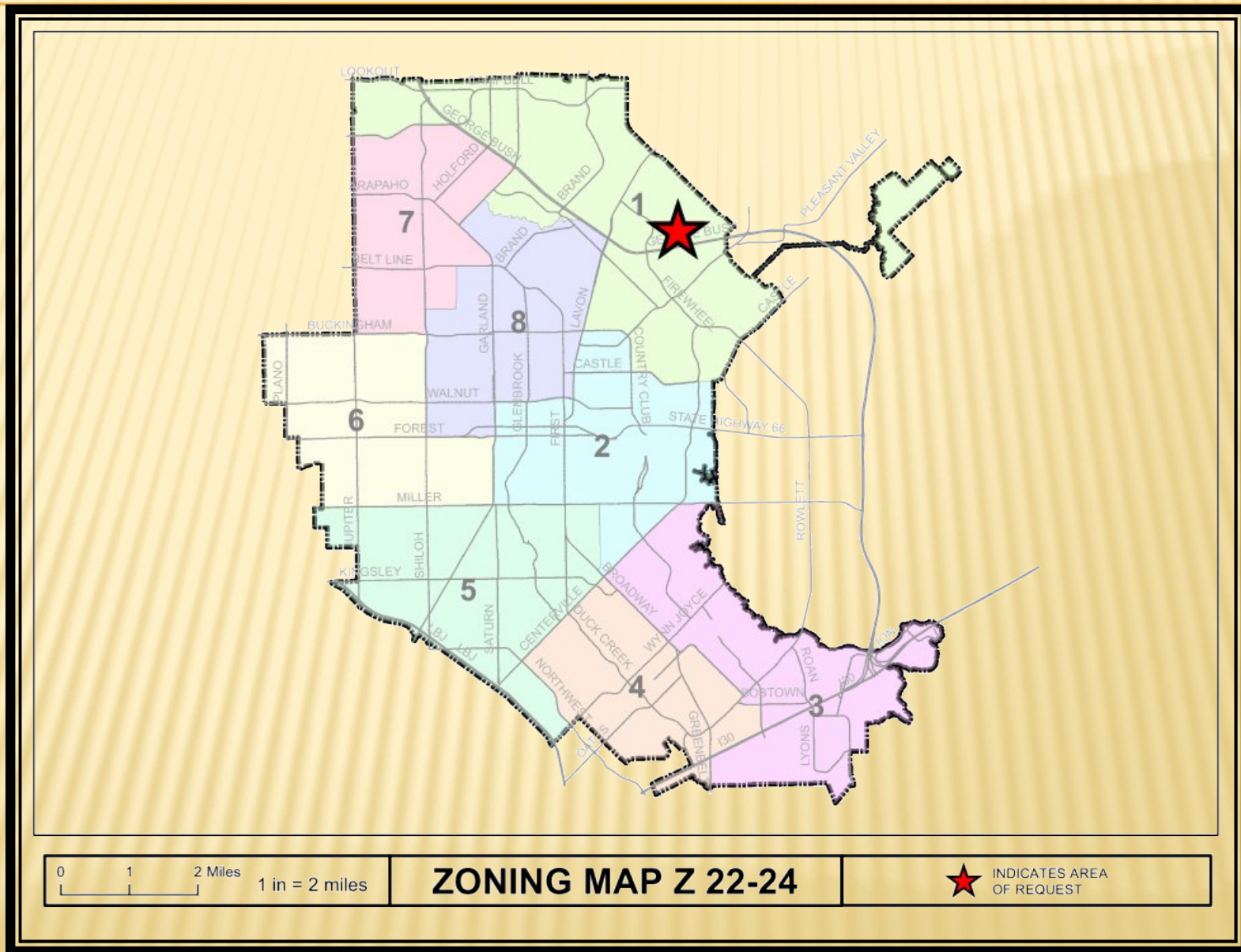
Zoning: Planned Development (PD) District 18-33

Z 22-24



GARLAND
TEXAS MADE HERE

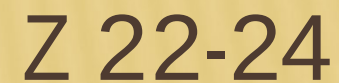
CITYWIDE LOCATION MAP



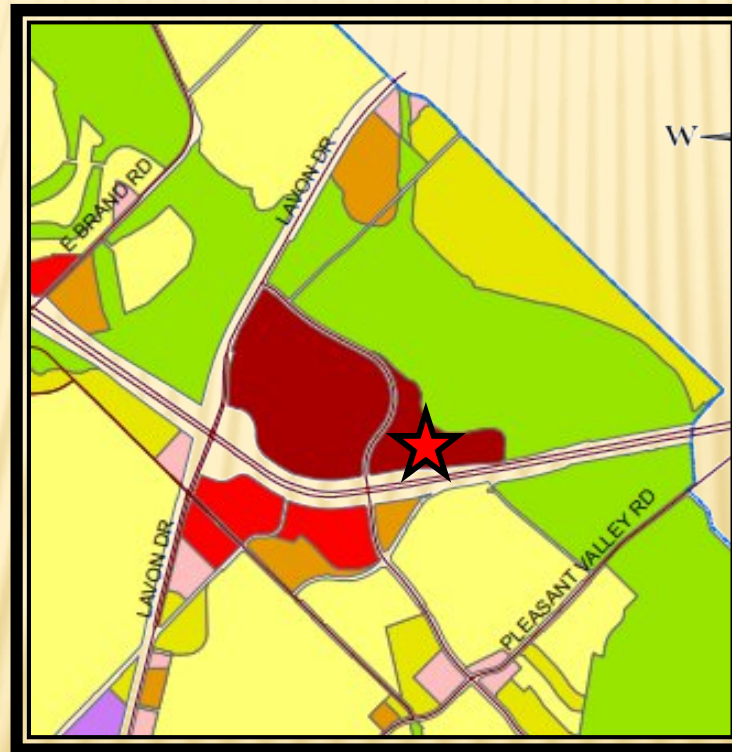
Z 22-24



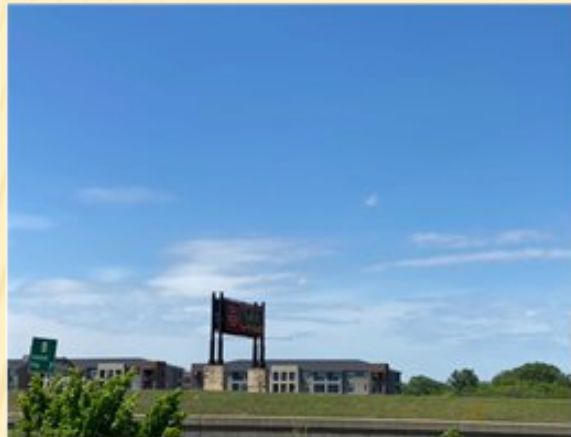
ГОСЦИ ИЛИ НЕ?



COMPREHENSIVE PLAN



PHOTOS



View of the subject property



Looking south of the subject property



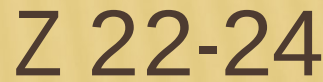
Looking east of the subject property



Looking north of the subject property

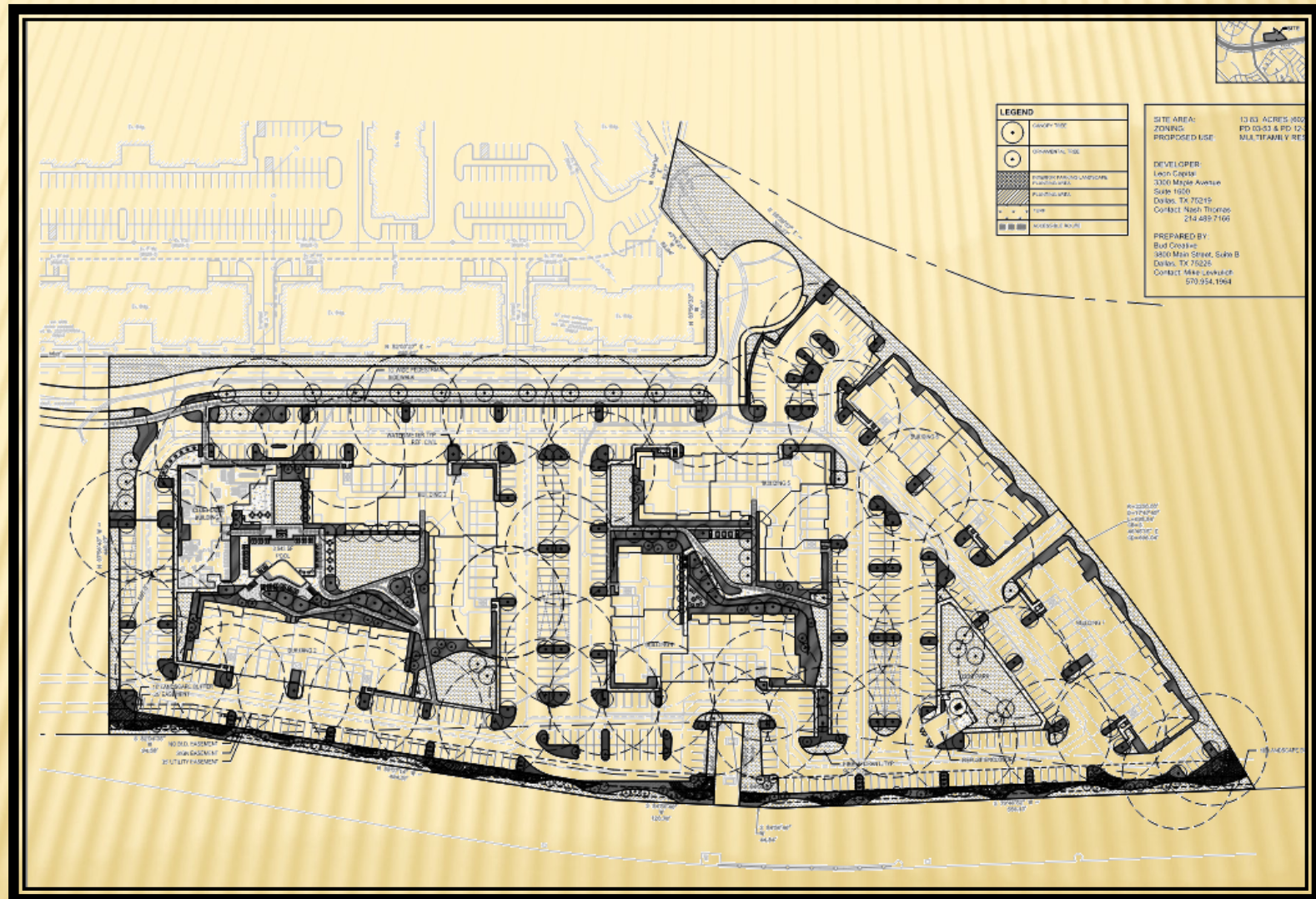


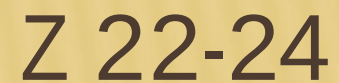
2017 51 17





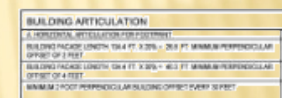
Z 22-24



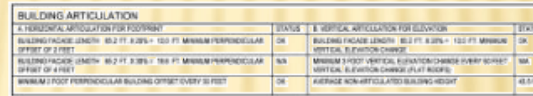




3 BUILDING TYPE 'A' ELEVATION

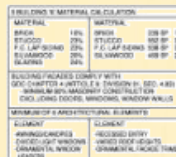


4 BUILDING TYPE 'A' ELEVATION

[illegible]



PHI BINGE EVALUATION?



