

Council Chambers at City Hall
Tuesday, July 16, 2024
7 p.m.



William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

GARLAND

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on State Street as well as in the public parking garage behind City Hall. Persons who may need assistive listening devices or interpretation/translation services are asked to contact the City Secretary's Office at 972-205-2404 as soon as possible prior to the meeting so that we may do all we can to provide appropriate arrangements.

Garland City Council meetings are livestreamed and available on-demand at GarlandTX.tv. They are also broadcast on Spectrum Channel 16, Frontier Channel 44 and AT&T Uverse Channel 99. Closed captioning is available for each in English and Spanish.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above identified location. Members of the public that desire to make a public comment must attend the meeting in person.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- National Intern Day

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. Approve the minutes of the June 29, 2024, Special Work Session
2. Approve the minutes of the July 2, 2024, Regular Meeting
3. Approve the following bids:

- a. Fire Department Heart Monitors

Bid No. 1162-24

Stryker Sales Corporation

\$1,334,908.09

These heart monitors will replace the current devices which were purchased approximately 16 years ago and have exceeded end of life.

- b. **Change Order for Patricia, Robin, and Patton Drive Alley Wastewater Mains Replacement** **Bid No. 0043-24**

Kimley-Horn & Associates, Inc.

\$86,500.00

This request is to provide additional engineering design services for the Patricia, Robin, and Patton Alley wastewater replacement project. The additional design services include subsurface utility investigations and updated paving plans to incorporate drainage improvements.

- c. **Surf & Swim - Construction Services** **Bid No. 0725-24**

The Fain Group

\$25,023,445.00

This request is to provide construction services for the new Surf & Swim facility.

- d. **GP&L Distribution System Tree Trimming Services Change Order** **Bid No. 0633-20**

Trees, LLC.

\$850,000.00

This request is for change order No.1 to Blanket Services Contract 09553 for GP&L Distribution System Tree Trimming Services. This change order is needed to obtain additional funds for GP&L Distribution tree trimming services associated with the May 28th storm and to maintain current tree trimming operations.

- e. **GP&L Underground Cable Replacement** **Bid No. 0905-24**

The Fishel Company

\$858,502.70

This request is for underground cable replacements on four GP&L distribution loops. This is part of the approved Distribution Underground 200 Amp Loop CIP project. An owner's contingency has been included for any unforeseen material items needed.

- f. **GP&L Distribution Procurement and Warehouse Operations** **Bid No. 0810-24**

Techline, Inc.

\$10,000,000.00

This request is to obtain procurement and warehouse operations services for the inventory of supplies, materials and equipment to support GP&L's Distribution construction and maintenance activities. This item will be awarded as an evergreen agreement until either party terminates the contract.

- g. **GP&L Girvin Switch Station Grading Change Order** **Bid No. 0321-24**

DynaGrid Construction Group, LLC.

\$1,289,340.75

This request is to obtain change order No. 1 to Purchase Order 36130 issued for the GP&L Girvin Switch Station Grading. Due to a topography shift in the Issued for Construction drawings, additional fill dirt, drainage piping, and collection basins are needed at the switch site. This is part of the approved Girvin Switch Station CIP project.

4. **A public hearing was previously conducted for the zoning case(s) below. Council approved the zoning request(s) and instructed staff to bring forth the following ordinances:**

a. Z 22-67 CCM Engineering (District 3)

Consider and take appropriate action on 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 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached Uses; and 2) a Detail Plan for Single-Family Attached (SFA) Development on an 11.19-acre tract of land located at 2000 & 2050 East Miller 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. Z 24-15 2916 National, LP (District 5)

Consider and take appropriate action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a change in zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan to allow an Equipment Leasing/Rental, Outdoor Use at the existing development on a 2.97-acre tract of land located at 2916 and 3002 National 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. Z 24-24 Kimley-Horn (District 3)

Consider and take appropriate action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail (CR) District Uses; and 2) a Concept Plan for a Hotel/Motel Full Service Development on an 4.12-acre tract of land located 3005 Zion 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. Mayor Appointment

Council is requested to approve and confirm the Mayor's appointment of Councilmember Kris Beard to replace Mayor Pro Tem Ed Moore on the Administrative Services Committee.

5. Authorize the City Manager to amend and extend an agreement with Weaver and Tidwell for professional auditing services.

Authorize the City Manager to execute an agreement with Weaver and Tidwell for external financial audit services as required by City Charter and State law.

6. Approve a development agreement between the City and The Reserve at Shiloh, LLC.

Approve a development agreement between the City and The Reserve at Shiloh, LLC to waive tree mitigation fees of approximately \$364,000 in exchange for the dedication of 5.182 acres adjacent to Duck Creek and generally north of the VA Hospital site.

7. Bond Study Committee Appointments

The Council will consider the appointment of a Bond Study Committee. In appointing these members, the Council will also review and issue charges to the Committee.

8. Boards and Commission Garland Youth Council Appointments

The City Council will consider the approval of the Garland Youth Council appointments as presented

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

5. Hold public hearing(s) on the following Item(s):

a. Hold a Public Hearing and Council discussion regarding retiree benefits.

The City Council will consider public testimony regarding retiree benefits offered by the City. Following public testimony, the City Council may discuss the topic of retiree benefits and staff may provide additional information or answer questions raised during the public hearing.

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

ADJOURN

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NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
 - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]



Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses these goals to guide operational priorities, decision-making and resource allocation.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

1.

Meeting Date: 07/16/2024

Title: Minutes June 29, 2024

Issue/Summary

Approve the minutes of the June 29, 2024, Special Work Session

Background

N/A

Consideration / Recommendation

Approve the minutes as presented.

Attachments

Minutes June 29, 2024 DRAFT

DRAFT



GARLAND

MINUTES

The City Council of the City of Garland convened in Special Session at 8:30 a.m. on Saturday, June 29, 2024, in the Work Session Room at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Council Member Deborah Morris
Mayor Pro Tem Jeff Bass
Deputy Mayor Pro Tem Ed Moore
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Dylan Hedrick
Council Member Kris Beard
Council Member Carissa Dutton
Council Member Chris Ott

Staff Present: City Manager Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Andy Hesser
Assistant City Manager Crystal Owens
Assistant City Manager Phil Urrutia
City Attorney Brian England
Deputy City Secretary Tracy Allmendinger

1. Public Comments

Persons who desire to address the City Council on any item on the agenda are allowed three minutes to speak. Speakers are taken only at the beginning of the meeting, other than invited testimony. Speakers are grouped by item and will be taken in the order of the agenda. Speakers must submit to the City Secretary a completed speaker's card before the beginning of the meeting. Speaker cards will not be accepted after the Mayor calls the meeting to order.

2. Opening Remarks - City Manager Jud Rex

Jud Rex, City Manager provided opening remarks to Council.

3. Polco Citizen Survey Results - Chief Communications Officer Tiffany Veno

Staff report provided by Tiffany Veno, Chief Communications Officer to Council.

4. Results of 10 Vision Focus Areas Survey - City Manager Jud Rex

Staff report provided by Jud Rex, City Manager, to Council.

5. City of Garland Mission/Vision Discussion - City Manager Jud Rex and Mzee Dillon, CEO Dillon Morgan Consulting, Inc.

Staff report provided by Jud Rex, City Manager and Mzee Dillion, CEO Dillon Morgan Consulting, Inc. to

Council.

6. Presentation Regarding Garland's Challenges, Long-term Financial Outlook and the FY 2024-25 Budget Outlook and Major Themes - Chief Financial Officer (CFO) Matt Watson and Budget Director Allyson Bell Steadman

Staff report provided by Matt Watson, Chief Financial Officer and Allyson Bell Steadman, Budget Director to Council.

7. Presentations on Long-Term Funding Initiatives

- a. Introduction - City Manager Jud Rex
- b. Retiree Benefits - City Manager Jud Rex and CFO Matt Watson
- c. Facilities Condition Assessment - Assistant City Manager Phil Urrutia and Facilities Director Bill Wilson
- d. Streets Condition Assessment - Assistant City Manager Crystal Owens and Streets Director Tony Irvin
- e. Economic Development Bond Initiative - Assistant City Manager Andy Hesser and Economic Development Director Ayako Schuster

Staff reports were provided to Council by Jud Rex, City Manager; Matt Watson, Chief Financial Officer, Phil Urrutia, Assistant City Manager, Bill Wilson, Facilities Director, Crystal Owens, Assistant City Manager, Tony Irvin, Streets Director, Andy Hesser, Assistant City Manager, and Ayako Schuster, Economic Development Director.

8. Council will consider, deliberate, and take action on a Bond Program and other long-term funding needs - City Manager Jud Rex

Staff report was provided by Jud Rex, City Manager and Matt Watson, Chief Financial Officer.

There was consensus among the Council to move forward with Bond Committee appointments at the July 15, 2024 City Council Work Session.

9. Council will consider, deliberate, and take action on an increase to the Homestead and/or Senior Exemption - City Manager Jud Rex, CFO Matt Watson

Staff reports were presented by Jud Rex, City Manager and Matt Watson, Chief Financial Officer.

There was discussion among Council and staff.

Motion was made by Council Member Hedrick to make no changes to the Homestead Exemption or Senior Exemption rates, seconded by Deputy Mayor Pro Tem Lucht. Motion carried: 5 ayes, 4 nays from Mayor Pro Tem Moore, Council Members Bass, Williams and Dutton.

10. ADJOURN

There being no further business to come before City Council, Mayor LeMay adjourned the meeting at 3:18 p.m.

Submitted By:

Scott LeMay, Mayor

Tracy Allmendinger, Deputy City Secretary



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

2.

Meeting Date: 07/16/2024

Title: Minutes July 2, 2024

Issue/Summary

Approve the minutes of the July 2, 2024, Regular Meeting

Background

N/A

Consideration / Recommendation

Approve the minutes as presented.

Attachments

Minutes July 2, 2024 DRAFT

DRAFT



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, July 2, 2024, 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 Ed Moore
Deputy Mayor Pro Tem Margaret Lucht
Council Member Jeff Bass
Council Member Kris Beard
Council Member B.J. Williams
Council Member Carissa Dutton
Council Member Dylan Hedrick
Council Member Chris Ott

Staff Present: City Manager Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Andy Hesser
Assistant City Manager Crystal Owens
Assistant City Manager Phil Urrutia
City Attorney Brian England
City Secretary Jennifer Stubbs
Deputy City Secretary Tracy Allmendinger

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- **Special Recognition in honor for Shirley Robnett's service on the Senior Citizen Advisory Commission**

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 or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

Motion was made by Council Member Dutton to approve the Consent Agenda as presented, seconded by Council Member Hedrick. **Motion carried:** 9 ayes, 0 nays.

1. **APPROVED** **Approve the minutes of the June 18, 2024 Regular Meeting**
2. **Approve the following bids:**
 - a. **APPROVED** **Change Order #1 to Wastewater Improvements in Nine Alleys, Phase 2** **Bid No. 0019-23**

 Tri-Con Services, Inc. **\$945,000.00**

 This request is for Change Order No. 1 to the Phase 2 of the Wastewater Improvements in Nine Alleys project in the amount of \$945,000 to increase funding needed due to unforeseen soil conditions.
 - b. **APPROVED** **GP&L Advanced Metering Infrastructure Consulting Change Order** **Bid No. 0472-21**

 E Source Companies, LLC. **\$1,306,680.00**

 This request is to obtain change order #4 to BL 8497 Advanced Metering Infrastructure Consultant. This BL was issued to obtain assistance with the creation of a request for proposal for the development of an Advanced Metering Infrastructure (AMI) System including the creation of RFP documents and assistance in evaluating proposal submissions. With this change order, E Source Companies, LLC. will add AMI project management services, travel reimbursement for site visits, and contract negotiations for the project.
 - c. **APPROVED** **Engineering Design Services for Pedestrian Routes to Forest / Jupiter DART Station** **Bid No. 0284-24**

 Kimley-Horn & Associates, Inc. **\$594,300.00**

 This request is to provide professional engineering design services for the construction of approximately 3.60 miles of pedestrian routes in various locations around the Garland Forest/Jupiter Dallas Area Rapid Transit (DART) Station.
 - d. **APPROVED** **Cumberland Drive and Monica Drive Water Line Replacement** **Bid No. 0404-24**

 Tri-Con Services, Inc. **\$1,143,083.00**

 This request is to provide construction services to remove and replace existing water main (1,552 linear feet) and existing concrete and/or asphalt street and sidewalk pavement (933 square yards) and all incidentals as shown on the approved plans. An owner's contingency is included for any additional work or materials that may be required.
 - e. **APPROVED** **GP&L Ben Davis Substation Construction Services** **Bid No. 0887-24**

 Primoris T&D Services, LLC. **\$2,175,000.00**

The purpose of this bid is to obtain construction services needed for electric equipment enclosure connections at the GP&L Ben Davis Substation. This is part of the approved GP&L Ben Davis Flood Mitigation CIP project. An owner's contingency is included for any additional materials that may be required.

f. APPROVED TMPA Pruitt Switch to Pink Solar 138kV Bid No. 1114-24
Transmission Line Engineering Services

Burns & McDonnell Engineering Company, Inc. \$1,033,000.00

This request is to obtain engineering and design services to support the construction of the TMPA Pruitt Switch to Pink Solar 138kV Transmission Line. This is part of the approved TMPA Greenville Interchange to Pruitt New Line and Station CIP project and will be reimbursed at 100%.

g. APPROVED GP&L Ben Davis Substation Materials Bid No. 0766-24

KBS Electrical Distributors, Inc. \$1,260,000.00

This request is for the purchase of materials needed for electric equipment enclosure connections at the GP&L Ben Davis Substation. This is part of the approved Ben Davis Flood Mitigation CIP project. An owner's contingency has been included for any unforeseen material items needed.

h. APPROVED TMPA Dansby to Steep Hollow 138kV Bid No. 0991-24
Transmission Line

Primoris T&D Services, LLC. \$7,050,000.00

This request is to obtain transmission line construction services for the TMPA Dansby to Steep Hollow 138kV Transmission Line. This is part of the approved TMPA Dansby to Steep Hollow Rebuild CIP project and will be reimbursed at 100%. An owner's contingency is included for any additional materials that may be required.

i. APPROVED GP&L Girvin Switch Station Electrical Bid No. 0922-24
Construction Services

Great Southwestern Construction \$6,020,000.00

This request is to obtain electrical construction services needed for the GP&L Girvin Switch Station. This is part of the approved Girvin Switch Station CIP project. An owner's contingency is included for any additional materials that may be required.

j. APPROVED GP&L Boiler Maintenance Services Contract Bid No. 0804-23

Hi-Tech Industrial Services \$790,654.71

The purpose of this item is to obtain change order No. 1 to the GP&L Boiler and Plant Maintenance services contract. This change order is needed to process invoices associated with continued plant maintenance services.

3. APPROVED 2024-2025 CDBG, HOME, and ESG Federal Grant Allocation and Action Plan Approval

Formal consideration of funding allocations for the one-year Action Plan for fiscal year 2024-2025, covering the Community Development Block Grant, HOME Infill Partnership Grant, and Emergency Solutions Grant programs.

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

4. APPOINTMENTS: Texas Municipal Power Agency Appointment

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

Motion was made by Council Member Bass, seconded by Council Member Williams to appoint James Ratlitff to the Board of Directors of the Texas Municipal Power Agency. **Motion carried:** 9 ayes, 0 nays.

5. APPOINTMENTS: Dallas Area Rapid Transit Board

Consider by minute action the appointment of a City of Garland representative to the Dallas Area Rapid Transit Board of Directors.

Motion was made by Council Member Hedrick to appoint Marc Abraham for the full position, and Mark Enoch for the third position, seconded by Deputy Mayor Pro Tem Lucht. **Motion carried:** 9 ayes, 0 nays

6. Hold public hearing(s) on the following Zoning Case(s):

a. APPROVED

Consider a request by CCM Engineering proposing ninety (90) townhouses and open space. The site is located at 2000 and 2050 East Miller Road in District 3.

Consider and take appropriate action on the application of CCM Engineering, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for townhouse development. This property is located at 2000 and 2050 East Miller Road. (District 3) (File Z 22-67)

Staff Report was presented by Angela Self, Interim Planning Director. Speakers on this item were Cody Crandall and Luke Spicer, applicants, James Cook, and Tracy Evans.

There was discussion by the Council.

Motion was made by Mayor Pro Tem Moore to approve the request as presented, seconded by Council Member Bass. **Motion carried:** 9 ayes, 0 nays.

b. DENIED

Consider a request by IBC Construction, LLC proposing gas station, convenience store, laundromat and retail use on the subject property. The site is located at 1270 Pleasant Valley Road in District 1.

Consider and take appropriate action on the application of IBC Construction, LLC, requesting approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use and 2) a Plan for a Fuel Pumps, Retail Use, Convenience Store, Laundry, Self-Serve (Laundromat) and Retail Store Uses on a property zoned Community Retail (CR) District. This property is located at 1270 Pleasant Valley Road. (District 1) (File Z 22-28)

Staff Report was presented by Angela Self, Interim Planning Director. Paul Luedtke, Transportation Director was available to answer questions from Council. Speaker on this item was Sunny Randhawa.

There was discussion by Council.

Motion was made by Council Member Bass to deny the request, seconded by Deputy Mayor Pro Tem Lucht. **Motion carried:** 5 ayes, 4 nays by Mayor Pro Tem Moore, Council Members Beard, Hedrick and Ott.

c. APPROVED

Consider a request by Kimley-Horn proposing a Full-Service Boutique Hotel on the subject property. The site is located at 3305 Zion Road in District 3.

Consider and take appropriate action on the application of Kimley-Horn, requesting approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and 2) a Concept Plan for a Hotel/Motel Full Service. This property is located at 3305 Zion Road. (District 3) (File Z 24-24)

Staff Report was presented by Angela Self, Interim Planning Director. Speakers on this item were Jason Knotowicz and Stephanie Tutt, applicants.

There was discussion by Council.

Motion was made by Deputy Mayor Pro Tem Moore to approve the request as presented, seconded by Council Member Williams. **Motion carried:** 9 ayes, 0 nays.

d. APPROVED

Consider a request by 2916 National, LP requesting to store equipment outside the building. The site is located at 2916 and 3002 National Drive in District 5.

Consider and take appropriate action on the application of 2916 National, LP., requesting approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan for Equipment Leasing/Rental, Outdoor Use. This property is located at 2916 and 3002 National Drive. (District 5) (File Z 24-15)

Staff Report was presented by Angela Self, Interim Planning Director. Speaker on this item was Jesse Copleand, applicant.

Motion was made by Deputy Mayor Pro Tem Lucht to approve the request as presented with the exclusion of the equipment rental, seconded by Council Member Dutton. **Motion carried:** 9 ayes, 0 nays.

e. DENIED

Consider a request by OSI 1602 Kings Rd, LLC. The applicant proposes a Truck Storage Use on the subject property. The site is located at 1602 Kings Road in District 6.

Consider and take appropriate action on the application of OSI 1602 Kings Rd, LLC., requesting approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use 2) a Concept Plan for a Truck/Bus Storage Use. This property is located at 1602 Kings Road. (District 6) (File Z 24-22)

Council Member Hedrick recused himself from this case.

Staff Report was presented by Angela Self, Interim Planning Director. Speakers on this item were Maxwell Fisher and Andre Sanchez, applicants.

Motion was made by Council Member Dutton to deny the request, seconded by Deputy Mayor Pro Tem Lucht. **Motion carried:** 6 ayes, 2 nay from Council Members Bass and Ott.

f. DENIED

Consider a request by OSI 1602 Kings Rd, LLC. The applicant proposes Truck Repair and Truck Storage Uses on the subject property. The site is located at 1602 Kings Road in District 6.

Consider and take appropriate action on the application of OSI 1602 Kings Rd, LLC., requesting approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Repair Use & Truck/Bus Storage Use on a property zoned Industrial (IN) District and 2) a Concept Plan

for a Truck/Bus Repair Use & Truck/Bus Storage Use. This property is located at 1602 Kings Road. (District 6) (File Z 24-23)

Council Member Hedrick recused himself from this item.

Staff Report was presented by Angela Self, Interim Planning Director. Speakers on this item were Maxwell Fisher and Andre Sanchez, applicants.

Motion was made by Council Member Dutton to deny the request, seconded by Deputy Mayor Pro Tem Lucht. **Motion carried:** 7 ayes, 1 nay by Council Member Ott.

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

Connie Childress

ADJOURN

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There being no further business to come before City Council, Mayor LeMay adjourned the meeting at 9:25 p.m.

Submitted By:

Scott LeMay, Mayor

Tracy Allmendinger, Deputy City Secretary



GARLAND
PURCHASING REPORT

City Council Regular Session

3. a.

Meeting Date: 07/16/2024

Item Title: Fire Department Heart Monitors

Submitted By: Mark Lee, Fire Chief

Bid Number: 1162-24

Purchase Justification:

The Cardiac Monitors were approved and ordered as part of the 2022 CIP under the Emergency Response Safety Equipment program. The original purchase was approved by City Council for the equipment in 2022. However, the FDA subsequently issued a device recall and Fire never took delivery of the equipment ordered in 2022. This order represents a change in direction and a different product line. These heart monitors will replace the current devices, which were purchased approximately 16 years ago and have exceeded end of life. The heart monitors proposed are the Stryker Lifepak 35 model along with Lifepak 1000 models for the fire apparatus.

Evaluation:

The heart monitors and defibrillators are available from Stryker Sales Corporation through the Savvik Cooperative Purchasing Contract 2021-06. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Stryker Sales Corporation	All	\$1,334,908.09
	TOTAL:	\$1,334,908.09

Basis for Award:

Cooperative Purchase

Purchase Requisition #:

51773

Fiscal Impact

Total Project/Account: \$3,304,769 *

Expended/Encumbered to Date (Including this Item): \$3,304,737

Proposed Balance: \$32

Account #: 691-1399-1210800-9007

Fund/Dept/Project Description and Comments:

Public Safety CIP / Emergency Response Safety Equipment

* Total project amount includes \$665,000 of one-time cash reserves allocated to the project for the purchase of the Cardiac Monitors. A budget amendment to the 2024 CIP will be brought forward for City Council consideration at a future date.

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

CIP - Page 145

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

06/24/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/24/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

3. b.

Meeting Date: 07/16/2024

Item Title: Change Order for Patricia, Robin, and Patton Drive Alley Wastewater Mains Replacement

Submitted By: Michael Brinkmann, Managing Director

Bid Number: 0043-24

Purchase Justification:

This request is to provide additional engineering design services for the Patricia, Robin, and Patton Alley wastewater replacement project. The additional design services include subsurface utility investigations and updated paving plans to incorporate drainage improvements.

Evaluation:

Kimley-Horn & Associates, Inc. was awarded the original PO 35410 in the amount of \$249,100 on October 12, 2023. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Kimley-Horn & Associates, Inc.	All	\$86,500.00
	TOTAL:	\$86,500.00

Basis for Award:

Change Order

Purchase Requisition #:

51652

Fiscal Impact

Total Project/Account: \$16,217,650
Expended/Encumbered to Date (Including this Item): \$16,044,200
Proposed Balance: \$173,450
Account #: 230-4149-3212400-7101
Fund/Dept/Project Description and Comments:
Wastewater CIP / Infiltration Corrections

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 236

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

06/18/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/18/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

3. c.

Meeting Date: 07/16/2024

Item Title: Surf & Swim - Construction Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0725-24

Purchase Justification:

This request is to provide construction services for the new Surf & Swim facility located adjacent to Audubon Recreation Center, 342 W. Oates Road. The existing Surf & Swim facility was built in 1984 and will be demolished. The replacement facility will include amenities in accordance with the Council adopted Aquatics Master Plan, such as a winding lazy river, a tranquil leisure pool, a children's play area with an aquatic playground, three waterslides and shade structures. The revitalized Surf & Swim will also include a party room for celebrating birthdays and other special events as well as a concession stand. This project is part of the 2019 Bond Program and was approved in the 2024 CIP. In the 2025 CIP, there will be an increase to the project budget reflecting utilization of inflation reserves for the construction bid award.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated based on published criteria. The Fain Group received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
The Fain Group	All	\$25,023,445.00
	TOTAL:	\$25,023,445.00

Basis for Award:

Best Value

Purchase Requisition #:

51798

Fiscal Impact

Total Project/Account: \$23,848,000
Expended/Encumbered to Date (Including this Item): \$28,515,913
Proposed Balance: \$(4,667,913)*
Account #: Various

Fund/Dept/Project Description and Comments:

Park CIP / Park System Parking and Park Roads:	654-1429-1847719-9002	\$ 1,130,000
Park CIP / Surf and Swim Regional Aquatics Facility:	614-1429-1831804-9002	268,276
	654-1429-1831819-9002	9,360,000
	692-1429-1831800-9002	14,265,169
	Total	\$25,023,445

* The projects will continue into 2025, with completion anticipated in 2026. An additional \$6,198,169 in Certificates of Obligation funding will be included in the 2025 Capital Improvement Program, reflecting Parks inflation reserves transferring to the project.

Attachments

Bid Recap

Budget Type:	CIP		
Fiscal Year:	2024		
Document Location:	CIP - Pages 57 & 75		
Budget Director Approval:	Allyson Bell Steadman	Approval Date:	07/08/2024
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	07/01/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

3. d.

Meeting Date: 07/16/2024

Item Title: GP&L Distribution System Tree Trimming Services Change Order

Submitted By: Jonas Whitehead, GP&L Distribution
Director

Bid Number: 0633-20

Purchase Justification:

This request is for change order No.1 to Blanket Services Contract 09553 for GP&L Distribution System Tree Trimming Services. This change order is needed to obtain additional funds for GP&L Distribution tree trimming services associated with the May 28th storm and to maintain current tree trimming operations.

Evaluation:

Trees, LLC. was awarded the original BL 8069 in the amount of \$800,000 at the May 5, 2020 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Trees, LLC.	All	\$850,000.00
	TOTAL:	\$850,000.00

Basis for Award:

Change Order

Purchase Requisition #:

51759

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date (Including this Item): N/A

Proposed Balance: N/A

Account #: 211-3241-7111

Fund/Dept/Project Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L Distribution operations accounts as incurred.

Budget Type: Operating Budget

Fiscal Year: 2023-24

Document Location: Page 231

Budget Director Approval: Allyson Bell Steadman

Approval Date: 07/08/2024

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/25/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

3. e.