BUILDING ARTICULATION			
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH: 96.1 FT X 30% = 15.2 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH: 96.1 FT X 30% = 15.2 FT MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH: 96.1 FT X 30% = 15.8 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET	NA	MINIMUM FOOT VERTICAL ELEVATION CHANGE EVERY 36 FEET (VERTICAL ELEVATION CHANGE FLAT ROOFS)	NA
MINIMUM FOOT PERPENDICULAR BUILDING OFFSET EVERY 36 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	43.5'

NAME OF OWNER: LGS FARMER	PROJECT ADDRESS: 28814 PINE, SARASOTA, FL
NAME OF APPLICANT: SPINUS ENGINEERING	EXISTING ZONING: PD 16-2
PLAN NUMBER: SRN SARASOTA HIGH ARCHITECTS	PROPOSED ZONING: PD 16-2
400 EXCEL PARKWAY	
KEESVILLE, TEXAS 78641	BOND TO COMPLY WITH CITY STANDARDS
214.521.0079	CASE NUMBER: 21008-1

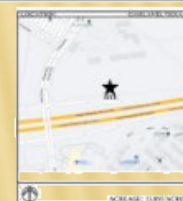
11/11/2019



5 BUILDING TYPE 'A' ELEVATION



B-BUILDING & MECHANICAL CALCULATION		B-BUILDING & MECHANICAL CALCULATION	
MATERIAL		MATERIAL	
BRICK	10%	BRICK	1000/10
STUCCO	20%	STUCCO	2000/10
P.C. LAF BEAMS	10%	P.C. LAF BEAMS	1000/10
GLASSING	10%	GLASSING	1000/10
BUILDING FEATURES COMPL. Y WITH GIC (MINIMUM 80% MAJORITY CONSTRUCTION) EXCLUDING DOORS, WINDOWS, WINDOW WALLS			
MINIMUM OF 8 ARCHITECTURAL ELEMENTS		MINIMUM OF 8 ARCHITECTURAL ELEMENTS	
ELEMENT		ELEMENT	
ARCHITECTURAL FEATURES		ARCHITECTURAL FEATURES	
CANOE LIGHT WINDOWS		CANOE LIGHT WINDOWS	
ORIENTAL WINDOW		ORIENTAL WINDOW	



SITE KEY PLAN



6 BUILDING TYPE 'A' ELEVATION



PHI BINGE EVALUATION?



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BUILDING ELEVATIONS



3 BUILDING TYPE 'B' ELEVATION



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

3 BUILDING TYPE 'B' MATERIAL CALCULATION			
MATERIAL	AREA (SQ FT)	PERCENT	TOTAL (SQ FT)
BRICK	1,480	27%	4,480
STONE	1,480	27%	4,480
WOOD	1,480	27%	4,480
GLASS	1,480	27%	4,480
OTHER	1,480	27%	4,480

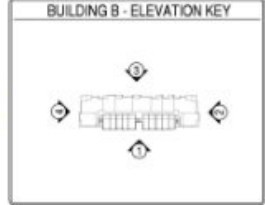
BUILDING ARTICULATION			
ARTICULATION TYPE	ARTICULATION DESCRIPTION	ARTICULATION HEIGHT	ARTICULATION WIDTH
1	Vertical Articulation	100' - 130'	100' - 130'
2	Horizontal Articulation	100' - 130'	100' - 130'
3	Diagonal Articulation	100' - 130'	100' - 130'
4	Other Articulation	100' - 130'	100' - 130'

NAME OF OWNER: LGS PREVIEW
NAME OF ARCHITECT: HKS ARCHITECTS
PROJECT ADDRESS: 2000 WEST GARDEN TR
PROPOSED ZONING: R-10
SUGGEST TO COMPLY WITH CITY STANDARDS
DATE: 10/1/2021



4 BUILDING TYPE 'B' MATERIAL CALCULATION			
MATERIAL	AREA (SQ FT)	PERCENT	TOTAL (SQ FT)
BRICK	1,480	27%	4,480
STONE	1,480	27%	4,480
WOOD	1,480	27%	4,480
GLASS	1,480	27%	4,480
OTHER	1,480	27%	4,480

BUILDING ARTICULATION			
ARTICULATION TYPE	ARTICULATION DESCRIPTION	ARTICULATION HEIGHT	ARTICULATION WIDTH
1	Vertical Articulation	100' - 130'	100' - 130'
2	Horizontal Articulation	100' - 130'	100' - 130'
3	Diagonal Articulation	100' - 130'	100' - 130'
4	Other Articulation	100' - 130'	100' - 130'





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

BUILDING ARTICULATION

STATUS	DESCRIPTION	STATUS	DESCRIPTION
OK	BUILDING HEIGHT: 35.0 FT (35.0 FT - 40.0 FT) MINIMUM PERMANENT ELEVATION CHANGE	OK	BUILDING HEIGHT: 35.0 FT (35.0 FT - 40.0 FT) MINIMUM PERMANENT ELEVATION CHANGE
OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE	OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE
OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE	OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE
OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE	OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE

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

BUILDING ARTICULATION

STATUS	DESCRIPTION	STATUS	DESCRIPTION
OK	BUILDING HEIGHT: 35.0 FT (35.0 FT - 40.0 FT) MINIMUM PERMANENT ELEVATION CHANGE	OK	BUILDING HEIGHT: 35.0 FT (35.0 FT - 40.0 FT) MINIMUM PERMANENT ELEVATION CHANGE
OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE	OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE
OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE	OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE
OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE	OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE

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

BUILDING ARTICULATION

STATUS	DESCRIPTION	STATUS	DESCRIPTION
OK	BUILDING HEIGHT: 35.0 FT (35.0 FT - 40.0 FT) MINIMUM PERMANENT ELEVATION CHANGE	OK	BUILDING HEIGHT: 35.0 FT (35.0 FT - 40.0 FT) MINIMUM PERMANENT ELEVATION CHANGE
OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE	OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE
OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE	OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE
OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE	OK	BUILDING TYPE: 3-UNIT PERMANENT ELEVATION CHANGE



BUILDING ARTICULATION		TYPE	MIN. VERTICAL SPACING	MIN. HORIZONTAL SPACING	TYPE
1. POSTING: SIGNAGE	80' FT + 30% + 10' FT MINIMUM PERPENDICULAR TO POST OF 2' DIA.	OR	BUILDING: 40' FT + 30% + 10' FT MINIMUM VERTICAL, SIGNAGE 10' FT		OR
2. POSTING: SIGNAGE	80' FT + 30% + 10' FT MINIMUM PERPENDICULAR TO POST OF 4" DIA.	OR	BUILDING: 10' FT VERTICAL, SIGNAGE 10' FT VERTICAL, SIGNAGE 10' FT VERTICAL		OR
3. POSTING: SIGNAGE	80' FT + 30% + 10' FT MINIMUM PERPENDICULAR TO POST OF 4" DIA.	OR	AVERAGE SIGNAGE 10' FT VERTICAL		OR

3. BILIRUBIN (TOTAL) CALCULATION			
Methionine		Mg %/L	
SMALL	1%	SMALL	0.0-0.1
AT-RISK	10%	AT-RISK	0.1-0.3
P.C. (LAPAROS)	20%	P.C. (LAPAROS)	0.3-0.5
DECREASED	30%	DECREASED	0.5-0.7
DECREASED	20%		

BILIRUBIN (CALCULATED) VALUES	
GOLDENHORN (CALCULATED) VALUES (GOLDENHORN, 1980, p. 480)	
BILIRUBIN (CALCULATED) VALUES (BILIRUBIN, 1980, p. 480)	
BILIRUBIN (CALCULATED) VALUES (BILIRUBIN, 1980, p. 480)	

BILIRUBIN (CALCULATED) VALUES	
BILIRUBIN	BILIRUBIN
BILIRUBIN (CALCULATED)	BILIRUBIN (CALCULATED)
BILIRUBIN (CALCULATED)	BILIRUBIN (CALCULATED)
BILIRUBIN (CALCULATED)	BILIRUBIN (CALCULATED)

BUILDING ARTICULATION		TYPE	MINIMUM DIMENSIONAL INFORMATION	MIN
A. FORMER MINIMUM DIMENSION				
MINIMUM ELEVATION: 10 FT X 3 FT X 3 FT MINIMUM PERIODICUM (1 FOOT)	NO	BUILDING ELEVATION: 10 FT X 3 FT X 3 FT MINIMUM PERIODICUM (1 FOOT)	NO	
MINIMUM ELEVATION: 10 FT X 3 FT X 3 FT MINIMUM PERIODICUM (1 FOOT)	OK	MINIMUM ELEVATION: 10 FT X 3 FT X 3 FT MINIMUM PERIODICUM (1 FOOT)	OK	95
MINIMUM ELEVATION: 10 FT X 3 FT X 3 FT MINIMUM PERIODICUM (1 FOOT)	OK	MINIMUM ELEVATION: 10 FT X 3 FT X 3 FT MINIMUM PERIODICUM (1 FOOT)	OK	95

[illegible]

4 BUILDING TYPE 'C' ELEVATION



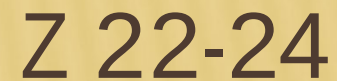
BUILDING ELEVATIONS







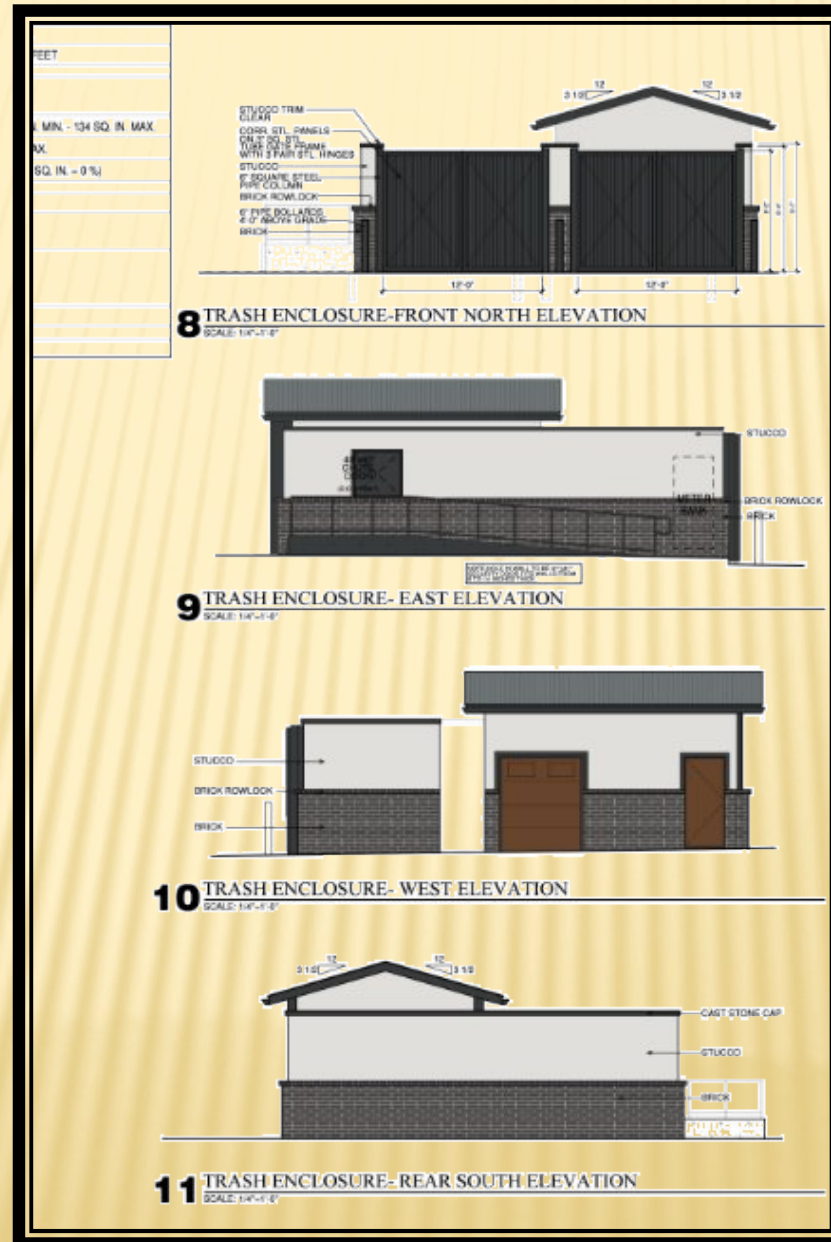
CLUBHOUSE ELEVATIONS





GARLAND
TEXAS MADE HERE

DUMPSTER ENCLOSURE



Z 22-24

SUMMARY TABLE

Development Standards	Required	Proposed	Justification
Covered Parking	The GDC requires fifty (50%) percent of the required parking spaces to be covered. Per the calculation, 291 spaces are required.	The site plan (Exhibit C) shows a minimum twenty (20 %) percent of the parking spaces to be covered. During Plan Commission, the applicant proposed 116 covered parking spaces and now the applicant proposes 126 covered parking spaces.	The north, south, and west property lines of the site are entirely encumbered by utility, GP&L; sign visibility easements. Covered parking may not be placed within easements. This result is that approximately half of the site's total parking is located adjacent to or within easements, meaning that those parking spots cannot be covered. The remaining parking spots are centrally located, and conveniently accessible to most future residents.
Landscape Buffer	One (1) large canopy tree per every thirty linear feet along with seven (7) shrubs. Per the calculation, forty-five (45) large canopy trees and 315 shrubs are required.	The applicant proposes three (3) large canopy trees, 115 small ornamental trees and 709 shrubs on the landscape buffer	This deviation is necessary due to the sight visibility easement in place for the existing electronic sign and there is a limitation on the allowable building area.



STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD)
District 18-33.

Approval of a Detail Plan for Multi-Family development.



PLAN COMMISSION RECOMMENDATION

On June 27, 2022 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of an amendment to Planned Development (PD) District 18-33.

The Plan Commission, by a vote of six (6) to zero (0), also recommended approval of a Detail Plan for Multi-Family development.

The Plan Commission also recommended the applicant to work with staff on additional canopy shade for the parking lots.

The applicant has revised the site plan to add ten (10) additional carport parking spaces.







GARLAND

City Council Regular Session Agenda

Meeting Date: 07/19/2022

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Mayor Scott LeMay

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

Attachments

Alexis Olvera - Garland Youth Council

Sarah Lockett - Garland Youth Council



Application 2022-2023

Name: Alexis Olvera

Address: 613 Cascade Dr, Garland, Tx 75041

City Council District: _____ Home Phone: _____

Cell Phone: _____ Parent/Guardian Cell Phone: 214 527 6722

Email (primary): _____

Parent/Guardian Email: _____

Grade Level (2022-2023): 11 School: South 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 am currently in 2 sports both soccer and tennis and have recently been placed in National Honor Society.

2. How did you hear about the Garland Youth Council?

My counselors at school mentioned and recommended me to apply for it.

3. Why do you want to serve on the Garland Youth Council?

As a teen or youth in Garland I notice the importance of opinions and outcomes to certain situations and I believe if I have the opportunity to have a heard voice I will take it.

4. What are some challenges you feel Garland youth face in our community?

I feel that Garland youth faces many challenges in which they don't feel like they can speak on or talk about, but I do know that feeling alone, worrying about the soon approaching

5. What do you see as positives for you living in Garland?

Future is a big one which many I think Garland is very loving high schoolers feel. and family oriented which is good because it is welcoming to everyone. Another positive thing that comes to mind is the opportunities it gives with jobs, academics, and even communital service in which it shows its love and interest for the community.



Appointee Agreement

2022-2023

As an appointee to the 2022-23 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 2022-2023 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 Alexis Olvera Date 5/5/22

Parent/Guardian Signature Felice Olvera



To whom it may concern,

I first met Alexis Olvera when he became my student in Dual Credit Pre-Calculus in August of 2021. He is a confident young man who is intelligent, resourceful and kind. Alexis is among the top working students I have seen in my career and he has displayed this from the moment I met him. Any who have the pleasure of meeting him speak highly of the effort he puts into anything he does.

Alexis has an ability to grasp concepts faster than his peers. He is able to make connections and anticipate what problems will arise in mathematical issues. Dual Credit precalculus is only taken by the top Early College students on our campus. The class is quite challenging and inquiry based. Most students struggle in the course and less than half of the students were able to successfully complete both semesters. Alexis has the intrinsic motivation to challenge himself and push through each exploration. He has a strong mathematical background, and in areas where he sees an opportunity for growth he does not shy away from it. He gave up things that most teenagers wouldn't to make sure he had enough time outside of class to complete all the assignments that were required of him, and prepare for each examination. If he had any time that was not accounted for already you could find him studying mathematics or in tutorials getting help mastering a topic. This same growth mindset and work ethic can be seen outside the classroom. Alexis is in our automobile collision repair course, and has been since his sophomore year. He is able to perform various repairs such as, fixing paint jobs, dents, scratches, and other body work.

Each collaborative group Alexis is a part of he is able to guide and integrate into with ease. I witness him seeing his classmates struggle and use questioning to help them arrive at their own conclusion or solution. Those around him know they can count on him to provide an aid without giving away the purpose or answer of the lesson. He is sensitive to the needs of others and shows true compassion for his peers. There were various incidents among his friend group this school year, and I witnessed Alexis handle each one with maturity and care for others. I do not think he has ever met a stranger or seen someone in need that he did not assist.

College is daunting for many students, but I know wholeheartedly that Alexis Olvera will be successful. If given the opportunity, this young man will not disappoint you in how far he will go. I recommend him for any endeavor he chooses to take on without reservation.



Isis Carrington

ibcarrin@garlandisd.net

South Garland High School

AP Calculus AB

Honors & Dual Credit Precalculus

Academic Decathlon

To Whom It May Concern:

I am honored to write this letter of recommendation for Alexis Olvera Castillo. He was in my DC Government and Economics classes this year. This was my first time to work with a DC class and Alexis set the bar very high for the students in both classes. I was able to see his many outstanding qualities as a student and as a young adult.

Alexis is extremely disciplined and self-motivated. The class was online but there was a syllabus and specific deadlines to meet. I would make sure the students were on task in the class and meeting the required deadlines. When I would check on Alexis, he would always be up to date on the assignments and the grades on the assignments were always exceptional. I never had to remind him to do his work and or make sure he turned in his work. He always did his best on all assignments.

Alexis was also very helpful to the students in the class. He had a keen understanding of both subjects and was willing to help students that were struggling. The students felt comfortable seeking help from him. Not all students are able to do this and do it well which he did.

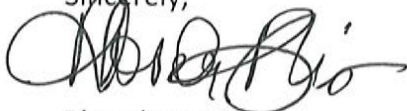
Alexis is very out going and well liked by his peers. He has fun with his friends in class but he knows how to have fun but yet still get his work completed. He is a wise and mature young man. It is not often I see students with such qualities. It is refreshing to have a student in class that has it "so together".

Education is important to Alexis as is demonstrated by his being a part of the ECHS program at South Garland HS. He made the decision as a freshman that he wanted a more in-depth high school experience. By choosing to be a part of this unique program, he was stating that he wanted more and he was willing to do whatever was needed to achieve his goal. He takes his classes and his grades seriously. He maintains a good GPA and is on his way to achieving one of his goals, graduating from high school with his associate degree in college and receiving a high school diploma. What an amazing accomplishment for a young adult.

As busy as Alexis is with high school and college work, he maintains an active life out side of school. He is actively involved in the community and maintains a close relationship with his family. He enjoys being with his family and doing things with them. He realizes the importance of family and how it will help him to be successful to have a strong support system.

As I stated earlier, Alexis has many outstanding qualities and I have just named a few. He will be successful in whatever he sets his mind to do. He has set forth goals and he is determined to achieve them and I believe he will. He is a kind, caring and mature young man that knows what he wants and is willing to do what it takes to be successful. He is an excellent role model for his peers. South Garland HS and the ECHS program are very fortunate to have a young man such as Alexis to represent them.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rhonda Lewis', written in a cursive style.

Rhonda Lewis

Social Studies teacher/SGHS



Application 2022-2023

Name: Sarah Lockett

Address: 1313 Kynn Dr

City Council District: _____ Home Phone: _____

Cell Phone: _____ Parent/Guardian Cell Phone: _____

Email (primary): _____

Parent/Guardian Email: _____

Grade Level (2022-2023): 11th School: South 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 am part of the class of 2024 Early College High School Program at South Garland High School.

2. How did you hear about the Garland Youth Council?

My high school counselor told me about this opportunity.

3. Why do you want to serve on the Garland Youth Council?

I want to use this opportunity to talk to new people.

4. What are some challenges you feel Garland youth face in our community?

A challenge that Garland youth face in our community is peer pressure.

5. What do you see as positives for you living in Garland?

There is a lot of high school to go.



Appointee Agreement

2022-2023

As an appointee to the 2022-23 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:

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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 2022-2023 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 Sarah Lockett Date 5-31-2022

Parent/Guardian Signature Sarah Lockett



Ryan Rossing

600 Colonel Dr.
Garland, TX 75043
rrossing@garlandisd.net

31 May 2022

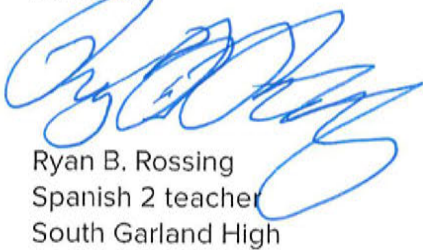
City Hall

Attn: Elisa Morales
200 N. Fifth St.
Garland, TX 75040

Ms. Morales,

I have had the pleasure of having Sarah Lockett in my Spanish 2 class for the 2021-2022 academic school year. Sarah has demonstrated excellent character throughout the school year. She is a hard working student. She always submitted her assignments on time and strove to do her best and learn as much as possible. She has demonstrated great empathy towards her classmates by helping any peers in need. I know her to always be respectful, courteous and kind. I feel that Sarah's keen intellect, pleasant disposition and strong integrity would make her a valuable member to any program.

Sincerely,



Ryan B. Rossing
Spanish 2 teacher
South Garland High

South Garland High School

600 Colonel Dr, Garland, TX 75043



To whom it concerns,

Sarah Lockett has been in my Accelerated Geometry and Advanced Quantitative Reasoning classes this year as a sophomore. She is a pleasure to teach and work with, I am glad to write a reference letter for her to serve the community.

She is excellent at taking notes and paying attention to the details. Sarah desired to understand how the math worked so she would understand the concept behind the math not just the numbers.

Sarah has and shows compassion towards those around her in a very caring and gentle way. I have seen her grow throughout this year to advocate for herself as the second semester was a dual credit high school and college course with a college professor in our class.

I am proud to recommend Sarah as a youth advocate for my community.

I look forward to hearing and seeing great thing accomplished by this lovely young woman.

Sarah Felton

Math Teacher

South Garland High School

smfelton@garlandisd.net

214-709-4608



GARLAND

City Council Regular Session Agenda

Meeting Date: 07/19/2022

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Jeff Bass

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

Attachments

Menal Yasin - Garland Youth Council

Nkemsinachi Ukachi-Nwata - Garland Youth Council

Beena Varnan

Scott Roberts - Plan

William Peace

Eric Barron

Application 2022–2023

Name- Menal Yasin

Address- 236 Southwood dr. Garland, TX 75040

City Council District- Garland District 5

Home Phone- [REDACTED]

Cell Phone- [REDACTED]

Parent/Guardian Cell Phone- [REDACTED]

Email (primary)- [REDACTED]

Parent/Guardian Email- [REDACTED]

Grade Level (2022-2023)- 10th grade

School- Garland High School

GYC@GARLANDTX.GOV

Appointee Agreement 2022–2023

As an appointee to the 2022-23 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.
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- 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 2022-2023 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- *Menal Yasin*

Date- May 28, 2022

Parent/Guardian Signature- *Jemila Mohammedaman*

1. What activities/organizations do you currently participate in?

I am currently the Historian for the freshmen class of 2025. Being the Historian means I go to different school events, and take pictures to document them on the freshmen' Instagram page. I'm also an IB Ambassador (I am one of the spokespeople for the Ib program). I go to different events and advocate for students to join the program. I'm a part of the Orchestra AVAPA program. I'm also a part of youth and government where I proposed an issue and debated it in Austin. My issue was about solving the growing homeless population in Texas. Some clubs I am a part of are the Multicultural club, book club, and Unicef club. Also, I recently joined a health class where I am CPR Certified. I'm a part of a local organization called Islamic Relief at my local mosque. Where I volunteer about once a month to help organize and feed food to the homeless. With this organization, I have 25 hours of volunteer work.

2. How did you hear about the Garland Youth Council?

I heard about Garland Youth Council through my older sister who was a member.

3. Why do you want to serve on the Garland Youth Council?

I want to serve on the Garland Youth Council because I believe that every voice matters. A voice gives your opinions a platform, and gifts you with the opportunity to have perspective and knowledge on things that matter. No two voices are the same, each voice has something different to say. "Democracy works better when we recognize every voice matters."-Abdulazeez Henry Musa To further explain, in a world that needs to represent freedom and democracy, a voice is a powerful symbol of this. Therefore, these new varieties of ideas can be imputed into the council in hopes of creating something new and diverse. If I were elected to Garland Youth I will actively input my ideas into the council, so that new fresh ideas can always be on the table.

4. What are some challenges you feel Garland youth face in our community?

I feel that mental health is taking a heavy toll on the everyday experiences of the youth. Whatever the cause, this rise in anxiety is a real problem for our youth. A study published in 2019 states that roughly 20% of the youth are diagnosed with a mental health problem. This number doubled in 2020 and is projected to increase rapidly by 2022. For example, anxiety can lead to serious mental health problems like depression, substance use, and even suicide. It can interfere with the ability to focus and learn causing school problems that can have a lifelong impact. If I were elected as a member of the Garland youth council my first priority would be to solve this growing issue.

5. What do you see as positives for you living in Garland?

An overall healthy environment, amazing schools, multiple libraries, sites to see like vibrant street art, and a diverse community are some positives to living in Garland.

2 Letters of Recommendation

To Whom It May Concern

It is my absolute pleasure to recommend Menal Yasin for a place on the Garland Youth Council. Menal was my student at Garland High School for the 2021-2022 school year. I had the honor and privilege to be her teacher for Freshman Biology. Menal rose to the challenge of taking the course as an International Honors student and proved herself daily to be an excellent student and positive addition to the classroom.

I thoroughly enjoy my time working with Menal in the classroom and have come to know her as a truly valuable asset to my classroom and our school. She is honest, patient, dependable, and incredibly hard-working. Her positive nature encourages others, and her love of learning has driven her to succeed in all her academic endeavors. Menal's drive to learn more about scientific concepts and her ability to learn new things quickly has been a huge advantage in her classes and her grades have reflected that. She works well in groups by assisting others with ease and kindness. She has shown herself on a number of occasions to be a student of high moral character including times when her peers have struggled and she works diligently to aid them.

Menal's most endearing characteristic is her poise. She is a calming presence in an otherwise hectic world. She has taken on the challenge of enrolling in the International Baccalaureate program at Garland High School, and her level-headed approach to a very high-level academic program makes me certain she will continue to be a strong problem solver and contributor to the world. I am so proud to see young people show this sort of positivity and she exemplifies a young woman who takes the moral high ground in every aspect of her life.

Menal proves herself to be a highly active participant in her school and community. She has many volunteer hours including working with the homeless and serving the IB program as an ambassador. She is also part of the youth and government program, Orchestra AVAPA program, and the Multicultural Club, just to name a few. Her involvement in and out of school makes her a great candidate for any leadership role.

Without a doubt, I confidently recommend Menal Yasin for a place on the Garland Youth Council. As a dedicated and knowledgeable student and an all-around great person, you will not find a more appreciative young woman to bestow your generosity upon.

Please feel free to contact me at stacy.elizabeth.grizzle@gmail.com should you like to discuss Menal's qualifications and character further. I'd be happy to expand on my recommendation.

Sincerely,

Stacy Grizzle

June 1, 2022

To Whom It May Concern:

It is with great pleasure that I am recommending Menal Yasin to you. I am a teacher at Garland High School and I have known Menal for 1 year. Miss Yasin holds herself to the highest of standards and her integrity is beyond reproach.

Menal Yasin would be a great asset to the City Youth Council. She has a laser focus and stays mission-oriented even when there are distractions around her. Miss Yasin has maintained a rigorous schedule of classes while balancing busy family life with clubs, community service, and school. She can engage in conversation but keep an open mind. Menal has shown that she has the maturity to handle such a responsibility as City Youth Council.

I believe that Menal Yasin will be an excellent candidate for your program. Miss Yasin has constantly risen to meet challenges before and will do so again. It is with great confidence and joy that I recommend her to your organization. Please feel free to call if you have any further questions.

Sincerely,

Ted Ford

AP Government
Garland High School
214-681-2622
dtford@garlandisd.net

Garland Youth Council -Application (2022-2023)

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 [REDACTED])
[REDACTED]

Parent/Guardian Email: [REDACTED]

Grade Level (2022-2023): 12

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 GYC, National Honor Society, Beta Club, 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 2022-2023 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: Jun 1, 2022

Parent/Guardian Signature : Erasmus Nwata



GARLAND

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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: BJD@cityofgarlandTX.gov

Please Type or Print Clearly:

Date: 7-8-22

Name: Beena Varnan

Phone:

(Home)

Address: 601 Sologrande Dr.

Phone:

(Other)

City, State, Zip: Garland, TX, 75044

Email:

✓ Resident of Garland for 21 years Resident of Texas for 26 years

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

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

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

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

I have finance background and would like to serve where ever I am needed. In addition, I have been in committees at my current job to make differences.

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.
HOA

What is your educational background?
MBA from UTD and undergrad in Social Science with Economic as minor

What is your occupational experience?
I am currently a finance manager at State institution. Prior to that I had worked as auditor, and financial industries.

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

Board or Commission of first, second and third choice

☒ Board of Adjustment

☐ Garland Cultural Arts Commission

☐ Parks and Recreation Board

☐ Environmental & Community Advisory Board

☐ Garland Youth Council **

☒ Plan Commission *

☒ Civil Service Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Community Multicultural Commission

☐ Property Standards Board

☐ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status
CSO Suit/Claim Filed

Current
Current
Yes

Past Due
Past Due

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

Clerk Signature & Date

Courtney Varnan
7-13-22

Revised 05/2021



GARLAND

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CITY OF GARLAND
RECEIVED
JUL 14 2022
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: July 13, 2022

Name: Scott Roberts

Phone

(Home)

Address: 1026 Creekwood

Phone

(Other)

City, State, Zip: Garland, Texas 75044

Email

Resident of Garland for 41 years

Resident of Texas for 54 years

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

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

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

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

Registered Architect, (also see below)

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

36 years of service including-Garland Plan Commission 2008- present; North Area Plan Implementation Committee (15 years); Central Area Plan Implementation committee +

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

Garland Green and Clean; Founding Member of Garland Habitat for Humanity,
Donated house plans to Garland Housing Department +

What is your educational background?

Bachelor of Architecture, Texas Tech 1976

What is your occupational experience?

48 years as an Architect working for architects, a developer including 36 self employed. Have designed all types of buildings from small houses to high rise hotels. +

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

☐ 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

☐ 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 7/14/22

Revised 05/2021

Business Entity List

Creative Architects
1026 Creekwood Drive
Garland, Texas 75044
100% ownership

Longworth Duplexes
9708 Miami
Lubbock, Texas 79423
25% ownership

Property Ownership in Garland

Personal Residence
1026 Creekwood
Garland, Texas 75044

Some of the bio information got cut off in printing the form so below is more complete biographical information.

Architect Registration: Texas.....No. 8,343
NCARB Certified.....No. 27,684
Texas Tech University: Degree: Bachelor of Architecture 1976
Certified Aging-In-Place Specialist
Certified Green Professional

Professional Activities & Awards (abbreviated) :

Chairman - City of Garland Plan Commission (14 years)
Chairman -City of Garland Capital Improvements Advisory Committee (14 years)
Vice Chairman – City of Garland Charter Review Committee
2019 Associate of the Year – Dallas Builders Association
Listed in Best 50 Architects - 2019, 2020 D-Home Magazine
Honored Life Director – Dallas Builders Association
Past Chairman - Garland Central Area Plan Implementation Committee
Past Chairman - North Garland Area Plan Implementation Committee
Past President - Metro East Division – Dallas Builders Association
Member - Board of Directors: Green Built Texas
2015 Preservation Dallas Achievement Award Recipient
Winner – 2017 Arc Awards “Best Architectural Design - Modern”
Winner – 2015 ARC Awards “Best Conceptual Design”
Winner – 2015 ARC Awards “Best Addition”
Winner - 2013 ARC Awards “Outstanding Service – Builders Services”
Winner - 2012 ARC Awards “Best Commercial Remodel”
Winner - 2011 ARC Awards “Best Conceptual Design – Multi-Family”
“Living Over the Workplace” – An Old Concept is New Again
“Zoning Changes and What They Mean to You” (Garland News)
“Builder and Client: Working With Your Architect” (Builder/Architect)
Speaker – “Lot Development” Dallas Builders Association Seminar Series
Speaker - “Architectural Design Trends” - Dallas Builders Association



GARLAND

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Disclosure Form For Ordinance Boards and Commission Applicants

1. Name: Scott Roberts

Title: Plan Commissioner
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: Debra Roberts

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.

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 next page for items 3 & 4

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002

Return completed Disclosure Form to:
City Secretary - City of Garland
P.O. Box 469002
Garland, TX 75046-9002



GARLAND

TEXAS MADE HERE

Disclosure Form For Ordinance Boards and Commission Applicants

1. Name: Scott Roberts
Title: Plan Commission
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: Debra Roberts - wife
Children: _____
or Dependents: _____

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

Creative Architects - 1026 Creekwood Garland, Texas

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.

NOTE: Investment or ownership in a publicly held company whose stock is publicly traded on the New York Stock Exchange or any other public stock exchange, in an amount less than \$10,000.00 does not constitute a substantial economic interest in a business entity.

4. Identify (by street address, legal or lot and block description) all real property located within Garland in which you have a substantial interest.

Residence - 1026 Creekwood Garland, Texas

Substantial economic interest in real property means: (a) The interest is an equitable or legal ownership with a fair market value of \$2,500.00 or more; or (b) the ownership of, a lease, or right of first refusal on any real property located within the City; including any partnership; any joint or corporate ownership; or any equitable or beneficial interest as a beneficiary of a trust.



GARLAND

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CITY OF GARLAND
RECEIVED
JUL 08 2022
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 7-8-2022

Name: William F. Pence Phone

Address: 1241 DELCREES DR Phone

City, State, Zip: GARLAND, TX 75040 Email

Resident of Garland for 50 years

Resident of Texas for 70 years

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

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

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

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

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

- ① HOUSING STANDARDS BOARD - 4/1996 - 8/1999
 - ② UAB - 8/2001 - 7/2003
 - ③ COMMUNITY MULTI-CULTURAL COMMISSION 7/2004 - 8/2005
- List civic or community endeavors with which you have been involved.
- AMBASSADOR OF THE YEAR - GARLAND CHAMBER OF COMMERCE
 - NOON EXCHANGE CLUB - BOOK OF GOLDEN DEEDS HALL.

What is your educational background?

HIGH SCHOOL / COLLEGE COURSES
LEADERSHIP GARLAND 1998

What is your occupational experience?

CITY OF GARLAND POLICE DEPT. (1968-1994)
JAM PACK AUTO GROUP - DIRECTOR, CUSTOMER RELATIONS

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

W. Pence

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
Utility Account Status
CSO Suit/Claim Filed

Current ✓
Current ✓
Yes ✓ No ✓

Past Due
Past Due

Date Appointed
Appointed By

Date Notified

Disclosure Form Filed

Clerk Signature & Date

Courtney Vanover
7-8-22

Revised 05/2021



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: 7/11/2022

Name: Eric D. Barron

Phone: [REDACTED]

Address: 7526 Vineyard Trl

Phone: [REDACTED]

City, State, Zip: Garland, TX 75044

Email: [REDACTED]

Resident of Garland for 3 years

Resident of Texas for 35 years

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

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

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

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

Owner of general contracting firm based out of Richardson - 4 years
Spent time as insurance/bond broker for construction industry for 5 years previous

If you have previously served on a City Board or Commission, please specify and list dates of service.
Community Multicultural Commission - 2016

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

Member of Richardson Kiwanis Club

What is your educational background?