Meeting Date: 07/16/2024

Item Title: GP&L Underground Cable Replacement

Submitted By: Jonas Whitehead, GP&L Distribution
Director

Bid Number: 0905-24

Purchase Justification:

This request is for underground cable replacements on four GP&L distribution loops. This is part of the approved Distribution Underground 200 Amp Loop CIP project. An owner's contingency has been included for any unforeseen material items needed.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on published criteria. North American Information Systems, Inc. was considered non-responsive due to not providing complete pricing on the Additional Items Breakdown Sheet. The Fishel Company received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
The Fishel Company	All	\$811,743.70
Owner's Contingency		46,759.00
	TOTAL:	\$858,502.70

Basis for Award:

Best Value

Purchase Requisition #:

51452

Fiscal Impact

Total Project/Account: \$2,875,899

Expended/Encumbered to Date (Including this Item): \$897,330

Proposed Balance: \$1,978,569

Account #: 215-3299-3162501-7111

Fund/Dept/Project Description and Comments:

Electric CIP / Distribution Lines - Underground Program

Attachments

Bid Recap

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 273

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

07/08/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/25/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

3. f.

Meeting Date: 07/16/2024

Item Title: GP&L Distribution Procurement and Warehouse Operations

Submitted By: Jonas Whitehead, GP&L Distribution
Director

Bid Number: 0810-24

Purchase Justification:

This request is to obtain procurement and warehouse operations services for the inventory of supplies, materials, and equipment to support GP&L's Distribution construction and maintenance activities. This item will be awarded as an evergreen agreement until either party terminates the contract.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on published criteria. Techline, Inc. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Techline, Inc.	All	\$10,000,000.00
	TOTAL:	\$10,000,000.00

Basis for Award:

Best Value

Purchase Requisition #:

51303

Fiscal Impact

Total Project/Account:

N/A

Expended/Encumbered to Date (Including this Item):

N/A

Proposed Balance:

N/A

Account #:

451-6999

Fund/Dept/Project Description and Comments:

Expenses will be charged to various GP&L Operating and CIP accounts as incurred.

Attachments

Bid Recap

Budget Type:

Operating Budget
CIP

Fiscal Year:

2023-24

Document Location:

Op. - Page 231; CIP - Page 263

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

07/08/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/25/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

3. g.

Meeting Date: 07/16/2024

Item Title: GP&L Girvin Switch Station Grading Change Order

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0321-24

Purchase Justification:

This request is to obtain change order No. 1 to Purchase Order 36130 issued for the GP&L Girvin Switch Station Grading. Due to a topography shift in the Issued for Construction drawings, additional fill dirt, drainage piping, and collection basins are needed at the switch site. This is part of the approved Girvin Switch Station CIP project.

Evaluation:

DynaGrid Construction Group, LLC. was awarded the original PO 36130 in the amount of \$5,964,084.83 at the March 05, 2024 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
DynaGrid Construction Group, LLC.	All	\$1,289,340.75
	TOTAL:	\$1,289,340.75

Basis for Award:

Change Order

Purchase Requisition #:

51800

Fiscal Impact

Total Project/Account: \$23,750,000

Expended/Encumbered to Date (Including this Item): \$23,342,817

Proposed Balance: \$407,183

Account #: 210-3799-3179001-7111

Fund/Dept/Project Description and Comments:

Electric CIP / Substations Upgrades Program

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

Page 274

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

07/08/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/27/2024



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

4. a.

Meeting Date: 07/16/2024

Title: Z 22-67 CCM Engineering (District 3)

Submitted By: Angela Self, Planning Administrator

Issue/Summary

Zoning Ordinance Z 22-67 CCM Engineering

Background

Zoning Case Z 22-67 was approved via public hearing during the July 2, 2024 Regular City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

Z 22-67 Ordinance

Z 22-67 Exhibit A

Z 22-67 Exhibit B

Z 22-67 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 14-11 FOR SINGLE-FAMILY-10 (SF-10) USES AND PLANNED DEVELOPMENT (PD) DISTRICT 85-24 FOR COMMUNITY RETAIL (CR) USES TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY ATTACHED USES; AND 2) A DETAIL PLAN FOR SINGLE-FAMILY ATTACHED (SFA) DEVELOPMENT ON AN 11.19-ACRE TRACT OF LAND LOCATED 2000 & 2050 EAST MILLER 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 10th day of June 2024, the Plan Commission did consider and make recommendations on a certain request for 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses; and 2) a Detail Plan for Single-Family Attached (SFA) development by **CCM Engineering**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving for 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for Single-Family Attached (SFA) development on a 11.19-acre tract of land located at 2000 & 2050 East Miller 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.

PASSED AND APPROVED this _____ day of _____,
2024.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-67

TRACT ONE:

BEING A TRACT OF LAND SITUATED IN THE JOHN LITTLE LEAGUE SURVEY, ABSTRACT NO. 761, CITY OF GARLAND, DALLAS COUNTY. TEXAS, SOLD BEING THAT SOME TRACT OF LAND CONVEYED TO ESTATE OF ROY C. COFFEE BY WARRANTY DEED RECORDED IN VOLUME 86087. PAGE 3543. DEED RECORDS. DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "CBG SURVEYING" SET FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF EAST MILLER ROAD (A CALLED 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 22 DEGREES 46 MINUTES 46 SECONDS EAST, PASSING AT A DISTANCE OF 5.04 FEET, A CONCRETE MONUMENT FOUND OF THE NORTHWEST CORNER OF LOT 5, BLOCK 1 OF CHIESA RANCH, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN INSTRUMENT NO. 20070288703, OFFICIAL PUBLIC RECORDS. DALLAS COUNTY. TEXAS, AND CONTINUING A TOTAL OF 59.90 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE CONTINUING ALONG SAID WEST LINE OF BLOCK 1 AS FOLLOWS: SOUTH 08 DEGREES 31 MINUTES 47 SECONDS WEST, A DISTANCE OF 246.57 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

SOUTH 29 DEGREES 19 MINUTES 27 SECONDS WEST, A DISTANCE OF 177.78 FEET TO A POINT FOR CORNER FROM WHICH A 5/8 INCH

ZONING FILE NUMBER Z 22-67

IRON ROD FOUND FOR WITNESS AT THE WEST COMER OF LOT 7, BLOCK 1 OF SAID CHIESA RANCH HAS A BEARING AND DISTANCE OF SOUTH 29 DEGREES 19 MINUTES 27 SECONDS WEST, 9.58 FEET, SAID POINT BEING ON THE NORTHEAST CORNER OF A VARIABLE WIDTH ALLEY RIGHT-OF-WAY;

THENCE NORTH 44 DEGREES 44 MINUTES 31 SECONDS WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF ALLEY, O DISTANCE OF 508.00 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW COP STAMPED "CBG SURVEYING" SET AT THE NORTH CORNER OF SAID ALLEY RIGHT-OF-WAY, SAID POINT BEING ON THE SOUTHEAST RIGHT-OF-WAY OF CENTERVILLE ROAD (100 FOOT RIGHT-OF-WAY);

THENCE NORTH 51 DEGREES 22 MINUTES 22 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF CENTERVILLE ROAD, A DISTANCE OF 21.63 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "CBG SURVEYING" SET FOR CORNER AT THE BEGINNING OF CURVE TO THE RIGHT WITH A RADIUS OF 400.30 FEET, A DELTA OF 41 DEGREES 05 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 54 MINUTES 52 SECONDS EAST, 280.92 FEET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF CENTERVILLE ROOD AND CURVE TO THE RIGHT, AN ARC LENGTH OF 287.03 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "CBG SURVEYING" SET FOR CORNER ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF EAST MILLER ROOD;

THENCE SOUTH 87 DEGREES 32 MINUTES 38 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST MILLER ROAD. A DISTANCE OF 174.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 130,818 SQUARE FEET OR 3.00 ACRES OF LAND.

TRACT TWO:

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND THAT IS SITUATED IN THE J. CHIESA SURVEY, ABSTRACT NUMBER 761, DALLAS COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIBED

EXHIBIT A

ZONING FILE NUMBER Z 22-67

IN A DEED TO SOONER RANCH PROPERTIES LP. RECORDED AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT AN ALUMINUM MONUMENT FOUND, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING A POINT IN THE NORTHEAST LINE OF THE PARCEL DESCRIBED AS JOHN LITTLE ABST 761 PG 363 TR 37.1 ACS 3.00.

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, AT 96.33 FEET; TO AN IRON ROD, BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE LONG CHORD BEARS NORTH 89 DEGREE 14 MINUTES 33 SECONDS EAST, 246.07 FEET;

THENCE NORTH 86 DEGREES 51 MINUTES 43 SECONDS EAST, 252.08 FEET;

THENCE SOUTH 05 DEGREES 51 MINUTES 31 SECONDS WEST, 394.79 FEET

THENCE SOUTH 51 DEGREES 57 MINUTES 23 SECONDS WEST, 104.32 FEET

THENCE SOUTH 40 DEGREES 41 MINUTES 04 SECONDS WEST, 430.51 FEET

THENCE NORTH 44 DEGREES 40 MINUTES 12 SECONDS WEST, 373.55 FEET;

THENCE NORTH 38 DEGREES 57 MINUTES 42 SECONDS WEST, 55.52 FEET;

THENCE NORTH 29 DEGREES 18 MINUTES 49 SECONDS EAST, 187.21 FEET;

THENCE NORTH 08 DEGREES 35 MINUTES 29 SECONDS EAST, 246.37 FEET;

THENCE NORTH 22 DEGREES 58 MINUTES 02 SECONDS WEST, 54.99 FEET; TO THE PLACE OF BEGINNING containing 8.1 acres of land more or less.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-67

2000 and 2050 East Miller Road

I. Statement of Purpose: The purpose of this Planned Development is to approve single-family attached (townhouse) 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 Single-Family Attached (SFA) 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 Use: The only permitted land use on the subject property is Single-Family Attached.

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. Dwelling Units: A total of ninety (90) single-family attached lots and three (3) HOA lots shall be permitted.

D. Lot Size: The minimum lot size shall be 1,500 square feet.

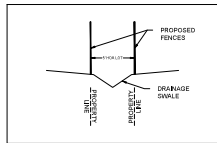
- E. Lot Depth: The minimum lot depth shall be sixty-five (65) feet.
- F. Lot Coverage: The maximum lot coverage shall be seventy-seven (77%) percent.
- G. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- H. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- I. 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.
1. 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.
 2. 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.

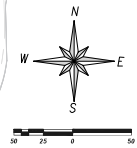
EXHIBIT C

- NOTES:
1. SIDEWALKS TO BE BUILT AT DEVELOPERS EXPENSE ON ALL NON-BUILDABLE LOTS.
 2. EXISTING POWER POLES TO BE RELOCATED AS NECESSARY AT DEVELOPERS EXPENSE.
 3. AN ALLEY WAIVER IS BEING REQUESTED.
 4. EXISTING DRIVEWAY ON E. MILLER RD. TO BE CLOSED AND REMOVED.
 5. PARKING PAVING WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA AND A LICENSE AGREEMENT WILL BE REQUIRED FROM ENGINEERING AT THE TIME OF CONSTRUCTION
 6. OFFSITE DRAINAGE EASEMENT(S) TO BE OBTAINED BY DEVELOPER
 7. DEVELOPER SHALL OBTAIN DRAINAGE EASEMENT FROM CITY OF DALLAS PRIOR TO PERMITTING AND PLATTING
 8. GARAGES ARE NOT TO BE CONSTRUCTED WITHIN 20' OF ROW PER CITY OF GARLAND CODE
 9. EACH TOWNHOME UNIT WILL FEATURE A TWO CAR GARAGE
 10. PROPOSED DEVELOPMENT SHALL MEET CITY OF GARLAND LIGHTING STANDARDS PER ARTICLE 7, CHAPTER 4 OF THE GDC.

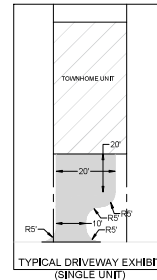


TYPICAL HOA DRAINAGE LOT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.24	125.17	29.86	S23° 14' 01"W	64.51
C3	182.86	350.00	29.93	S24° 22' 09"W	180.79
C4	138.56	497.46	15.96	S14° 16' 55"E	138.11



- LEGEND
- PRELIMINARY RETAINING WALL LOCATIONS
 - PRELIMINARY SCREENING WALL LOCATIONS
 - 6" MASONRY SCREENING FENCE



Garland, Texas - 90 TH Lots, 3 HOA LOTS			
PRE-SUBMITTAL CASE # 220511-2			
EXISTING ZONING: PD-55-24			
PROPOSED ZONING: PD-20-44 (SFA)			
	PROVIDED	GDC	REQUIREMENT
BUILDING TYPE	ATTACHED TOWNHOMES		
TOTAL AREA OF SITE	11.19 ACRE (487,438 SF)		
FLOOR AREA RATIO	8.50		
IMPERVIOUS SURFACE COVERAGE	174,847 SF (77%)		
TOTAL BUILDING COVERAGE	VARIES		
SITE IMPERVIOUS COVERAGE	77%		
OFF-STREET PARKING SPACES	25	7' x 22.5' (3) REQ.	
NET RESIDENTIAL DENSITIES	10.09 LOTS/ACRE		
MIN LOT SIZE	1,500 SF		2,900 SF
MAX LOT AREA	4,100 SF		
MIN DWELLING UNIT SIZE	1,100 SF		1,400 SF
MIN LOT DEPTH	65'		90'
MAX LOT DEPTH	130'		
MIN LOT WIDTH	22'		20' (30' END)
MAX LOT WIDTH	90'		90'
MAX BUILDING LENGTH	150'		150'
OPEN SPACE PROVIDED	99,832 SF		
BUILDING HEIGHT	40' (MAX); 30' (TYP.)		40'
MINIMUM YARD SETBACKS			
FRONT:	10'		10'
REAR:	5' (INTERNAL); 0' (END)		10' & 5'
SIDE:	5'		10'
HOA COMMON SPACE PROVIDED	114,738 SF		45,744 SF
PERCENTAGE OF COMMON SPACE	23.53%		93%
TREE REQUIREMENT:	1 TREE (MIN 50% >3" CALIPER) PER EVERY 250 SF		
FINISHED FLOOR ELEVATION TO BE 1.1 FT ABOVE TOP OF CURB			
PROPOSED ROADWAY TO BE CONSTRUCTED PER CITY REQUIREMENTS			
NO EXISTING DRAINAGE WAYS OR NATURAL FEATURES			

CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

Miller Estates
City of Garland, Tx

SITE PLAN EXHIBIT

FOR PRELIMINARY REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JEFF D. CRANNELL, PE#08000 ON 03/27/24
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 04/22/24
SCALE:
NOTES:
FILE

Sheet 1 of 7



EXHIBIT D

EXHIBIT D

EXHIBIT D

EXHIBIT D

EXHIBIT D

EXHIBIT D

EXHIBIT D

EXHIBIT D

EXHIBIT D

EXHIBIT D

Shahed Altaf
4740 14th Avenue, Suite 320
Plano, Texas 75074
Tel: 214-918-2533

CCM Engineering
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Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

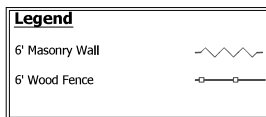
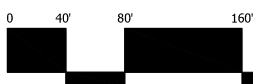
Lone Star Green Homes
4740 14th Avenue, Suite 320
Plano, Texas 75074
Tel: 214-631-9286

§ 116

Master Planning
Urban Design
Architecture
Landscape Architecture
30 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

NOTES:

- All required trees to be selected from the approved tree list and be a minimum of 36 inches in diameter and 7 feet in height at time of planting.
- Iron fence location requires a continuous row of evergreen shrubs along portions that are not opaque masonry walls.
- No parking space is greater than 65 feet from a required tree.


$$1'' = 40'$$


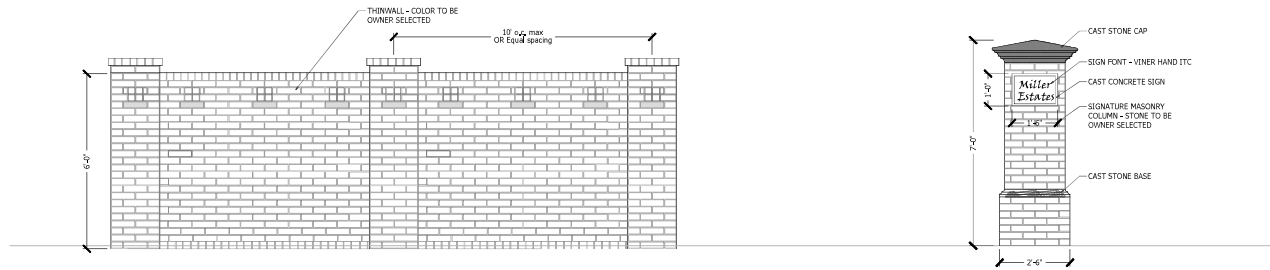
Landscape Plan

NOTE: REFER TO FENCE DIAGRAM
FOR FENCE AND WALL DETAIL



Case No. 220517-2

Garland, Dallas County, Texas



1 **Masonry Thinwall**
Elevation 1/2"=1'-0"

2 **Signature Masonry Column at Entry**
Elevation 1/2"=1'-0"

Legend	
6' Masonry Wall	
6' Wood Fence	



EXHIBIT D

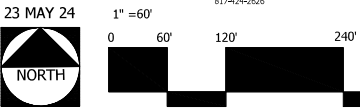
Owner:
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4740 14th Avenue, Suite 320
Plano, Texas 75074
Tel: 214-918-2533

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Highland Village, TX 75077
Tel: 972-691-6633
Contact: Cody Crannell

Applicant:
Lone Star Green Homes
4740 14th Avenue, Suite T320
Plano, Texas 75074
Tel: 214-631-9286

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
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1130 N. Carroll Ave., Ste. 200
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Fence & Wall Diagram



Case No. 220517-2

Miller Estates

Garland, Dallas County, Texas

Plant List and Schedule

CANOPY TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	68	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Red Oak <i>Quercus shumardii</i>	40	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Cedar Elm <i>Ulmus crassifolia</i>	45	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)
	Chinquapin Oak <i>Quercus muehlenbergii</i>	13	3" CAL. / 14'-16" HT. / 10'-12" SPREAD	single trunk clear to 6'; box grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

ACCENT / UNDERSTORY TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Crape Myrtle <i>Lagerstroemia indica</i>	9	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth (MT = MULTITRUNK)

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS				
SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	'Little Gem' Magnolia <i>Magnolia grandiflora</i> 'Little Gem'	93	15 GAL. / 5'-6" HT. / 10" SPREAD	container grown; full growth; 48" o.c.;
	Rose Glow Japanese Barberry <i>Berberis thunbergii</i> 'Rose Glow'	80	5 GAL. / 30" HT. / 36" SPREAD	container grown; full growth; 36" o.c.;

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

TURF				
SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Bermudagrass <i>Cynodon dactylon</i>	210,566 S.F.	SOLID SOD	contractor to field verify quantity of sod / hydromulch required

SITE FIXTURES		
SYMBOL	QTY.	SPECIFICATIONS
 1	3	TRASH RECEPTACLES: MANUF. - VICTOR STANLEY MODEL: RB-36 36 GAL. SURFACE MOUNT COLOR: BLACK
 2	3	BACKED BENCHES: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: RB-28 6' SURFACE MOUNT COLOR: BLACK
 3	1	PICNIC TABLE: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: FRST-6 6' TABLE COLOR: BLACK
 4	1	GRILL: MANUF. - CSF COMMERCIAL SITE FURNISHINGS MODEL: STD IN GROUND GRILL COLOR: BLACK
 5	1	BIKE RACK: VICTOR STANLEY MODEL: BRCS-103 • CYCLE SENTRY COLLECTION • 5 BIKE • SURFACE MOUNT COLOR: BLACK
 6	1	SHELTER: MANUF. - POLIGON MODEL: SQR-12 COLOR: TO BE OWNER SELECTED
 7	10	BOLLARDS: ACCESS FIXTURES MODEL: BOLO SOLAR LED BOLLARD LIGHT • ROUND FLAT TOP COLOR: BLACK

VICTOR STANLEY ®
P.O. Drawer 330
DUNKIRK, MD 20754
P: 1-800-2368-2573

POLYGON
HOLLAND, MI
616-399-1963

ACCESS FIXTURES
40 JACKSON STREET
WORCESTER, MA 01608
800-468-9925

CSF COMMERCIAL SITE FURNISHINGS
3521 WETUMPKA HIGHWAY
MONTGOMERY, AL 36110-2717
P: 1-800-278-4480

NOTE:

1. ALL SITE FURNISHINGS CAN BE OBTAINED THROUGH (OR EQ.):

VICTOR STANLEY ®
P.O. Drawer 330
DUNKIRK, MD 20754
P: 1-800-2368-2573

2. COLOR FOR ALL: BLACK

3. BACKED BENCHES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-28
SURFACE MOUNT 6' BENCHES

4. TRASH RECEPTACLES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-36 36 GAL. SURFACE MOUNT

5. PICNIC TABLE:

STEELSITE RB COLLECTION
MODEL NO. FRST-6 - 6'

6. GRILL:

CSF COMMERCIAL SITE FURNISHINGS
3521 WETUMPKA HIGHWAY
MONTGOMERY, AL 36110-2717
P: 1-800-278-4480

MODEL NO. STANDARD IN GROUND GRILL - IN GROUND
SPEC SHEET: LC120-STD-IG



BIKE RACK: VICTOR STANLEY
MODEL: BRCS-103 • CYCLE SENTRY
COLLECTION • 5 BIKE • SURFACE MOUNT
COLOR: BLACK



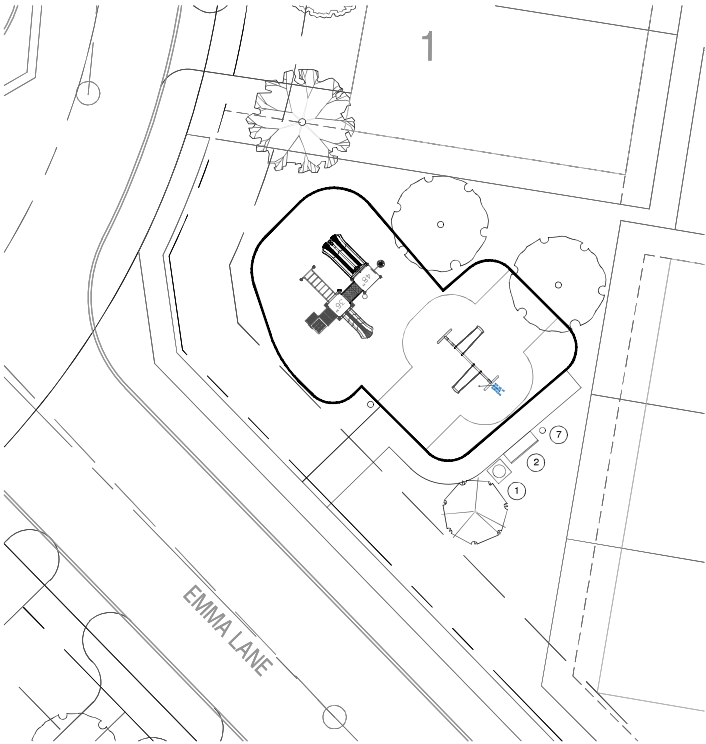
All Aluminum Construction



All Aluminum Construction

NOTE:

7 CLUSTER BOX UNITS PER MAIL CENTER
(6-16 A SIZE, TYPE III) = 6 X 16 = 96 A SIZE
(1-13 A SIZE, TYPE V) = 1 X 13 = 13 A SIZE
TOTAL MAILBOXES = 109 A SIZE PLUS 87 PARCEL LOCKERS



PLAYGROUND EQUIPMENT SHOWN IS FROM
WILLYGOAT TOYS & PLAYGROUNDS
www.willygoat.com



23 MAY 24

EXHIBIT D

Owner:
Shahed Altaf
4740 14th Avenue, Suite 320
Plano, Texas 75074
Tel: 214-918-2533

Engineer:
CCM Engineering
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Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
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1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

23 MAY 24



Common Areas

Case No. 220517-2

Miller Estates

Garland, Dallas County, Texas

EXHIBIT D

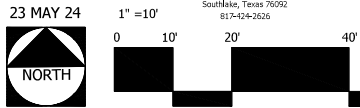
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HOA Lot

SITE FIXTURES		
SYMBOL	QTY.	SPECIFICATIONS
	3	TRASH RECEPTACLES: MANUF. - VICTOR STANLEY MODEL: RB-36 36 GAL. SURFACE MOUNT COLOR: BLACK
	3	BACKED BENCHES: STEELSITE RB COLLECTION MANUF. - VICTOR STANLEY MODEL: RB-28 6' SURFACE MOUNT COLOR: BLACK
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40 JACKSON STREET
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800-468-9925

CSF COMMERCIAL SITE FURNISHINGS
3521 WETUMPKA HIGHWAY
MONTGOMERY, AL 36110-2717
P: 1-800-278-4480

NOTE:

1. ALL SITE FURNISHINGS CAN BE OBTAINED THROUGH (OR EQ.):

VICTOR STANLEY ®
P.O. Drawer 330
DUNKIRK, MD 20754
P: 1-800-2368-2573

2. COLOR FOR ALL: BLACK

3. BACKED BENCHES ARE TO BE (OR EQ.):

STEELSITES RB COLLECTION
MODEL NO. RB-28
SURFACE MOUNT 6' BENCHES

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STEELSITES RB COLLECTION
MODEL NO. RB-36 36 GAL. SURFACE MOUNT

5. PICNIC TABLE:

STEELSITE RB COLLECTION
MODEL NO. FRST-6 - 6'

6. GRILL:

CSF COMMERCIAL SITE FURNISHINGS
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MODEL NO. STANDARD IN GROUND GRILL - IN GROUND
SPEC SHEET: LC120-STD-IG



BIKE RACK: VICTOR STANLEY
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COLOR: BLACK



All Aluminum Construction

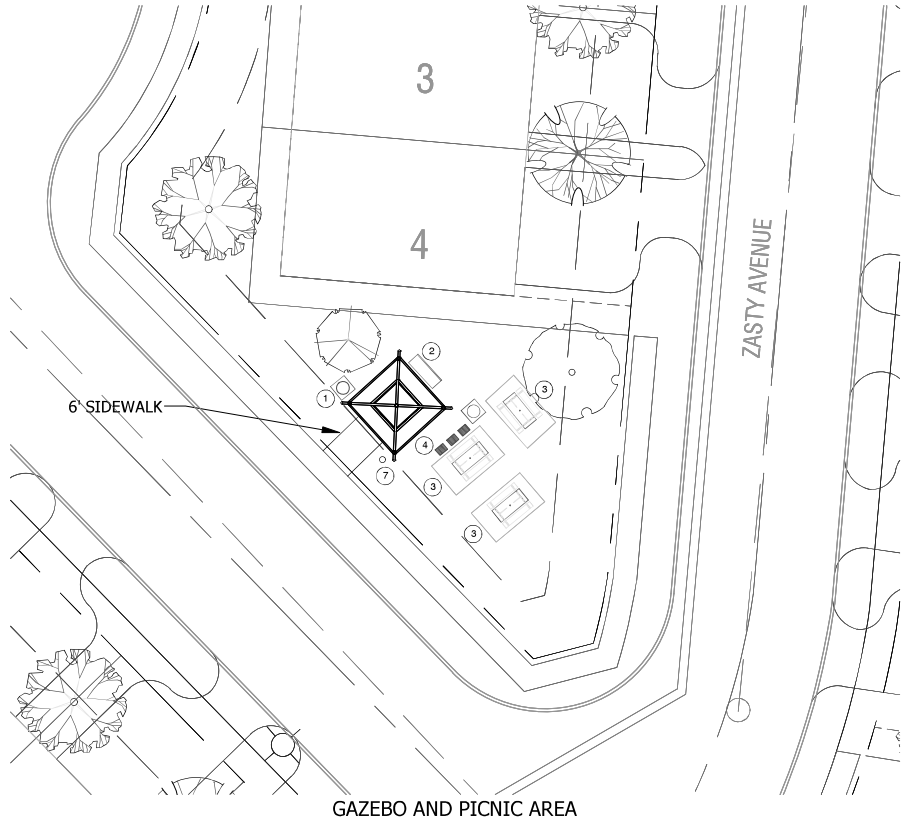


All Aluminum Construction



NOTE:

7 CLUSTER BOX UNITS PER MAIL CENTER
(6 • 16 A SIZE, TYPE III) = 6 X 16 = 96 A SIZE
(1 • 13 A SIZE, TYPE V) = 1 X 13 = 13 A SIZE
TOTAL MAILBOXES = 109 A SIZE PLUS 87 PARCEL LOCKERS



Case No. 220517-2

Miller Estates

Garland, Dallas County, Texas



BUILDER
LONE STAR GREEN HOMES

DESIGNER
LONE STAR PLANS

CONSTRUCTION PLANS FOR :
2000 - 2050 MILLER ROAD
GARLAND TX

OWNERS STATEMENT
THE OWNER HAS REVIEWED AND APPROVED THIS PLAN FOR CONSTRUCTION.