Some college

What is your occupational experience?

10 years in insurance before starting general contracting firm 4 years ago

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

Board or Commission of first, second and third choice:

☐ Board of Adjustment

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Civil Service Commission

☐ Community Multicultural Commission

☐ Garland Cultural Arts Commission

☐ Garland Youth Council **

☐ Library Board

☐ Property Standards Board

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Senior Citizens Advisory Committee

☒ Unified Building Standards Commission

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Utility Account Status

CSO Suit/Claim Filed

Clerk Signature & Date

Current

Current

Yes

No

Past Due

Past Due

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

Courtney Vanover
7-12-22

Revised 05/2021



GARLAND

City Council Regular Session Agenda

Meeting Date: 07/19/2022

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Mayor Pro Tem Deborah Morris

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

Attachments

Kashina Daceus - Garland Youth Council

Cesar Garcia - Garland Youth Council



2022-2023 Application

Deadline: June 3, 2022

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. 6th 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 2022-2023

Name: Kashina Daceus

Address: 250 N 5th St Garland, TX 75040

City Council District: Garland Home Phone: [REDACTED]

Cell Phone [REDACTED] Parent/Guardian Cell Phone: [REDACTED]

Email (primary): [REDACTED]

Parent/Guardian Email: [REDACTED]

Grade Level (2022-2023): 11th School: International Leadership of Texas 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

2022-2023

As an appointee to the 2022-23 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 2022-2023 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 Kahmer D. Date 5/2/22

Parent/Guardian Signature Rubina D.



GYC Meetings & Activities for 2022-2023

Mandatory Events

Retreat

Saturday, Aug. 6

9 a.m. to 1 p.m.

Group Dynamix

Induction

Tuesday, Aug. 16

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.

1. I am currently in Girl's Cybersecurity club, Interactive club (a community service club), Varsity Choir, National Honors Society, and Chinese National Honors Society.
2. I heard about the Garland Youth Council through my school!
3. The reason why I want to serve the Garland Youth Council is so that I can be a voice for my peers and fellow youths. As a 1st generation child, I never had many opportunities to voice my struggles and pains in fear of dishonoring my family. I believe the Garland Youth Council will not only allow me to voice my hardships but also for other teens in similar situations and the general youth in Garland. In being a part of this council, I hope to inspire my peers and fellow teens to take a stand and fight for the concerns of the community. It is an undeniable fact that the Garland youth are the future and it is important that they understand that they are heard and seen so that they also amplify the voices of those in need not only in Garland but across the DFW metroplex.
4. I believe some challenges the Garland youth may face in the Garland community is not having their issues addressed properly. Of course, City Hall members may take note of certain issues and matters but oftentimes those issues and matters are pushed away and ignored for projects or events that won't help the adolescences of Garland. As a member of the Garland Youth Council, I will make sure this does not happen and that the needs of our youth are met.
5. Being able to be a part of a beautiful and active community is definitely a major positive for me. I also love seeing how the community brings each other together through celebrations, events, and festivals. It gives off a lovely cheerful and welcoming vibe that makes me smile.



International Leadership of Texas High School – Garland

4413 North Shiloh, Garland, TX 75044 ♦ 972-414-3414 * Fax 972-495-2234

June 2, 2022

To Whom It May Concern,

I am pleased to write this letter on behalf of an exceptional student, Kashina Daceus.

Kashina is on A-B Honor Roll, a member of the National Honor Society and Chinese National Honor Society, received an "Outstanding" rating in Art and Choir UIL competitions this year, and won the "Unselfishness" award, being recognized for her character by the staff out of over 150 student in her grade level. But that's just on paper. In person, she's even more impressive.

Kashina is kind, smart, and funny, and popular with her peers for all the right reasons. She is one of our most active and creative students. She is constantly looking for opportunities to help others, both at school and at home. She is deeply committed to making the world a better place, and does so both by the example she sets for her peers, and with her actions.

Kashina fully exemplifies the character traits of ILTexas, and is a model of the school motto "Others Before Self." I whole-heartedly and unreservedly recommend her for your consideration. Her leadership skills, academic excellence, and true spirit of servant leadership will ensure that she is successful in anything she puts his heart into, and I know that she would use her talents to the enrichment of the Garland Youth Council. I am also confident that she would use her experience in your organization to improve the experience of her fellow students.

Sincerely,

Karen Marx

Principal

International Leadership of Texas, Garland High School

To: Garland Youth Council

This letter is to recommend Kashina Daceus to join your youth council. Kashina is in my intermediate Chinese class this year, and she is a very responsible student, with the leadership traits of integrity, knowledge, initiative and bearing. Kashina is a wonderful individual who is eager to learn, who is self-disciplined and always willing to help others around her. She is a great team member who brings synergy to other people.

Please let me know if you have any questions or further discussion.

Best regards,

Peggy Huang

LOTE Chinese Teacher Lead

仰之弥高， 钻之弥坚

International Leadership of Texas-Garland High School

Email: phuang@iltexas.org



2022-2023 Application

Deadline: June 3, 2022

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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For more information, visit GarlandTX.gov or the [Garland Youth Council Facebook page](#).



Garland Youth Council

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- ❖ To serve as a vehicle between City Council and Garland youth throughout the city.
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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 2022-2023

Name: Cesar Garcia

Address: 818 garden dr

City Council District: Garland Home Phone: [REDACTED]

Cell Phone: [REDACTED] Parent/Guardian Cell Phone: [REDACTED]

Email (primary): [REDACTED]

Parent/Guardian Email: [REDACTED]

Grade Level (2022-2023): 11th School: Rowlett 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?

Acdec, football, echs

2. How did you hear about the Garland Youth Council?

Online

3. Why do you want to serve on the Garland Youth Council?

To be part of the community and it looks great for college and to gain experience.

4. What are some challenges you feel Garland youth face in our community?

lack of motivation, people now a days don't have the mindset to go beyond and do great things.

5. What do you see as positives for you living in Garland?

something about living in garland just makes me feel safe and every person who lives here seems to be filled with heart like every person here really special.



Appointee Agreement

2022-2023

As an appointee to the 2022-23 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 2022-2023 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 Wendy Garcia Date 06/03/22

Parent/Guardian Signature M. Garcia



GYC Meetings & Activities for 2022-2023

Mandatory Events

Retreat

Saturday, Aug. 6

9 a.m. to 1 p.m.

Group Dynamix

Induction

Tuesday, Aug. 16

5:30 to 7:30 p.m.

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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.

Cesar Munguia Garcia
One essay why I want to join garland youth council

I always wanted to be something in government and when I grow up I feel like I could make a lot of great changes. Youth garland council will be the first step to follow that dream. I also feel like being in the group will lead to me meeting great and amazing people too. I always feel like a friend will come in handy when you need it and I'm sure when I enter the council I'll make friends for life. I want to help people more than anything and that's what the council does. I'll make a great difference and it fills that little dark hole in me. Of course as well it will help with my college transcript it will help get a good job or get into a good college. Me and my friends will I see embation in them and there's nothing much that would make me more happy then get to be in the council with them, I want to climb the ladder to the top with them and all of us could make the world a better place. It's true that you can make it to the top all by yourself with hard work and effort. As well from the one time I had my visit there it felt safe and fun and they really made it worthwhile. I put my heart into the council and with it I will make it a great year for everyone there and I will walk in it boldly and with courage. I'll get to learn about the government and how this great city filled with heart and everyone feels like they are something special, I love the city and getting to do something for it is a dream and a bliss. That is why I want to join the garland youth council. I do already do a lot like acdc and football but doing this too will fill me with joy because of all the things I'll get to do it will make me feel like I really made it to the top. I really hope I get into the youth council I have so many thoughts that I could put in, it feels like a bomb of eximent to get in and get ready to roll in and start the good work. I do great at Rowlett high school and if I can represent my school I think it will make everyone I know proud. Now I know there's a lot of reasons why I want to join but the biggest reason is still for this to be the stepping stone to get out there and do great things for one day to be in a position where I'll get to do laws and speeches that help people where one day I can stand up to the evil in this world and I really do think garland youth council will get me there.

June 3, 2022

Erik Goen
Rowlett High School
4700 President George Bush Hwy
Rowlett, TX 75088

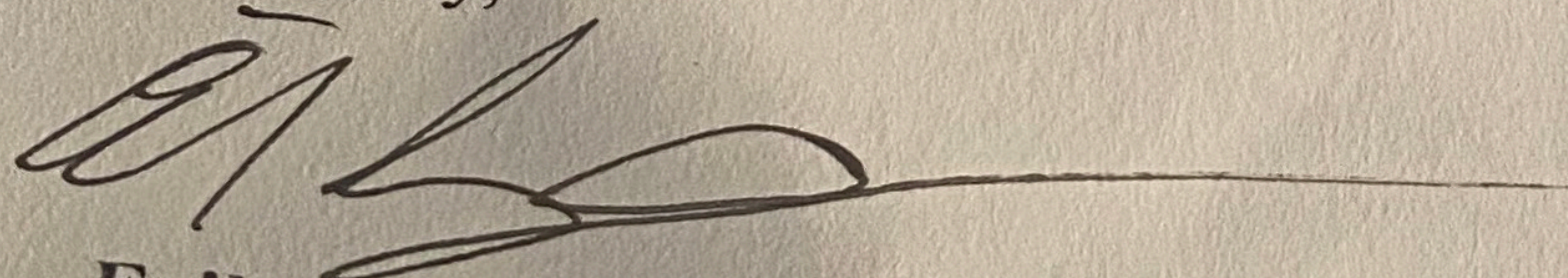
To Whom It May Concern:

It is my sincere pleasure to recommend Cesar Munguia for Garland Youth Council.

Cesar is one of my students in Rowlett's Academic Decathlon [AcDec]. During his time in AcDec, he has shown his talent for public speaking, leadership, and impromptu speaking. As a student Cesar is driven to be successful in all his endeavors. He is a stellar student with a competitive GPA. He is also a part of our Early College High School program, where he has been taking college courses since he was a freshman. Cesar also competes for the Rowlett Eagles on the football team.

These are just a few of the commendations that have accompanied Cesar in his high school journey, and as previously mentioned, Cesar takes his education seriously, and I'm certain that he will bring these same qualities to the Garland Youth Council. Therefore, I wholeheartedly recommend Cesar Munguia for this role.