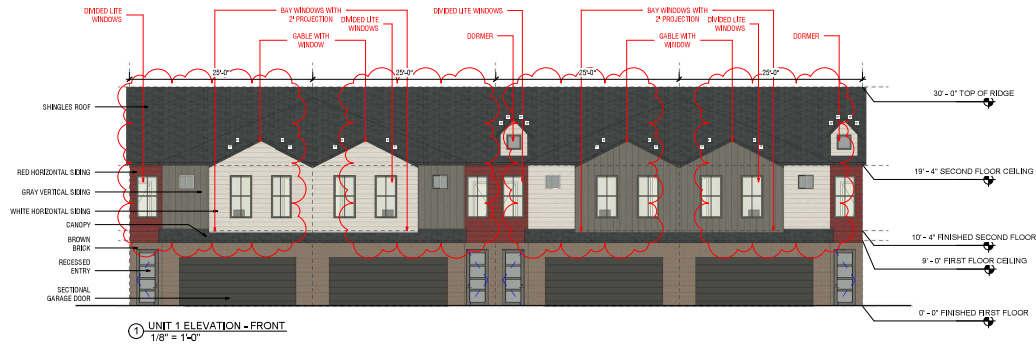
(SIGNATURE ON FILE)

DATE OF ISSUE: 22-May-2024 5:25:34 PM
REVISION NUMBER: 10

DRAWING TITLE:
ELEVATIONS

A-02.1

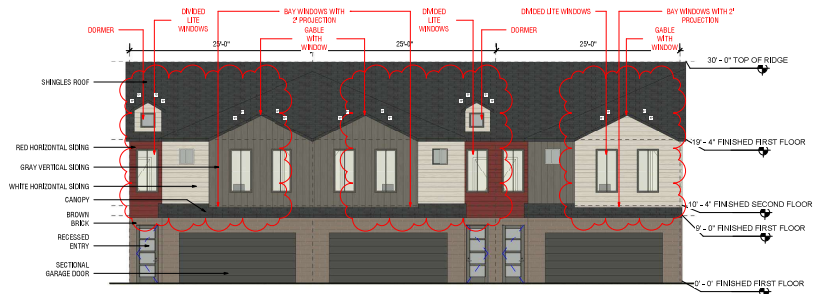
SHEET



① UNIT 1 ELEVATION - FRONT
1/8" = 1'-0"



② UNIT 1 ELEVATION - BACK
1/8" = 1'-0"



③ UNIT 5 ELEVATION - FRONT
1/8" = 1'-0"



④ UNIT 5 ELEVATION - BACK
1/8" = 1'-0"

BUILDER
LONE STAR GREEN HOMES

DESIGNER
LONE STAR PLANS

CONSTRUCTION PLANS FOR :
2000 - 2050 MILLER ROAD
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THE OWNER HAS REVIEWED AND APPROVED
THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 22-May-2024 5:25:39 PM
REVISION NUMBER: 10

DRAWING TITLE:
ELEVATIONS

A-02.2

SHEET



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

4. b.

Meeting Date: 07/16/2024

Title: Z 24-15 2916 National, LP (District 5)

Submitted By: Angela Self, Planning Administrator

Issue/Summary

Zoning Ordinance Z 24-15 2916 National, LP

Background

Zoning Case Z 24-15 was approved via public hearing during the July 2, 2024 Regular City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

Z 24-15 Ordinance

Z 24-15 Exhibit A

Z 24-15 Exhibit B

Z 24-15 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM INDUSTRIAL (IN) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR INDUSTRIAL USES AND 2) A DETAIL PLAN TO ALLOW AN EQUIPMENT LEASING/RENTAL, OUTDOOR USE AT THE EXISTING DEVELOPMENT ON A 2.97-ACRE TRACT OF LAND LOCATED AT 2916 AND 3002 NATIONAL 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 10th day of June 2024, the Plan Commission did consider and make recommendations on a certain request for 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan to allow an Equipment Leasing/Rental, Outdoor Use at the existing development by **2916 National, LP**; 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 Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and Outside Storage, which 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 24-15

PASSED AND APPROVED this _____ day of _____,
2024.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 24-15

BEING Lots 1 and 2, Block 1 of National Properties Addition being a Replat of Revised Kingsley Road Properties Industrial District No. 2, Lot 2, Block C, an Addition to the city of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 2004091, Page 64, Map and or/Plat records, Dallas County, Texas, being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the East line of National Drive, a 60-foot public right-of-way, also being the Southwest corner of a tract of land conveyed to Seba Chelo Garland LLC in a deed recorded under Instrument 202100138506 Deed Records, Dallas County, Texas (D.R.D.C.T.), also being the Northwest corner of said Lot 1;

THENCE South 89 degrees 50 minutes 28 seconds East leaving the East line of National Drive, along the North line of Lot 1 a distance of 391.00 feet to a PK nail found in the interior corner of the Seba Chelo Garland LLC tract, also being the Northeast corner of said Lot 1;

THENCE South 00 degrees 09 minutes 32 seconds West passing the Southeast corner of said Lot 1 and the Northeast corner of said Lot 2 a distance of 149.76 feet to a PK nail found, continuing along the east line of said Lot 2 a total distance of 330.76 feet to a PK nail found for the

ZONING FILE NUMBER Z 24-15

Southeast corner of said Lot 2, also being the Southwest corner of the Seba Chelo Garland LLC tract, also being in the North line of a tract of land conveyed to LBL 2809 LLC in a deed recorded under Instrument 201600086835 D.R.D.C.T., also being the Southeast corner of Lot 2;

North 89 degrees 50 minutes 28 seconds West along the south line of said Lot 2, passing the Northwest corner of said LBL 2809 LLC tract, continuing along the north line of a tract of land conveyed to Cambell Enterprises Non Michigan Properties LLC in a deed recorded under Instrument 200900147196 D.R.D.C.T., a distance of 391.00 feet to a 1/2-inch iron rod found for the Northwest corner of said Cambell Enterprises Non Michigan Properties LLC, also being in the East line of said National Drive, also being the Southeast corner of Lot 2;

THENCE North 00 degrees 09 minutes 32 seconds East along the East line of said National Drive, a distance of 330.76 feet to the POINT OF BEGINNING and containing 2.9686 acres or 129,312.7 square feet, more or less.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 24-15

2916 and 3002 National Drive

I. Statement of Purpose: The purpose of this Planned Development is to approve an Equipment Leasing/Rental, Outdoor Use.

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

III. General Regulations: All regulations of the Industrial (IN) 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 Use:

(1) Except as provided for in subsection (2) below, all land uses that are permitted in the Industrial (IN) District are allowed within this PD.

(2) Equipment Leasing/Rental, Outdoor shall be limited to equipment, materials, or vehicles, or any portion thereof, that are not visible from the public right-of-way and do not extend higher than eight (8) feet.

(3) The Outside Storage shall be the primary use on Lot 2.

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. Height: Materials stored outside shall not be stacked higher than eight (8) feet.

D. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. An eight (8)-foot ornamental fence shall be proposed along National Drive. The existing chain-link fence shall remain on the remaining perimeters of the property as reflected in Exhibit D. Opaque fabric shall be installed on all side fences enclosing the outside storage.

E. 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

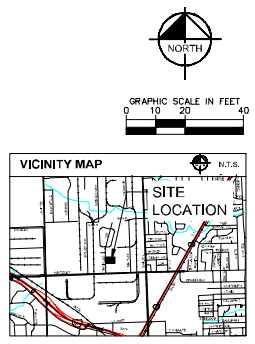
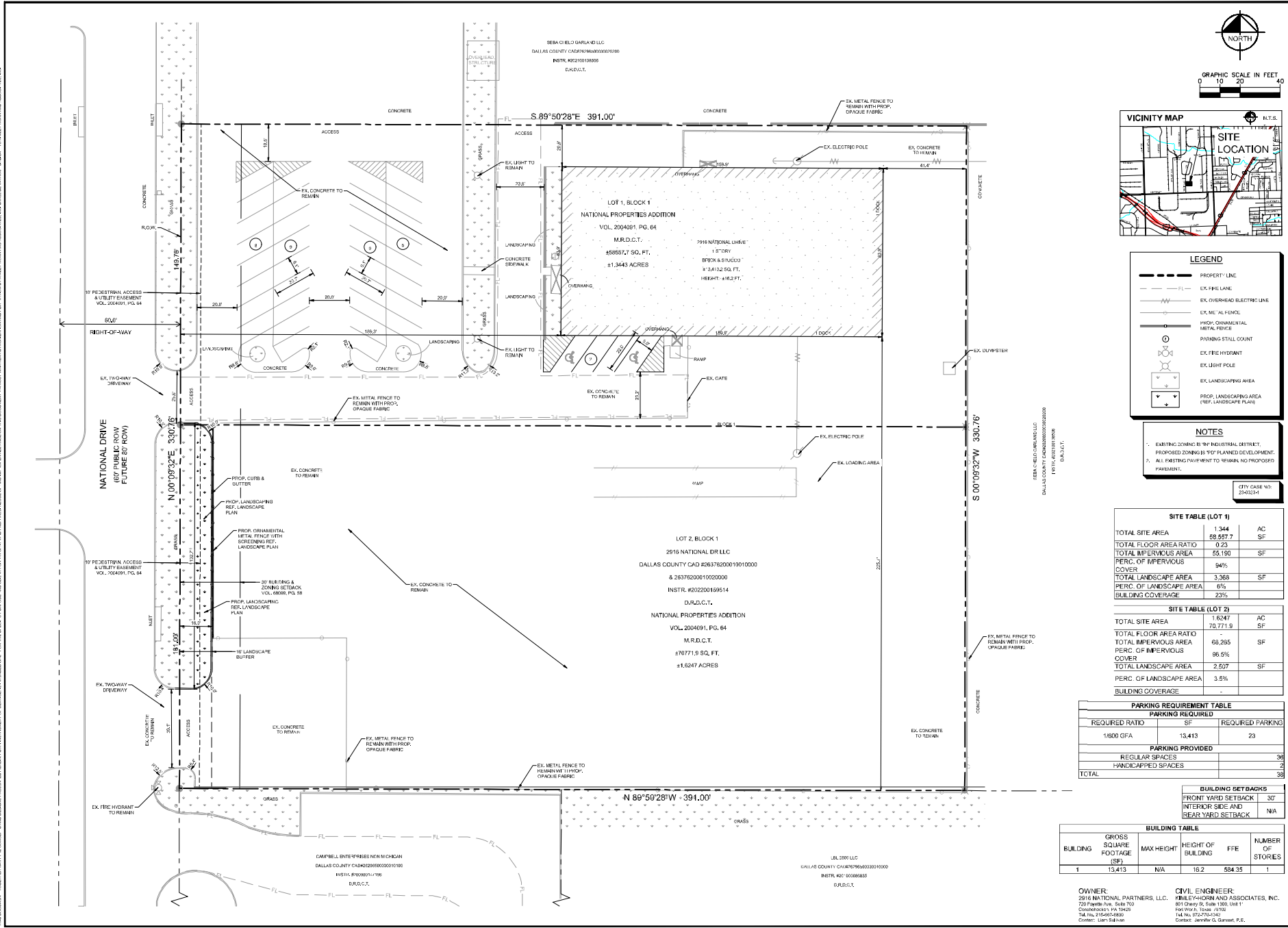
on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

1. 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.

2. 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.

DATE: 05/11/2024
TIME: 10:00 AM
PROJECT: 230116-2
SHEET: 1 OF 1
DRAWN BY: JH
CHECKED BY: JH
DATE: 05/11/2024
TIME: 10:00 AM
PROJECT: 230116-2
SHEET: 1 OF 1
DRAWN BY: JH
CHECKED BY: JH



LEGEND

---	PROPERTY LINE
---	EX. 1/2" LANE
---	EX. OVERHEAD ELECTRIC LINE
---	EX. METAL FENCE
---	PROP. ORNAMENTAL METAL FENCE
---	PAVING STALL COUNT
---	EX. FIRE HYDRANT
---	EX. LIGHT POLE
---	EX. LANDSCAPING AREA
---	PROP. LANDSCAPING AREA (REF. LANDSCAPE PLAN)

NOTES

- EXISTING ZONING IS 10' INDUSTRIAL DISTRICT.
- PROPOSED ZONING IS 10' PLANNED DEVELOPMENT.
- ALL EXISTING PAVEMENT TO REMAIN NO PROPOSED PAVEMENT.

CITY CASE NO. 234333-1

SITE TABLE (LOT 1)

TOTAL SITE AREA	1.344	AC
TOTAL FLOOR AREA RATIO	0.23	
TOTAL IMPERVIOUS AREA	55,190	SF
PERC. OF IMPERVIOUS COVER	94%	
TOTAL LANDSCAPE AREA	3,368	SF
PERC. OF LANDSCAPE AREA	6%	
BUILDING COVERAGE	23%	

SITE TABLE (LOT 2)

TOTAL SITE AREA	1.6247	AC
TOTAL FLOOR AREA RATIO	0.23	
TOTAL IMPERVIOUS AREA	68,265	SF
PERC. OF IMPERVIOUS COVER	96.5%	
TOTAL LANDSCAPE AREA	2,507	SF
PERC. OF LANDSCAPE AREA	3.5%	
BUILDING COVERAGE	-	

PARKING REQUIREMENT TABLE

REQUIRED RATIO	SF	REQUIRED PARKING
1/600 GFA	13,413	23
PARKING PROVIDED		
REGULAR SPACES		38
HANDICAPPED SPACES		2
TOTAL		38

BUILDING SETBACKS

FRONT YARD SETBACK	30'
INTERIOR SIDE AND REAR YARD SETBACK	N/A

BUILDING TABLE

BUILDING	GROSS SQUARE FOOTAGE (SF)	MAX HEIGHT	HEIGHT OF BUILDING FFE	NUMBER OF STORIES
1	13,413	N/A	884.33	1

OWNER:
2916 NATIONAL PARTNERS, LLC
2916 National Partners, LLC
3001 Cherry St, Suite 100, Unit 1
Dallas, TX 75201
Phone: (214) 696-8888
Fax: (214) 696-8888
Contact: Jennifer G. Garmon, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 Cherry St, Suite 100, Unit 1
Dallas, TX 75201
Phone: (214) 696-8888
Fax: (214) 696-8888
Contact: Jennifer G. Garmon, P.E.

Kimley»Horn

801 CHERRY ST, SUITE 100, DALLAS, TEXAS 75201
PHONE: (214) 696-8888 FAX: (214) 696-8888
TRANSPORTATION ENGINEERING FIRM #238

ALTEIRA GARLAND
3002 NATIONAL DRIVE,
GARLAND TX
CASE NO. 230116-2

SITE PLAN

SHEET NUMBER
C-02

NO.	REVISIONS	DATE	BY



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

4. c.

Meeting Date: 07/16/2024

Title: Z 24-24 Kimley-Horn (District 3)

Submitted By: Angela Self, Planning Administrator

Issue/Summary

Zoning Ordinance Z 24-24 Kimley-Horn

Background

Zoning Case Z 24-24 was approved via public hearing during the July 2, 2024 Regular City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

Z 24-24 Ordinance

Z 24-24 Exhibit A

Z 24-24 Exhibit B

Z 24-24 Concept Plan

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE IN ZONING FROM COMMUNITY RETAIL (CR) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR COMMUNITY RETAIL (CR) DISTRICT USES; AND 2) A CONCEPT PLAN FOR A HOTEL/MOTEL FULL SERVICE DEVELOPMENT ON AN 4.12-ACRE TRACT OF LAND LOCATED 3005 ZION 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 10th day of June 2024, the Plan Commission did consider and make recommendations on a certain request for 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses; and 2) a Concept Plan for a Hotel/Motel Full Service development by **Kimley-Horn**; 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 for 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses; and 2) a Concept Plan for a Hotel/Motel Full Service development on a 4.12-acre tract of land located at 3305 Zion 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 24-24

PASSED AND APPROVED this _____ day of _____,
2024.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 24-24

BEING a tract of land situated in the Charles Neely Survey, Abstract No. 1087, James Loving Survey, Abstract No. 840, and Rebecca Bateman Survey, Abstract No. 89, City of Garland, Dallas County, Texas and being all of the Tracts 1 and 2 described in Deed to L. R. IVEY, recorded in Volume 5519, Page 8, Deed Records, Dallas County, Texas, and being a portion of the remainder of a tract of land described in Warranty Deed with Vendor's Lien to L. R. IVEY, recorded in Volume 5519, Page 5 of said Deed Records, and being more particularly described as follows:

BEGINNING at a 3-inch Brass Disk stamped "CITY OF DALLAS ELEVATION MARKER" found for corner in the southeast line of a tract of land described in Deed to City of Dallas, recorded in Volume 663, Page 725 of said Deed Records;

THENCE with the south line of said City of Dallas tract, North 87°21'49" East, passing at a distance of 413.19 feet a brass disk found for a northerly southeast corner of said City of Dallas tract, and continuing over and across said remainder tract (L. R. Ivey) for a total distance of 440.88 feet to a point for corner at the approximate centerline of Zion Road (a variable width right-of-way);

ZONING FILE NUMBER Z 24-24

THENCE with said approximate centerline of Zion Road, the following courses and distances:

South 18°07'06" West, a distance of 82.32 feet to a point for corner;

South 29°58'06" West, a distance of 291.42 feet to a point for corner;

South 45°11'25" West, a distance of 724.19 feet to a point for corner;

THENCE departing said approximate centerline of Zion Road, over and across said remainder tract (L. R. Ivey), North 44°48'35" West, a distance of 31.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in said southeast line of the City of Dallas tract; THENCE with said southeast line of the City of Dallas tract, the following courses and distances:

North 19°29'56" East, a distance of 292.37 feet to a 3/8-inch iron rod in found in concrete for corner;

North 30°31'07" East, a distance of 324.73 feet to a brass disk found for corner;

North 01°01'48" East, a distance of 243.00 feet to the POINT OF BEGINNING and containing 212,312 square feet or 4.8740 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 24-24

3305 Zion Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Hotel/Motel Full Service Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Use: Only Hotel/Motel Full Service Use is allowed on the subject property.
- B. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- C. Building Height: The building height may not exceed fifty-eight (58) feet.

D. Parking:

- 1) The parking ratio will be .66/room + 1/200sf of restaurant, retail, conference, and office area.
- 2) All on-site parking will be underground.

E. Guest Room Access: Guest rooms may be accessed from exterior hallways only in the fourteen (14) individual villa structures.

F. 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.

1. 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.

2. 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.

ZONING CONCEPT PLAN

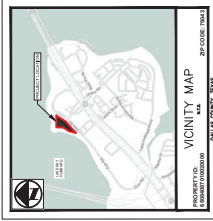


ZION ROAD HOTEL
CASE #231219-1

KHA PROJECT	064614201	DATE	05/21/2024	CALL AS SHOWN	DESIGNED BY	ST	RK	SG
-------------	-----------	------	------------	---------------	-------------	----	----	----



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

[illegible]

SITE DATA TABLE	
LAND AREA	4.87 ACRES (212,312 SQ. FT.)
EXISTING ZONING	CR (COMMERCIAL RETAIL)
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
EXISTING LAND USE	SINGLE-FAMILY
PROPOSED LAND USE	BOULIQUE HOTEL

SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS ANOTHER SPECIFICATION OR CONDITION IS EXPRESSLY PROVIDED OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE AND SHALL BE SUBORDINATE TO THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

LEGEND

- | | |
|---|-------------------------------------|
|  | PROJECT PROPERTY LINE |
|  | ADJACENT PROPERTY LINE |
|  | PROPOSED HOTEL BUILDING & VILLAS |
|  | PROPOSED ZON ROAD IMPROVEMENTS |
|  | PROPOSED PAVEMENT |
|  | PROPOSED PUBLIC HWY & BIKE TRAIL |
|  | PROPOSED PLANTING & SIDEWALK |
|  | PROPOSED LANDSCAPE & FURNITURES |
|  | PROPOSED UNDERGROUND PARKING GARAGE |



EXHIBIT C



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

Meeting Date: 07/16/2024

Title: Mayor Appointment to Council Committee

Issue/Summary

Council is requested to approve and confirm the Mayor's appointment of Councilmember Kris Beard to replace Mayor Pro Tem Ed Moore on the Administrative Services Committee.

Background

Consideration / Recommendation

Council will vote to approve or deny the Mayor's appointment.



GARLAND

CITY COUNCIL STAFF REPORT

City Council Regular Session

Meeting Date: 07/16/2024

Title: Authorize the City Manager to amend and extend an agreement with Weaver and Tidwell for Professional Auditing Services

Submitted By: Matt Watson, Chief Financial Officer

Strategic Focus Area: Sound Governance and Finances

Issue/Summary

The City is required by Charter and State law to perform annually an independent audit of accounts and other financial transactions of the City by an outside auditor. Staff is requesting that Council authorize the City manager to extend and amend the current Contract with Weaver and Tidwell to perform the fiscal year end 2024 independent financial statement audit with an optional 1 year renewal for fiscal year end 2025 audit services.

Background

The City is required by Charter and State law to perform annually an independent audit of accounts and other financial transactions of the City by an outside auditor. The integrity and quality of the audit is of paramount concern to the City, to its citizens, and to those considering investments in or transactions with the City. The Audit Committee and staff shall review the outside audit each year to determine whether the City Council should consider a change in the firm conducting the outside audit or a change in the senior auditor in keeping with the goals stated in the Council Policy. Typically, the City issues a Request for Proposal (RFP) every 5 years for external auditing services, with the last RFP conducted in 2019 with Weaver and Tidwell ultimately being selected to perform the annual external audit. This agreement had 4 optional renewals through 2023.

The Financial Services, Purchasing, Budget, and GP&L accounting team is currently in the midst of a major financial system implementation that is projected to go live sometime in 2025. Due to this major initiative, staff approached the City Auditor and the Audit Committee to request that Weaver and Tidwell's contract be extended for fiscal year 2024 with an optional renewal for 2025, in order to ensure that the independent audit continues to be performed by a high level auditing firm while City staff continues the implementation of the finance system which has and will continue to take the majority of the teams resources to implement. The Audit Committee and City Auditor agreed to this request and Weaver and Tidwell have agreed to rotate the Senior Audit Manager to ensure a fresh perspective on this important function is taken. The attached Proposal from Weaver and Tidwell provides details on the proposed audit team and pricing for the 2024 engagement, which totals \$212,500. This pricing reflects a decrease in annual external auditing fees of \$7,000 due to the fact that there are not any major Government Accounting Standards to implement over the next two years.

Consideration / Recommendation

Approve by minute action to Authorize the City Manager to amend and extend an agreement with Weaver and Tidwell for an external financial audit engagement.

Attachments

Proposal for Professional Auditing Services

May 15, 2024

City of Garland, Texas
Purchasing Department
200 N. Fifth Street, 2nd Floor
Garland, Texas 75040

RE: Proposal for Professional Auditing Services (RFP #0772-19)

Honorable Mayor and City Council:

In today's environment, the City of Garland (the City) faces increasing pressure from all sides: citizens, businesses and employees alike all have demands for enhanced access and services; taxpayers are pushing for added transparency; and oversight bodies continue to change and expand reporting requirements.

Meeting all of these pressures involves a great deal of budgetary and operational complexity, plus one nearly priceless commodity: time. Often tasked with trying to do more and more with less, your management team and City personnel need a firm that can support them year round.

That's why we want to continue working with you.

Weaver and Tidwell, L.L.P. (Weaver) has over 70 years of serving government entities, including the City of Garland. With this proposal, Weaver commits to continue providing the City with a financial statements audit, federal and state single audits, agreed-upon procedures for the Texas Commission of Environmental Quality, REAC, and bond coverage reporting for the fiscal years ending September 30, 2024 and 2025.

But our commitment to you means more than meeting the minimum audit

requirements: Our goal is to help you meet your operational challenges with ease by providing you with real value beyond mere "check the box" compliance.

In addition to completing your audit with quality and thoroughness, we will also continue to work to help the City and you navigate changes in guidance and best practices and lay the foundation for achieving your longer term operational and strategic objectives.

We always incorporate unpredictable procedures into our audit plan and approach each year with professional skepticism. To ensure that you get an audit team with a fresh perspective, we have added **Jeff Wada, Senior Manager**, to the audit team. He is highly experienced with municipalities across the nation, specifically those with electric utilities, and is most often celebrated by our clients for taking complex accounting standards and regulations and making them easier to understand and implement.

300+

Government clients annually

40+

Cities & towns

100+

Local/regional entities

50+

School districts

100+

Entities receiving a single audit

50+

GFOA award recipients

"Weaver's audit team is professional, sensitive to our schedules, and are easy to work with. We enjoy working with our engagement team and feel our staff has learned a tremendous amount from Weaver.