Sincerely,



Erik Goen, M.Ed
English I P-Tech Academy
Chess/Game Club Sponsor
LTAB Poetry Slam Sponsor
Class of 2023 Sponsor
Rowlett High School

June 3, 2022

Erik Goen
Rowlett High School
4700 President George Bush Hwy
Rowlett, TX 75088

To Whom It May Concern:

Melissa Huffman
4700 President George Bush Hwy
Rowlett, TX 75088

May 26, 2022

Cesar Mungia
818 Garden Dr
Garland, TX 75040

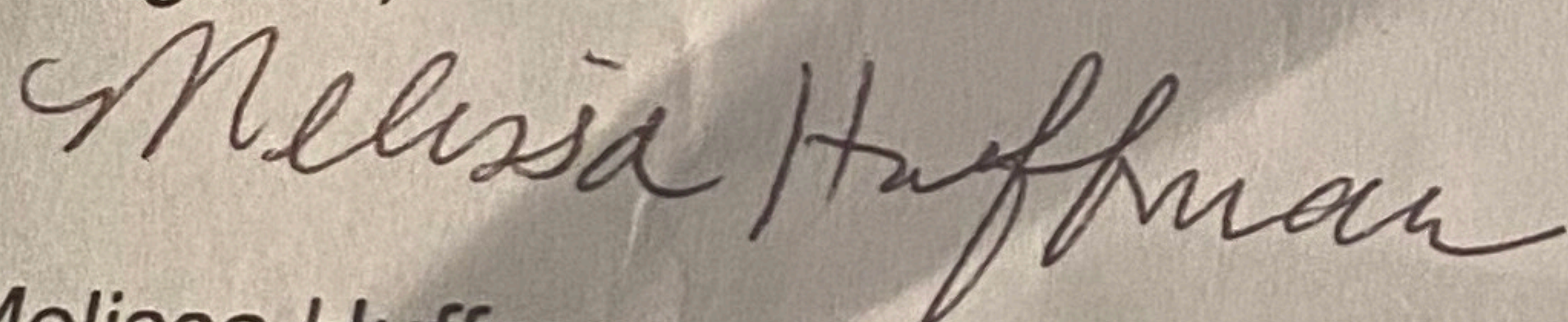
To Whom it May Concern:

I am pleased to recommend Cesar Mungia for The Garland Youth Council. There are many reasons why I endorse him. To begin, he is self-motivated. From my experience, he doesn't require an "overlooker." Cesar independently completes his coursework even under tight time constraints. No doubt, this is a quality that is required for not only a leadership position but success in life.

In addition, he is a great teammate. Further, he is a collaboration oriented student whom others look up to. As collaboration is a skill needed for success in all facets of careers, I feel strongly that this trait will serve him well in this endeavor.

Due to his strong work ethic and team-oriented attitude, Cesar would be an excellent candidate for any office that he is running for. I have no doubts his ability will continue to grow as well.

Regards,



Melissa Huffman
English II ECHS Teacher
Class of 2024 Sponsor
Rowlett High School



GARLAND

City Council Regular Session Agenda

Meeting Date: 07/19/2022

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member BJ Williams

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

Attachments

Bryan Panameno - Garland Youth Council

Briana T. White - Garland Youth Council



2022-2023 Application

Deadline: June 3, 2022

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. 6th 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 2022-2023

Name: Bryan Panameno

Address: 729 Waikiki Dr Garland, TX 75043

City Council District: Garland Home Phone: [REDACTED]

Cell Phone: [REDACTED] Parent/Guardian Cell Phone: [REDACTED]

Email (primary): [REDACTED]

Parent/Guardian Email: [REDACTED]

Grade Level (2022-2023): 11 School: Lakeview Centennial 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 am currently enrolled in the Collegiate Academy program and part of dual credit classes.

2. How did you hear about the Garland Youth Council?

I heard of the Garland Youth Council from a close friend.

3. Why do you want to serve on the Garland Youth Council?

I want to serve on the Garland Youth Council because it would be a great way to serve my community, and a chance to get to know more people. I would love the chance to speak up for my peers as part of the Garland Youth Council.

4. What are some challenges you feel Garland youth face in our community?

I feel as though many high school students do not get the opportunity to play a role in our community.

5. What do you see as positives for you living in Garland?

I enjoy living in a quiet and small community like Garland because I feel like everyone is able to connect and be part of the community. Another positive of living in Garland is everyone being able to connect in a special way.



Appointee Agreement

2022-2023

As an appointee to the 2022-23 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 2022-2023 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 Bryan Romero Date _____

Parent/Guardian Signature [Signature]



GYC Meetings & Activities for 2022-2023

Mandatory Events

Retreat

Saturday, Aug. 6

9 a.m. to 1 p.m.

Group Dynamix

Induction

Tuesday, Aug. 16

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.

May 2, 2022

To whom it may concern,

I am writing this recommendation on behalf of Bryan Panameño. Mr. Panameño has many wonderful qualities that will continue to follow him and contribute to his success in life. In addition to being an outstanding student, he is humble, cooperative, and respectful of teachers and classmates. He is willing and ready at any time to collaborate with different people and enjoy the learning process with them. He is a very positive young man and this rubs off on those around him.

As his teacher, I am sure that Bryan will represent the other young people in his community in a meaningful way, as he is observant and shares with people of different ethnicities and genders. These experiences will enable him to be an objective voice on the council. Also, he would be a great representation of minority groups in the Garland community.

I highly recommend that Bryan Panameño be considered to be part of the Garland Youth Council. I believe he will use his past experiences to benefit all of those he comes in contact with. This opportunity will give him the space to develop as a leader by being exposed to different activities and forums that will help him develop the skills necessary to be successful in a diverse community like Garland. Do not hesitate to contact me with further questions.

Sincerely,



Melisa M. Lebrón-Díaz

Spanish Teacher- Lakeview Centennial High School- College & Career Magnet

MMLebron@garlandisd.net



6/3/2022

To Whom It May Concern:

I am writing this reference at the request of Bryan Panameno who is applying to the Garland Youth Council.

I have gotten to know Bryan while teaching at Lakeview Centennial College & Career Magnet and in our Principles of Business, Marketing, and Finance Class. He is a standout student and a leader in class.

Bryan has a number of strengths to offer any program. He is a great student in all of his classes and he holds many leadership qualities that will be valuable to you.

In conclusion, I would highly recommend Bryan Panameno for any program he wishes to pursue. If you should ever need any additional information you can feel free to contact me at 817-366-9594 or by email at cjflemin@garlandisd.net anytime.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Fleming'.

Christopher Fleming

Marketing Teacher, Lakeview Centennial College & Career Magnet
CTE Department Chair
DECA Advisor



Appointee Agreement

2022-2023

As an appointee to the 2022-23 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 2022-2023 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 Brian White Date 5-26-22

Parent/Guardian Signature Stan White





Application 2022-2023

Name: Briana T. White

Address: 5657 Southern Fern Rd. Garland, Tx 75043

City Council District: 3 Home Phone: _____

Cell Phone: _____ Parent/Guardian Cell Phone: _____

Email (primary): _____

Parent/Guardian Email: _____

Grade Level (2022-2023): 9 School: North Garland

Please answer the following questions. Feel free to type your answers on a separate sheet of paper and attach to the application.

See attached

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 currently a member of Youth and Government and Delta Academy. With Youth and Government, I wrote and presented bills to be voted on. One of the bills I wrote was on Mental Health. I was able to present this bill at the State Capitol in Austin. Delta Academy is an organization through Delta Sigma Theta Sorority where we have the opportunity to participate in community service and leadership and enhance academic achievement.

2. How did you hear about the Garland Youth Council?

Because I am interested in politics and law, I looked for ways I can participate in my local government and discovered the Garland Youth Council through Facebook.

3. Why do you want to serve on the Garland Youth Council?

It is my hope that the Garland Youth Council will allow me to grow as a community leader. My goal is to go into politics and law in college and beyond. The Garland Youth Council will give me the opportunity to learn how my local government works.

4. What are some challenges you feel Garland youth face in our community?

The youth of Garland need mental health support. With the uptick in violence, social media influences and civil unrest, many of my friends are not ok. I would like to see more healthy outlets so that the youth are better supported.

5. What do you see as positives for you living in Garland?

I love the diversity of Garland, Texas. Also, the schools are great! I attend Austin Academy and it has been a very good experience. I have learned and grown so much from my time at Austin and feel prepared for high school.

March 23, 2022

Re: Garland Youth Council

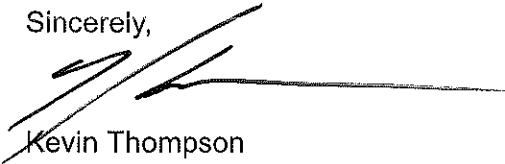
To whom it may concern

It is a great pleasure to recommend Briana White for admission to the Garland Youth Council. She has that combination of a positive attitude and the belief that she can always improve, which is essential for a leader. I have had the pleasure of coaching Briana as part of the Texas Junior Youth in Government (JYG), which functions as a parliamentary debate club. Briana has impressed me with her ability to discuss difficult concepts that arose during debates. Briana's personal strengths are extremely impressive. She's an active, outgoing presence in class with a great sense of humor.

Briana's cheerful nature and openness to feedback means she's always learning, an impressive strength that will continue to serve her well as she meets challenges in high school, college and beyond. Briana has a great capacity to draw connections between past and present and to ground her understanding of current issues in the appropriate context. Briana has a heightened social awareness that can pave the way for her to become a motivated activist driven to promote civil rights and work towards social equity, should she so choose.

Briana White has my highest recommendation for admission to the Garland Youth Council. She has demonstrated success in all that she puts her mind to, whether it's writing a bill for debate or collaborating with others. Briana's endless curiosity, combined with her willingness to take risks, leads me to believe there will be no limit to her growth and achievements. Please don't hesitate to contact me at kethomps@garlandisd.net if you have any questions.

Sincerely,

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

Kevin Thompson
US History
Austin Academy

May 25, 2022

To Whom It May Concern:

Re: Briana White/Garland Youth Council

I had the pleasure of having Briana in art class this year. It was her first year in a new school and I remember getting an email from mom worried about her making friends and fitting in, especially after working from home for a year plus! At first she did seem to be a little shy and quiet, yet super sweet and definitely a hard worker. Since then she has blossomed so much. Despite the occasional get to "work AND talk, or don't talk" warning, she has made VERY good friends. When she has needed a reminder about socializing a little less she instantly gets to work and sets the example for her friends to do the same. It's for this reason that I think Briana would be a great candidate for the Garland Youth Council.

Briana's ability to develop friendships and general leadership skills in addition to a high intelligence makes for an even greater recipe for success. I've been most impressed with her interpretations of art and ability to articulate the function as well as the significance; which shows real insight and empathy. Not the typical traits for teenagers of any age.

I appreciate you considering Briana for this opportunity and I hope she gets the chance to shine at it too!

Sincerely,

Jessica Thompson
Art Teacher
Austin Academy for Excellence
jbthomps@garlandisd.net



GARLAND

City Council Regular Session Agenda

Meeting Date: 07/19/2022

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Ed Moore

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



GARLAND

City Council Regular Session Agenda

Meeting Date: 07/19/2022

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Margaret Lucht

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

Attachments

A'leena Bradley - Garland Youth Council

Stephen Hogue - Garland Youth Council



Application 2022-2023

Name: A'leena Bradley

Address: 2701 Saturn Rd

City Council District: Garland Home Phone: N/A

Cell Phone: [REDACTED] Parent/Guardian Cell Phone: [REDACTED]

Email (primary): [REDACTED]

Parent/Guardian Email: [REDACTED]

Grade Level (2022-2023): 12 School: South Garland HS

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 am currently apart of the Early college program at South Garland. I am also apart of our spirit group, student council,

2. How did you hear about the Garland Youth Council? My counselor mentioned it to me. My grand father is also apart and a manager of a city council himself.

3. Why do you want to serve on the Garland Youth Council? I think that it would be an amazing opportunity for me to put my leadership skills to the test.

4. What are some challenges you feel Garland youth face in our community? I think that some challages the youth face are; lack of parents

5. What do you see as positives for you living in Garland? Under standment, feeling of depression and anxiety. A lot of us younger people feel like we are going unheard in many situation.

3 | Page your neighbors can be. Also how helpful everyone in Garland is.



Appointee Agreement

2022-2023

As an appointee to the 2022-23 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:

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- ❖ 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 2022-2023 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 A'Kune Brueley Date 5-18-22

Parent/Guardian Signature Kristina Alcocer Cepine



Dear Sir or Madam:

3 June 2022

I write to you on the behalf of my student, A'Leena Bradley. I've gotten to know her over the past year and can say from experience that she is driven, kind, responsible, reliable, thoughtful, and talented. I met A'Leena in my English 1301 class, a dual credit English course students may take as juniors. She participates in classroom discussion, works incredibly well on group assignments, and always seeks to do and be the best version of herself. She works to achieve the objectives on assignments that are academically-rigorous, but also does extremely well on more creativity-oriented projects that we have done in class. No matter the assignment, A'Leena is up for the challenge. I've never seen a more hardworking and dedicated student who takes pleasure in bettering herself and those around her.

While A'Leena works hard in my course, she is also first in her class academically, the class of 2023 president, a student in the Early College High School program at South Garland High School, and even helps with management and spirit for team sports here at SGHS. I have the pleasure of working with A'Leena on class of 2023 activities as a co-sponsor, and I believe she has excellent leadership skills that include (but aren't limited to) bringing people together, brainstorming ideas for student activities and involvement, and encouraging her fellow class-mates to get involved. Her maturity and genuine care for her fellow humans gives me hope for the future.

I know that anything A'Leena wants to do in life, whatever it is, it will begin with dedication and care. South Garland High School is a better place because she is here. She understands her responsibilities and works hard to accomplish them. As A'Leena finds success, she lifts up everyone around her as she climbs. Her ability to build relationships and communicate well with everyone she meets will propel her to great heights as she ventures into the world. Thank you for your consideration of A'Leena Bradley. I know that anywhere she goes, she will be the most thoughtful and motivated representative around.

Sincerely,

A handwritten signature in cursive script, reading "Sarah K. Warren". The signature is fluid and elegant, with a long horizontal flourish extending to the right.

Dr. Sarah Warren

Dual Credit and College Prep English Teacher
South Garland High School

Jun 2, 2022

Kristen Martin

Teacher, South Garland High School

600 Colonel Drive

Garland, TX 75043

To Whom It May Concern:

I write this letter in support of A'leena Bradley's application for the Garland Youth Leadership Council. I had the pleasure of teaching A'leena in her 10th grade English Language Arts class during the 2020-2021 school year at South Garland High School. She always impressed me with her ability to be open-minded, compassionate, and forth-right, which set her apart from her peers.

Throughout the year A'leena was an active participant in our class discussions, both in-person and virtually. She showed empathy and support for her classmates, but did not shy away from contributing to multiple perspectives when it came to more controversial topics. She respected others' opinions, even if they differed from her own and, in doing so, continued to develop her observational skills, all qualities that make her an outstanding individual.

Because A'leena has served in several community service organizations, she has accumulated quite the breadth of experiences. As a part of the Early College High School program and Student Council, A'leena has been involved in planning school and grade-level activities like Spirit Days and Homecoming. She has gathered and contributed to food and clothing donations for local charities, as well as taken an interest in creating a Leadership Council for the ECHS program and run by the ECHS students.

Beyond that, I know that some of her most rewarding experiences have been assisting other students, whether that might be her peers or her third graders through the FTI program. In English class, A'leena would routinely stop in the middle of her assignment to answer a question someone had while I was assisting students on the other side of the room. They don't ask her because she'll just give them the answer. That's not how A'leena works. They ask her because she takes the minute or two or more it takes to help them understand on their own. She genuinely cares about lifting others up because she knows that the more we understand about each other and the world, the more successful we will be as human beings.

Please feel free to contact me if you have any questions at: kmartin@garlandisd.net

Sincerely,

Kristen Martin



2022-2023 Application

Deadline: June 3, 2022

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. 6th 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.

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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 2022-2023

Name: Stephen Hogue

Address: 2816 Old Orchard RD. Garland, TX 75041

City Council District: 5 Home Phone: _____

Cell Phone: [REDACTED] Parent/Guardian Cell Phone: [REDACTED]

Email (primary): [REDACTED]

Parent/Guardian Email: [REDACTED]

Grade Level (2022-2023): 10 School: International Leadership of Texas 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?
Student council, student ambassador, mentor/mentor, interact club, scare club, baseball.
2. How did you hear about the Garland Youth Council?
I attended a Garland event, volunteering with my school and seen the current Garland Youth Council members and I aspired to be like them.
3. Why do you want to serve on the Garland Youth Council?
I want to better my city and I want to be informed of the current events in the city of Garland.
4. What are some challenges you feel Garland youth face in our community?
I feel the youth in Garland don't always have a voice that is heard. I feel the youth struggle to escape the shadows of the adults.
5. What do you see as positives for you living in Garland?
I love the square and downtown area. I like the community that is our city. I like that Garland tries to include all by events and voting.



Appointee Agreement

2022-2023

As an appointee to the 2022-23 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:

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- ❖ Promote the GYC to my classmates and friends and encourage them to attend meetings and participate in activities.

I have reviewed the 2022-2023 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 SPH Date 05-16-2022

Parent/Guardian Signature Nina Hogue



GYC Meetings & Activities for 2022-2023

Mandatory Events

Retreat

Saturday, Aug. 6

9 a.m. to 1 p.m.

Group Dynamix

Induction

Tuesday, Aug. 16

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.



International Leadership of Texas High School – Garland

4413 North Shiloh, Garland, TX 75044 ♦ 972-414-3414 * Fax 972-495-2234

May 25, 2022

To Whom It May Concern,

I am pleased to write this letter on behalf of an exceptional student, Steven Hogue.

Stevie is on A Honor Roll, a founding member of the Interact Service Club, and the 9th Grade Eagle of the Year. But that's just on paper. In person, he's even more impressive.

Stevie is kind, smart, and funny, and popular with his peers for all the right reasons. He's also one of our most active students. If there's something going on, Stevie is right in the middle. Sports, clubs, classes, events, he is always on campus, cheerfully participating. He is always ready, willing, and able to assist in any way. Several times this year, of his own initiative, he spent personal time to write thoughtful notes to every teacher.

Stevie fully exemplifies the character traits of ILTexas, and is a model of the school motto "Others Before Self." He has represented our campus as a Student Ambassador, leading tours for visitors. I whole-heartedly and unreservedly recommend him for your consideration. His leadership skills, academic excellence, and true spirit of empathy will ensure that he is successful in anything he puts his heart into, and I know that he would use his talents to the enrichment of the any organization he participates in.

Sincerely,

Karen Marx

Principal

International Leadership of Texas, Garland High School

To whom it may concern,

I enthusiastically offer this letter of recommendation for Stephen Hogue's application to the Garland Youth City Council. I have known Stephen both as a student and a family friend. He was in my Algebra 1 class this year and through his hard work and determination, he earned one of the highest grades in my class. Knowing him before he was a student in my class, I knew he had apprehensions when it came to math, but he forged through them and has become a much more confident mathematician.

As his former Algebra 1 teacher I am confident that whatever tasks this Council should appoint to Stephen, he will complete to the highest level and have it done before it is due. In my class he was regularly given assignments with due dates in the future and with what remaining time there was in class, he would work through those assignments and usually would finish them in the same class period. He is also exceptionally responsible when he should happen to miss a class. If it was a planned absence he would email the day before informing me of his absence and work out a time to collect his assignments and possibly arrange to stay for tutoring if need be. In the very rare occurrence of an unplanned absence he was just as diligent about getting in contact and getting his work picked up and completed.

While I have taught many students, Stephen is one I will always remember for his hard work and determination in his studies, but also for his kindness. Before Stephen was my student he was a family friend and he attended the same school as my daughter. He jumped in when my daughter was first starting kindergarten and was afraid to walk to her class by herself. He volunteered to walk her to class and make sure she felt secure before heading off to his own class. He continued walking her to class for most of the year until she finally felt like she could handle the task.

Please do not hesitate to contact me if there is any other information that I can provide.

Sincerely,

Amber Manfrede

Math Teacher

International Leadership of Texas GHS

Letter recommendation for Stephen Hogue

Dear council,

With great pleasure I'd like to introduce you to Mr Hogue, this young man is outstanding in so many ways. When it comes to volunteering giving his time or just being a good friend for his fellow classmates he stands out above all the students I have seen in 17 years of teaching. This young man is a go getter end time I can see him doing great things with his life. Having a mother that works at the same school that he is attending at IL Texas Garland high school. I watch this proud mother humbly hear all the wonderful things her son does for the school, I admirer this families humbleness with always the giving the same response "Well that is Stevie". At this point if he was to run for any office I could see that being his campaign slogan. **Well That is Stevie Vote for Him** it's got a nice ring to don't you think. Mr. Hogue is your typical all-American boy, with his hopes and dreams to make this world a better place where ever he is. Academically Stevie's a good worker turns things in on time and pushes himself in every class he has. I would not say school comes easy for Stevie but he never gives up on even the most difficult challenges. When Stephen has his mindset and he knows' what he wants Mr. Hogue accomplishes all of his goals. Outside of the academic of school he also loves to play baseball he is on team as a freshman and shows great skills in this sport. Beside doing sports in school he has been a part of a few clubs and extracurricular activities outside of his normal day-to-day education.

Last semester Steve told me about this opportunity to work with the city of Garland in a youth program and I couldn't think of a better person to do this then him. I could see one day Mr. Hogue being a government official one day. I will tell you now I would vote for him, He is a true Mr. Smith goes to Washington kind of personality. When you meet him, you will see the parts of Jimmy Stewart I'm talking about with his overly polite manners and see the good in everyone. I don't know about you, but we need more people like him this world. Without a doubt he should be considered for the opportunity and if you have any questions or want more information please reach out.

Mr. John Alexander Taylor

Fine Arts Department Teacher

@/ JTAYLOR@ILTEXAS.ORG

214-734-3963 Cell



International Leadership of Texas High School – Garland

4413 North Shiloh, Garland, TX 75044 ♦ 972-414-3414 * Fax 972-495-2234

May 2, 2022

To Whom it May Concern:

It is with pleasure that I write this letter of recommendation on behalf of Stephen Hogue. I got to know Stephen when he enrolled in my Advanced Placement Human Geography class at the International Leadership of Texas Garland High School. Stephen is one of my most dedicated students, and I have been lucky to the opportunity to get to know him.

Stephen is an exemplary student who works diligently both in and outside of the classroom. Whether it is classwork, a major project, or an exam, Stephen always strives to give his best to everything he does. In Human Geography, we study not only places around the world, but the people who live therein and how they have used and changed their surroundings. We discuss many topics ranging from population and migration, to political patterns, land use, and development, just to name a few. Stephen has shown an ability to find nuances in difficult topics, and goes the extra mile by helping his peers understand varied perspectives. His insightful opinions have helped to lead class discussions on several occasions.

As freshman, Stephen has taken ten classes each semester, and chose to challenge himself with AP coursework. Despite having a heavy class load, Stephen has also been involved in several extracurricular activities and is excellent at managing his time without procrastination. Even when deadlines are weeks away, Stephen can be found working on assignments and projects as soon as they are provided, which gives him ample time to research and have any questions answered well before deadlines.

Stephen has taken our school motto of "Others Before Self" to heart. Outside of class, he can often be found volunteering with campus events, helping with Student Council and the Interact Club. He is a dependable young person, and well-liked by his peers as well as by the staff at our school. Because of his exemplary behavior and dependability, he is often asked to help with campus tours and assist new students who transfer to our school.

I have no doubt that Stephen's hard work and determination will serve the city of Garland to the highest standards. Therefore, it is without reservation that I highly recommend Stephen for the Garland Youth Council. If you have any questions, please feel free to contact me at nmerino@iltexas.org.

Sincerely,

Natalia Merino
Social Studies Instructor
ILTexas Garland High School
972-414-3414

To Whom it may Concern,

I had the opportunity to work directly with Stephen Hogue as the Student Council Sponsor this year at International Leadership of Texas Garland High School. Stephen was elected to be our 9th grade representative. His role was to represent the interest of the freshman class in our meetings. He would advocate for his class and vote in their interest on student council proposals and resolutions. Stephen was also responsible for contributing to the preparation and execution of Student Council Events.

Stephen is an amazing young man. For starters, he is very optimistic. He is always in a good mood and will always bring a positive attitude to any situation. He has the ability to articulate the positive in any situation. He also has an incredible work ethic to match his positive attitude. Stephen did not miss a single meeting all year. In fact, he was nearly always the first person to arrive each week. He also was heavily involved in every single Student Council activity this year. From selling tickets, to promoting events, to set up and clean up; Stephen was always there. He also takes AP classes at school and is constantly looking for a challenge.