– **Weaver Municipal Client**



Weaver and Tidwell, L.L.P.
2300 North Field Street, Suite 1000 | Dallas, TX 75201
Main: 972.490.1970

CPAs AND ADVISORS | [WEAVER.COM](https://www.weaver.com)

Questions and Communications

We encourage you and the City to contact us with routine questions throughout the engagement and throughout the year.



We do not bill you for general inquiries nor for the time to learn about changes in your operations. We see all of this as an investment in building a long-term relationship with you and enhancing the quality of the audit. Proactively sending us questions during the year always saves time during fieldwork.

A “No-Surprises” Approach

There should never be surprises when it comes to costs. Once the annual audit plan and corresponding fee estimate are complete and approved, we do not expect the cost of the engagement to exceed this initial cost estimate.

Keeping fees transparent and reasonable is just one way we demonstrate a commitment to our clients. If you're ever unsatisfied with your fee, please don't hesitate to let us know.

Estimated Fees

Cost efficiency is a Weaver hallmark: We pride ourselves on offering extensive capabilities at a reasonable cost. Our pricing reflects the level of insight and technical knowledge our team brings, focused on helping you meet both your immediate objectives and your long-term goals.

Weaver is committed to working with you to develop a conscious, cost-effective fee structure that reflects your unique needs — we want our relationship with you to be long-term and mutually beneficial.

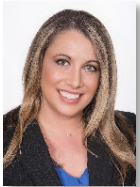
All-Inclusive Maximum Price

Services Included	2024 Fee
Audit of City of Garland financial statements and single audit (with Internal Audit assistance) as of and for the fiscal years ended September 30, 2024 and 2025.	\$ 208,000
Report on the revenue bond debt service coverage for years ended September 30, 2024 and 2025	\$ 2,000
Report on applying agreed upon procedures for landfills for the years ended September 30, 2024 and 2025	\$ 2,500
Total	\$212,500

Out-of-Pocket Expenses and Administrative Costs

The rates quoted are all-inclusive. We do not charge for out-of-pocket expenses, such as printing, report production and similar administrative costs. Routine meetings and accounting advice in the ordinary course of business are also considered part of our role as your professional services provider and are not charged as a separate fee.

Your Engagement Team



Sara Dempsey, CPA | Partner, Dallas Assurance Leader and Partner-in-Charge, Public Sector Services
Engagement Partner

Sara has over 20 years of public accounting experience and currently leads Weaver's Public Sector practice. Over the course of her career, her primary emphasis has been on public sector accounting and auditing services for municipalities, school districts, airports, electric utilities and other state and local government entities. Her clients have operating and capital budgets ranging from \$200 million to \$4.6 billion and manage federal and state grant expenditures exceeding the \$750,000 threshold for single audits.

She is a Certified Public Accountant (CPA) and has served on the American Institute of Certified Public Accountants (AICPA) State and Local Government Expert Panel. Sara is a member of the Government Finance Officers Association's (GFOA's) Special Review Committee and serves multiple clients who obtain the GFOA's Certificate of Achievement for Excellence in Financial Reporting. She is a sought-after public speaker, providing technical guidance on proper accounting treatment for complex transactions, implementing new accounting standards and leading professionals through the practical application of incorporating these rules in day-to-day operations. Sara holds a Bachelor of Business Administration in accounting, Texas State University.



John DeBurro, CPA | Partner, Assurance Services
Quality Control Partner

John has more than 20 years of experience leading audits for municipalities and other governmental entities. He manages annual financial audits for entities with government-wide net positions in excess of \$500 million, prepares audit reports for numerous entities that receive the GFOA award and researches proper accounting for complex transactions to assist clients with the implementation of new accounting standards. With John's extensive government experience, he is a sought-after speaker for industry conferences and trainings.

He is a member of the Texas Society of CPAs (TXCPA) and Chair of its Professional Standards Committee Government Subgroup. John is also a member of the AICPA, GFOA and the GFOA Special Review Committee, GFOAT and its Financial Reporting and Regulatory Response Committee, Planning Committee, Texas School Districts Annual Accounting and Auditing Conference and Chair of the Government and Single Audit Conference. He holds a Master of Science, New Hampshire College, and a Bachelor of Business Administration, the University of New Hampshire.



Jeff Wada, CPA | Senior Manager, Assurance Services

Jeff has more than 10 years of experience in public accounting, with extensive experience in auditing governmental entities, including municipalities, electric utilities, water districts and public school districts. Jeff performs audits in accordance with the Single Audit Act, Uniform Guidance and generally accepted government auditing standards. He prepares and reviews annual comprehensive financial reports (ACFRs) to ensure they meet GFOA standards for its Certificate of Achievement for Excellence in Financial Reporting.

Jeff is a CPA in California, with reciprocal privileges in Texas. He earned a Master of Science in accountancy from California State University, Fullerton, and a Bachelor of Science in management science, University of California at San Diego.



Brittany George, CISA, CISM, PCIP, QSA | Partner, IT Advisory Services

Brittany has more than 20 years of experience, including time spent at a Big Four firm. She provides IT consulting, cybersecurity services, System and Organization Controls (SOC) reporting, evaluation and testing of IT general controls (ITGCs) and regulatory services, such as Payment Card Industry (PCI) and Sarbanes-Oxley (SOX) compliance. Brittany has also performed system integration and extensive user acceptance testing. She has specific knowledge of government operations, systems and risks, having led IT audit activities for numerous municipalities and school districts.



A guest lecturer at the University of Texas at Austin and the University of Oklahoma, Brittany is highly regarded for her insight into information security best practices, as evidenced by presentations at the InfoSec World Conference & Expo, various Information Systems Audit and Control Association (ISACA) and Institute of Internal Auditors (IIA) chapters, Allinial Global, SecureWorld, PCI Community Meetings and the TXCPA. She is a member and past president of the ISACA (North Texas), a member of IIA, Association for Computer Operations Management (AFCOM), Tech Titans and its Cybersecurity Forum, Advisory Board of SecureWorld in Dallas. Brittany holds a Professional Graduate Certificate in cybersecurity, Harvard University, and a Bachelor of Business Administration, management information systems, University of Oklahoma.

For the two-year renewal period with the City, Weaver will keep the same terms and conditions of the last contract.

I confirm that I am an authorized individual that can contractually bind the firm. If you have any questions regarding this proposal or any other matter, please contact me at any time. We are glad to propose on this engagement and look forward to working with the City and its staff.

Sincerely,

Sara J. Dempsey

Sara Dempsey, CPA | Partner, Dallas Assurance Leader and Partner-in-Charge, Public Sector Services
Direct: 972.448.6958 | Email: sara.dempsey@weaver.com



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

Meeting Date: 07/16/2024
Title: Approve a development agreement between the City and The Reserve at Shiloh, LLC.
Submitted By: Brian England, City Attorney
Strategic Focus Area: Growing Economic Base
Vibrant Neighborhoods and
Commercial Centers

Issue/Summary

Approve a development agreement between the City and The Reserve at Shiloh, LLC to waive tree mitigation fees of approximately \$364,000 in exchange for the dedication of 5.182 acres adjacent to Duck Creek and generally north of the VA Hospital site. The land dedicated would provide the City with the ability to construct a future 12' spine trail in accordance with the Trail and Bikeways Master Plan contingent on available funds. The property is located east of Shiloh Rd. and north of Walnut St. and is a previous Council approved 9% LIHTC affordable housing project.

Background

The development agreement was presented to City Council at the July 1, 2024 Work Session. Council by consensus vote approved staff moving forward with the agreement as presented.

Consideration / Recommendation

Approve the development agreement as presented at the July 1, 2024 Work Session and attached hereto.

Attachments

Development Agreement Reserve at Shiloh

**DEVELOPMENT AGREEMENT BETWEEN
RESERVE AT SHILOH LLC AND THE CITY OF GARLAND, TEXAS**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and executed effective as of _____, 2024, by and between RESERVE AT SHILOH LLC, a Texas limited liability company ("Developer"), and the CITY OF GARLAND, TEXAS, a home-rule municipality ("City") (collectively, "Parties").

RECITALS:

The RECITALS in this Section are (1) true and correct; (2) incorporated as part of this Agreement for all purposes; (3) evidence the intent of the Parties in entering into this Agreement; and (4) to be used in interpreting this Agreement:

WHEREAS, Developer is the owner of that certain tract of land situated in the City of Garland, Dallas County, Texas, consisting of approximately 11.891 acres in the John W. Keene Survey, Abstract No. 738, City of Garland, Dallas County, Texas, as more particularly described as Lot 2, Block 1, Reserve at Shiloh and in Exhibit A, attached hereto and incorporated herein for all purposes ("Property");

WHEREAS, City is the owner of those certain existing easements as follows:

- (i) A 20-foot-wide utility easement generally located along Duck Creek, within the City of Garland, Dallas County, as recorded in Volume 5551, Page 91, of the Deed Records of Dallas County, Texas ("Utility Easement");
- (ii) A variable width drainage easement generally located along and west of Duck Creek, within the City of Garland, Dallas County, as recorded in County Clerk Instrument Number 201100022643, of the Official Public Records of Dallas County, Texas ("Drainage Easement"); and
- (iii) A variable width drainage and recreational trail easement along and west of Duck Creek, within the City of Garland, Dallas County, as recorded in County Clerk Instrument Number 202200150225, of the Official Public Records of Dallas County, Texas ("Recreation Easement") (collectively with the Utility Easement and Drainage Easement as the "Easements");

WHEREAS, the Easements are located within and make up a portion of the Property;

WHEREAS, Developer filed a Final Plat in the Official Public Records of Dallas County as Instrument Number 202200150225 and has submitted a site plan and tree mitigation plan for the development of an apartment complex on the Property to be known as the Reserve at Shiloh ("Development"), which for the enhancement and benefit of the Development and the City necessitates (1) the donation of land to the City within the Property and (2) the construction and completion of certain public trail improvements by the City (collectively, "Public Improvements");

WHEREAS, Developer and the City now desire to enter into this Agreement for the purposes of Developer donating certain land and the City accepting the donation of land for the

construction of a public trail, which the Parties have determined are in the best interest of both and the public;

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

A. Definitions.

1. "Agreement" is defined in the recitals.
2. "City" is defined in the recitals.
3. "City Requirements" mean ordinances, resolutions, rules, regulations, directives, and policies of the City that have been duly adopted and that are customarily and uniformly applied to public and private development within the City. The City Requirements, as applied to the Public Improvements, include, but are not limited to, maintenance bonds.
4. "Developer" is defined in the recitals.
5. "Development" is defined in the recitals.
6. "Easements" is defined in the recitals.
7. "Party" and "Parties" are defined in the introductory paragraph.
8. "Property" is defined in the recitals.
9. "Public Improvements" is defined in the recitals.

B. Developer's Obligations.

1. **Donation of Property.** Parties acknowledge that the Development necessitates the donation of certain property to the City. Developer agrees to perform, or cause to be performed, the following:
 - a. Developer shall replat the Property and subdivide it so as to dedicate in fee approximately 5.182 acres of land on the east side of the Property as more fully depicted on Exhibit B (the "Donated Land"). In addition to dedicating the Donated Land via the aforementioned subdivision, Developer will provide a Special Warranty Deed to be executed by Developer to evidence transfer of the Donated Land to the City (the "Dedication Deed"). A copy of the Dedication Deed is attached hereto as Exhibit C.

- b. In the replat, Developer shall not remove any prior dedications, whether Right-of-Way or Easement, to the City from the Final Plat filed at Document Number 2022-202200150225 in the Official Plat Records of Dallas County, which Developer affirms were previously dedicated because they were reasonably necessary to serve the Development.
- c. Developer agrees to provide, at its sole cost and expense, the legal descriptions and exhibits, including any and all County Clerk filing and recording fees, for all conveyance instruments.

C. City's Obligations

- 1. City agrees that upon its review and consideration of the replat of the Reserve at Shiloh and any ancillary permits to construct same, it will consider the Donated Land in its calculations of open space under the Garland Development Code.
- 2. Upon review and approval of the replat of the Reserve at Shiloh, the City agrees to accept the Donated Land.
- 3. In consideration of the Donated Land, the City agrees to waive all tree mitigation fees that would otherwise be required for the Development as calculated under the Final Plat and anticipated replat.
- 4. City will construct a twelve-foot trail within the Donated Land, the location of which shall be at the City's sole discretion.

D. Section 2270 Verification. Pursuant to Section 2270 of the Texas Government Code, Developer hereby certifies that it does not boycott Israel and will not boycott Israel during the term of this Agreement.

E. Severability. If any term or provision of this Agreement is held to be illegal, invalid, or unenforceable, the legality, validity, or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid, or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid, or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.

F. Waiver. Either the City or Developer shall have the right to waive any requirement contained in this Agreement, which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

G. Assignment. This Agreement may not be assigned by either of Developer or City without the written consent of the other Party.