I can tell that Stephen has an interest in public service and politics. Stephen ran an excellent campaign this year. He was active in lunch and in the hallways, shaking hands, talking to his classmates, showing he was interested in their needs and wants, building support. He was the first to have his posters completed and hung around the school. And he topped it off with an excellent speech in-front of the student body. He had pretty stiff competition, however his strategy and work ethic paid off with his victory.

I know that Stephen is a quality young man who comes from a strong family. He is someone who would do well in the Garland Youth Council Program. I know that he would work well with the city council as well as his peers. He brings qualities to the room that any group would benefit from. As well, he is a sponge that will soak up the experience in ways that few others would. Finally, he will use this experience to further the greater good. He has one of the strongest servant leadership hearts of any young person that I have worked with. I would like to offer my full recommendation for Stephen Hogue to get admitted into the Garland Youth Council Program.

James Roberts
International Leadership of Texas Garland H.S.

AP U.S. History

AP World History

U.S. History Advanced

Planning and Governance

Head Cross Country

Head Track and Field

Student Council



GARLAND

City Council Regular Session Agenda

Meeting Date: 07/19/2022

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Robert Vera

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

Attachments

Daniyal Saleem - Garland Youth Council

Bryan Calderon - Garland Youth Council



2022-2023 Application

Deadline: June 3, 2022

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. 6th retreat.

For more information, visit GarlandTX.gov or the [Garland Youth Council Facebook page](#).



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.

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- ✓ 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 2022-2023

Name: Daniyal Saleem

Address: 1101 Crest Park Dr. Garland, TX 75042

City Council District: 6th Home Phone: _____

Cell Phone: [REDACTED] Parent/Guardian Cell Phone: _____

Email (primary): [REDACTED]

Parent/Guardian Email: [REDACTED]

Grade Level (2022-2023): 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. Text

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?



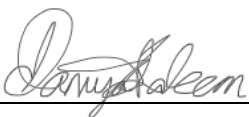
Appointee Agreement

2022-2023

As an appointee to the 2022-23 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 2022-2023 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 06/01/2022

Parent/Guardian Signature 



GYC Meetings & Activities for 2022-2023

Mandatory Events

Retreat

Saturday, Aug. 6

9 a.m. to 1 p.m.

Group Dynamix

Induction

Tuesday, Aug. 16

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.



2022-2023 Application

Deadline: June 3, 2022

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Garland, TX 75040
GYC@GarlandTX.gov

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Application 2022-2023

Name: Bryan Caleron

Address: 1513 cross courts drive

City Council District: garland Home Phone: [REDACTED]

Cell Phone: [REDACTED] Parent/Guardian Cell Phone: [REDACTED]

Email (primary): [REDACTED]

Parent/Guardian Email: [REDACTED]

Grade Level (2022-2023): 11th School: North Garland

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?

Soccer, Track, P tech

2. How did you hear about the Garland Youth Council?

from friend

3. Why do you want to serve on the Garland Youth Council?

I want gain experince and be part of garland city and build a better life.

4. What are some challenges you feel Garland youth face in our community?

Unable to get work done and always wait till the last second and never being fullhearted.

5. What do you see as positives for you living in Garland?

Its a nice home town where people look after eachother and always care for one another.



Appointee Agreement

2022-2023

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- ❖ 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 2022-2023 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 Bruno M Date 06/02/22

Parent/Guardian Signature Esther Montano



GYC Meetings & Activities for 2022-2023

Mandatory Events

Retreat

Saturday, Aug. 6

9 a.m. to 1 p.m.

Group Dynamix

Induction

Tuesday, Aug. 16

5:30 to 7:30 p.m.

Granville Arts Center - The Atrium, 300 N. Fifth St.

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Second Tuesday of every month

5:30 to 7 p.m.

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Committee Meetings

Fourth Tuesday of every month

5:30 to 7 p.m.

City Hall, 200 N. Fifth St.

To whom it may Concern:

I am writing this recommendation on behalf of Bryan Calderon. Bryan Calderon is an amazing person, student and friend. He has many skills and qualities that would make him a perfect fit for the Garland Youth council. He is a hard worker, respectful, determined, cooperative, dependable, and an amazing friend. I can depend on him for anything because I know he can get things done. He works hard when he is given a task and gets it done no matter what.

I have known Bryan for a long time now and from these past few years I have grown to know him and actually admire him. He is a hard working student and is a great friend. He is always respectful to his peers, teachers and family. He is also a great and amazing person to be around with, because of how friendly he is with others.

I highly recommend Bryan Calderon to be considered as a part of the Garland Youth Council.

Sincerely
Bryan Panameno

Lakeview Centennial Academy Student.

To Whom it may Concern:

I am glad to recommend Bryan Calrdon for the garland youth council. I have known him for a a good amount of time and he has always shown leadership and boldness. Whenever there's a problem Bryan finds a way out. I am glad to have him as friend because he is always on my back

Bryan works hard on everything we do from projects to videos of entertainment. No matter what you have to work on with Bryan he will make sure it gets done smoothly and neat. I know Bryan has his heart set on this and he won't let you down.

He is in p tch so he has a strong understanding on how working and acting like a responsible adult is like. So i am with a strong heart recommending Bryan to the garland youth council.

Regards
Cesar Garcia

Rowlett student member.



GARLAND

City Council Regular Session Agenda

Meeting Date: 07/19/2022

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Dylan Hedrick

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

Attachments

Hailey Gonzalez - Garland Youth Council

Medina Yasin - Garland Youth Council



2022-2023 Application

Deadline: June 3, 2022

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Garland, TX 75040
GYC@GarlandTX.gov

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Application 2022-2023



Name: Hailey Gonzalez

Address: 3018 Beltline Rd. Apt#2206

City Council District: District 7 Home Phone: [REDACTED]

Cell Phone: [REDACTED] Parent/Guardian Cell Phone: [REDACTED]

Email (primary): [REDACTED]

Parent/Guardian Email: [REDACTED]

Grade Level (2022-2023): 12th 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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Signature Hailey Gonzalez Date 04/28/2022

Parent/Guardian Signature Neil Gonzalez



GYC Meetings & Activities for 2022-2023

Mandatory Events

Retreat
Saturday, Aug. 6
9 a.m. to 1 p.m.
Group Dynamix

Induction Tuesday,
Aug. 16
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.



3

Application

Deadline: June 3, 2022

2022-202

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1 | Page



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Application 2022-2023

Name: Medina Yasin

Address: 236 Southwood dr. Garland, TX 75040

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 (2022-2023): 12th

School: Richland Collegiate High School



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Signature Date 06/01/2022

Parent/Guardian Signature Jemila Mohammedaman



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5:30 to 7 p.m.

City Hall, 200 N. Fifth St.



GARLAND

City Council Regular Session Agenda

Meeting Date: 07/19/2022

Item Title: Board and Commission Appointment

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

Summary:

Deputy Mayor Pro Tem Robert John Smith

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

Attachments

Preston Miles Bass - Garland Youth Council

Ayooluwa Joy Okunade - Garland Youth Council



2022-2023 Application

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GYC@GarlandTX.gov

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Application 2022-2023

Name: Preston Miles Bass

Address: 7018 Clear Spring Parkway

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 (2022-2023): 9th School: International Leadership of Texas GHS

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 volunteer at Amazing Grace Food Pantry, I am also going to be in Jazz Band for high school.

2. How did you hear about the Garland Youth Council?

My dad told me about it.

3. Why do you want to serve on the Garland Youth Council?

I want to help people my age with their problems.

4. What are some challenges you feel Garland youth face in our community?

I feel that our youth are being challenged by the temptation of vape pens or drugs.

5. What do you see as positives for you living in Garland?

I get to be a part of our wonderful community.



Appointee Agreement

2022-2023

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Signature Rebecca Date 7/12/2022

Parent/Guardian Signature JPB



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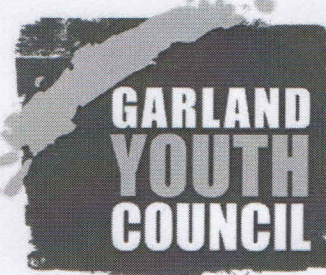
City Hall, 200 N. Fifth St.

Committee Meetings

Fourth Tuesday of every month

5:30 to 7 p.m.

City Hall, 200 N. Fifth St.



Application 2022-2023

Name: Ayooluwa Okunode

Address: 2321 North Court Garland TX 75044

City Council District: 8th Home Phone: [REDACTED]

Cell Phone: [REDACTED] Parent/Guardian Cell Phone: [REDACTED]

Email (primary): [REDACTED]

Parent/Guardian Email: [REDACTED]

Grade Level (2022-2023): 10th School: International Leadership of Texas 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?

Interact Club
Chess Club

Junior World Affairs Council
Book Club
Academic Decathlon

Richardson Teen Advisory Board
Volunteering at Richardson Public Library & IL Texas
Garland High School

2. How did you hear about the Garland Youth Council?

I heard about Garland Youth Council 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 in an environment that will help uplift youth voices. I want to help raise awareness on issues that us, the youth, face everyday in our community. I want to be the change I'd want to see in the community. I also want to connect with other youths from around.

4. What are some challenges you feel Garland youth face in our community?

Some challenges I feel Garland youth face in our community is that there is a lack of recreational activities that teens can do that bring us together as a community and also keep teens off the streets. There is also a lack of volunteer opportunities and programs that teens open or expressed to be public.

5. What do you see as positives for you living in Garland?

Positives I see living in Garland is that there is more diversity and I get to do more in Garland.

Garland to help mold me into a well rounded person.



Appointee Agreement

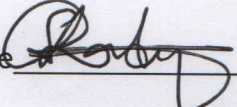
2022-2023

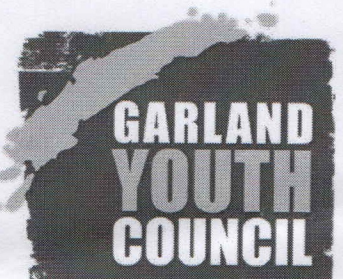
As an appointee to the 2022-23 Garland Youth Council, I understand the importance of being an active participant in GYC meetings and activities. If appointed, I agree to do the following:

- ❖ 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 2022-2023 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 11-05-22

Parent/Guardian Signature 





May 23, 2022

To Whom it May Concern:

It is with pleasure that I write this letter of recommendation on behalf of Ayooluwa Joy Okunade. I met Joy at when she enrolled in my Advanced Placement Human Geography class at the International Leadership of Texas Garland High School. Joy entered my classroom eager to learn and give her best. As the school year progressed, she proved to be one of my most hard working and enthusiastic students.

Whether in the classroom or in extracurricular activities, Joy holds herself to the highest standards. She not only completes assignments and projects well before their deadlines, she goes the extra mile to ensure they are of the highest quality. I often overheard other students admiring Joy's work and asking her for help on their own assignments. One of the things that truly impresses me about Joy is that she is not selfish with her knowledge and achievements. She is very willing to help tutor other students when they are having trouble understanding concepts in the classroom.

In Human Geography, we study places around the world, the people who live therein and how they have used and changed their surroundings. We discuss many topics ranging from population and migration, to political patterns, land use, and development, just to name a few. Joy not only learned these concepts, but has also discovered how to find connections between these concepts and her everyday life. This knowledge will undoubtedly help her to be a voice for Garland youth and be able to skillfully serve the city of Garland's unique needs.

At ILTexas, we strive to help our students become servant leaders. Our school pledge ends with, "I will change the world." Joy has taken this pledge to heart. She has chosen to get involved in extracurricular activities aimed at helping to serve her community. Furthermore, Joy has taken the fervor that she has for the community and making the world a better place, and has instilled some of that in her fellow students through her original poetry, which have won her standing ovations from our student body.

I have no doubt that Joy will serve the city of Garland with the same zeal that she has served at her school. Therefore, it is without reservation that I highly recommend Joy for a position on the Garland Youth Council. If you have any questions, please feel free to contact me at nmerino@iltexas.org.

Sincerely,

Natalia Merino
Social Studies Instructor
ILTexas Garland High School
972-414-3414