- H. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.
- I. Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both Parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.
- J. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.
- K. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.
- L. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the Parties and supersedes any and all prior agreements, arrangements, or understandings between the Parties relating to the subject matter. No oral understandings, statements, promises, or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally and no written modification of this Agreement shall be effective unless executed by both Parties.
- M. Relationship of Parties; No Third Party Beneficiaries. Nothing contained in this Agreement shall be deemed or construed by the Parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the Parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the Parties hereto shall be deemed to create any relationship between the Parties other than the relationship of independent Parties contracting with each other solely for the purpose of effecting the provisions of this Agreement. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.
- N. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the Parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this Agreement, the Parties will first attempt to resolve the dispute by taking the following steps:
1. A written notice (the "Notice of Dispute") substantially describing the nature of the dispute shall be delivered by the dissatisfied party (the "Dissatisfied Party") to the other party (the "Responding Party"), which Notice of Dispute shall request a written response (the "Response") which attempts to resolve the dispute; and
 2. If the Responding Party fails to deliver the Response within ten (10) days after its receipt of the Notice of Dispute, either party may proceed to institute any lawsuit

or proceeding arising from this Agreement. If the Responding Party timely delivers the Response to the Dissatisfied Party and the Response does not reasonably resolve the dispute in the opinion of the Dissatisfied Party, the Dissatisfied Party shall deliver written notice to that effect (the "Notice of Continuing Dispute") to the Responding Party. Within thirty (30) days after the Responding Party's receipt of the Notice of Continuing Dispute, an individual appointed by the Dissatisfied Party having authority over the activities of the Dissatisfied Party and an individual appointed by the Responding Party having authority over the activities of the Responding Party shall meet in person at a time and location mutually acceptable to the Parties in an effort to resolve the dispute. In the event that the Dissatisfied Party and the Responding Party are unable to agree on the time and location of such meeting, or after such meeting a dispute remains, either party may proceed to institute any lawsuit or proceeding arising from this Agreement.

- O. Authority. The City represents and warrants that this Agreement has been approved by resolution duly adopted by the Garland City Council in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been authorized to do so. Developer represents and warrants that this Agreement has been approved by appropriate action of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so. Each assignee, lender, or successor who becomes a party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee, lender, or successor and that the individual executing this Agreement on behalf of such assignee, lender, or successor has been authorized to do so.
- P. Governmental Powers; Waiver of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its governmental powers, immunities, or rights that would otherwise be available to it by law except for Developer to enforce the terms of this Agreement. Nothing in this Agreement is intended to delegate or impair the performance by the City of its governmental functions. The Parties acknowledge that this Agreement is a contract for goods or services and subject to the provisions of Subchapter I, Chapter 271 of the Texas Local Government Code.
- Q. Effective Date. The effective date of this Agreement shall be the date on which this Agreement is executed by the City Manager, or his designee, of the City of Garland.
- R. Term. The term of this Agreement shall begin on the Effective Date and expire upon the date the issuance of an unconditional certificate of occupancy for the Development.

{SPACE INTENTIONALLY BLANK – SIGNATURES ON FOLLOWING PAGE}

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the ____ day of _____, 2024.

THE CITY OF GARLAND,
a Texas home-rule municipality

By: _____
Name: Judson Rex
Title: City Manager

RESERVE AT SHILOH LLC,
a Texas limited liability company

By: MVAH Reserve at Shiloh LLC,
an Ohio limited liability company,
its Managing Member

By: Pivotal GP Holding LLC,
f/k/a MVAH Holding LLC,
a Georgia limited liability company,
its Sole Member

By: 
Name: Nick McKee
Title: Authorized Signer

EXHIBIT "A"

Description of the Property

Being all of Lot 2, Block 1, Reserve At Shiloh, an addition to the City of Garland, Texas, according to the plat thereof, recorded in County Clerk Instrument Number 202200150225, of the Official Public Records of Dallas County, Texas.

EXHIBIT "B"

SITE PLAN SHOWING DONATED LAND

(See Attached)

EXHIBIT "C"

DEDICATION DEED

(See Attached)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

RESERVE AT SHILOH LLC, a Texas limited liability company ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to it paid by **THE CITY OF GARLAND, TEXAS**, a home-rule municipality duly incorporated under the Constitution and laws of the state of Texas ("**Grantee**"), having an address of 200 N. Fifth Street, Garland, Texas 75040, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee, subject to the Permitted Exceptions (as defined below), that certain real property described in **Exhibit A** attached to and made a part of this Special Warranty Deed for all purposes, (the "**Land**") together with all rights, covenants, licenses, privileges, hereditaments and warranties, and easements or similar rights appurtenant to the Land; air rights, water, water rights, and water stock relating to the Property; and rights-of-way, rights of ingress or egress, or other interests in, on or to any land, highway, street, road, or avenue in, on, across, abutting, or adjoining the Land, and any strips and gores adjacent to or lying between the Land, and any adjacent land or in any land lying in the bed of any street opened or proposed in front of or adjoining the Land (collectively, the "**Property**").

GRANTOR RESERVES FOR ITSELF, AND DOES NOT HEREBY GRANT, BARGAIN, SELL, OR CONVEY TO GRANTEE, ANY IMPROVEMENTS, STRUCTURES, OR FIXTURES PLACED, CONSTRUCTED, AND/OR INSTALLED UPON THE LAND AS OF THE DATE THIS SPECIAL WARRANTY DEED IS SIGNED, ALL OF WHICH SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF GRANTOR FOR ALL PURPOSES.

TO HAVE AND TO HOLD the above described Property, subject to the reservations and Permitted Encumbrances above, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors and assigns forever and said Grantor does hereby bind Grantor, Grantor's successors and assigns to warrant and forever defend, all and singular the said Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by through

or under Grantor, but not otherwise.

GRANTOR MAKES THIS CONVEYANCE ON AN "AS IS, WHERE IS, AND WITH ALL FAULTS" BASIS. OTHER THAN THE WARRANTY CONTAINED IN THIS DEED, GRANTOR MAKES NO OTHER WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, EXISTENCE OR NON-EXISTENCE OF HAZARDOUS SUBSTANCES, HABITABILITY, MERCHANTABILITY, TENANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE, WITH RESPECT TO THE PROPERTY.

[Signature page follows.]

This Special Warranty Deed is executed to be effective this ____ day of _____, 2024.

GRANTOR:

RESERVE AT SHILOH LLC,
a Texas limited liability company

By: **MVAH Reserve at Shiloh LLC,**
an Ohio limited liability company,
its Managing Member

By: **Pivotal GP Holding LLC,**
f/k/a MVAH Holding LLC,
a Georgia limited liability company,
its Sole Member

By: _____
Brian McGeady, Authorized Signer

ACKNOWLEDGEMENT

STATE OF _____ §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, _____, 2024 by Brian McGeady, the Authorized Signer of Pivotal GP Holding LLC, f/k/a MVAH Holding LLC, a Georgia limited liability company, the Sole Member of MVAH Reserve at Shiloh LLC, an Ohio limited liability company, the Managing Member of Reserve at Shiloh LLC, a Texas limited liability company, on behalf of said company.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Notary Public in and for the State of _____
My commission expires on _____

AFTER RECORDING

RETURN TO:

City of Garland
PO Box 469002
Garland, Texas 75046

EXHIBIT A
LEGAL DESCRIPTION

BEING, all of that 5.182 acre (225,725 square foot) tract of land situated in the *** Survey, Abstract No. ***, in the City of Garland, Dallas County, Texas; being part of that tract of land described in Special Warranty Deed to Reserve at Shiloh LLC as recorded in Instrument No. 202200101706 of the Official Public Records of Dallas County, Texas; and being part of Lot 2, Block 1, Reserve at Shiloh, an addition to the City of Garland as recorded in Instrument Number 202200150225 of the Official Public Records of Dallas County, Texas; said 5.182 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at the southeast corner of said Lot 2; said point being in the west line of Lot 3, Block 5, Creekside Village No. 3, an addition to the City of Garland as recorded in Volume 98061, Page 138 of the Plat Records of Dallas County, Texas; said point being in Duck Creek;

THENCE, South 85 degrees 24 minutes 20 seconds West, departing the west line of said Lot 3, along the south line of said Lot 2, a distance of 584.90 feet to a point for corner;

THENCE, departing the south line of said Lot 2, over and across said Lot 2 the following twenty-nine (29) courses and distances:

North 04 degrees 43 minutes 31 seconds West, a distance of 26.66 feet to a point for corner;

North 19 degrees 21 minutes 55 seconds East, a distance of 6.04 feet to a point for corner;

North 08 degrees 52 minutes 30 seconds East, a distance of 15.01 feet to a point for corner;

North 32 degrees 38 minutes 35 seconds East, a distance of 12.79 feet to a point for corner;

Due North, a distance of 13.87 feet to a point for corner;

North 09 degrees 51 minutes 14 seconds West, a distance of 14.06 feet to a point for corner;

North 12 degrees 10 minutes 01 seconds East, a distance of 35.76 feet to a point for corner;

In a northwesterly direction, along said curve to the left, an arc length of 58.21 feet, having a radius of 100.00 feet, a central angle of 33 degrees 21 minutes 07 seconds, and a chord which bears North 04 degrees 30 minutes 32 seconds West, 57.39 feet to a point for corner;

In a northwesterly direction, along said curve to the left, an arc length of 101.97 feet, having a radius of 284.87 feet, a central angle of 20 degrees 30 minutes 32 seconds, and a chord which bears North 28 degrees 02 minutes 06 seconds West, 101.43 feet to a point for corner;

North 40 degrees 05 minutes 31 seconds West, a distance of 37.86 feet to a point for corner;

North 39 degrees 53 minutes 17 seconds West, a distance of 11.01 feet to a point for corner;

North 34 degrees 36 minutes 32 seconds East, a distance of 7.70 feet to a point for corner;

In a southeasterly direction, along said curve to the right, an arc length of 8.08 feet, having a radius of 85.06 feet, a central angle of 05 degrees 26 minutes 37 seconds, and a chord which bears South 73 degrees 47 minutes 14 seconds East, 8.08 feet to a point for corner;

In a northeasterly direction, along said curve to the left, an arc length of 46.91 feet, having a radius of 70.97 feet, a central angle of 37 degrees 52 minutes 11 seconds, and a chord which bears North 89 degrees 59 minutes 58 seconds East, 46.06 feet to a point for corner;

In a northeasterly direction, along said curve to the right, an arc length of 11.81 feet, having a radius of 45.93 feet, a central angle of 14 degrees 43 minutes 55 seconds, and a chord which bears North 78 degrees 25 minutes 50 seconds East, 11.78 feet to a point for corner;

In a northeasterly direction, along said curve to the left, an arc length of 15.26 feet, having a radius of 10.00 feet, a central angle of 87 degrees 26 minutes 17 seconds, and a chord which bears North 42 degrees 04 minutes 39 seconds East, 13.82 feet to a point for corner;

Due East, a distance of 0.00 feet to a point for corner;

In a northwesterly direction, along said curve to the left, an arc length of 59.31 feet, having a radius of 37.66 feet, a central angle of 90 degrees 14 minutes 00 seconds, and a chord which bears North 42 degrees 45 minutes 08 seconds West, 53.37 feet to a point for corner;

In a northwesterly direction, along said curve to the right, an arc length of 104.91 feet, having a radius of 104.85 feet, a central angle of 57 degrees 19 minutes 48 seconds, and a chord which bears North 59 degrees 17 minutes 29 seconds West, 100.59 feet to a point for corner;

In a northwesterly direction, along said curve to the left, an arc length of 89.75 feet, having a radius of 137.53 feet, a central angle of 37 degrees 23 minutes 28 seconds, and a chord which bears North 43 degrees 06 minutes 04 seconds West, 88.17 feet to a point for corner;

In a northwesterly direction, along said curve to the right, an arc length of 75.33 feet, having a radius of 158.31 feet, a central angle of 27 degrees 15 minutes 52 seconds, and a chord which bears North 48 degrees 09 minutes 52 seconds West, 74.63 feet to a point for corner;

In a northwesterly direction, along said curve to the left, an arc length of 99.19 feet, having a radius of 68.72 feet, a central angle of 82 degrees 42 minutes 21 seconds, and a chord which bears North 75 degrees 53 minutes 06 seconds West, 90.80 feet to a point for corner;

In a southwesterly direction, along said curve to the right, an arc length of 10.40 feet, having a radius of 166.04 feet, a central angle of 03 degrees 35 minutes 13 seconds, and a chord which bears South 64 degrees 33 minutes 20 seconds West, 10.39 feet to a point for corner;

North 36 degrees 42 minutes 23 seconds West, a distance of 21.95 feet to a point for corner;

North 21 degrees 12 minutes 15 seconds West, a distance of 22.15 feet to a point for corner;

North 26 degrees 34 minutes 36 seconds West, a distance of 23.39 feet to a point for corner;

North 25 degrees 46 minutes 58 seconds West, a distance of 7.92 feet to a point for corner;

In a northwesterly direction, along said curve to the right, an arc length of 19.89 feet, having a radius of 50.00 feet, a central angle of 22 degrees 47 minutes 38 seconds, and a chord which bears North 14 degrees 23 minutes 09 seconds West, 19.76 feet to a point for corner;

North 02 degrees 59 minutes 20 seconds West, a distance of 12.79 feet to a point for corner in the north line of said Lot 2; said point being in the south line of Lot 1, Block 1, St. Barnabas Church, an addition to the City of Garland as recorded in Volume 72078, Page 2579 of the Plat Records of Dallas County, Texas;

THENCE, North 46 degrees 58 minutes 23 seconds East, along the north line of said Lot 2, a distance of 135.90 feet to a point for corner;

THENCE, North 89 degrees 36 minutes 14 seconds East, continuing along the north line of said Lot 2, a distance of 109.99 feet to a point for corner; said point being in the west line of said Lot 3; said point being in Duck Creek;

THENCE, along the east line of said Lot 2 and the west line of said Lot 3, and along Duck Creek, the following four (4) courses and distances:

South 65 degrees 54 minutes 46 seconds East, a distance of 110.65 feet to a point for corner;

South 31 degrees 48 minutes 46 seconds East, a distance of 551.45 feet to a point for corner;

South 72 degrees 21 minutes 46 seconds East, a distance of 368.40 feet to a point for corner;

South 01 degrees 49 minutes 14 seconds West, a distance of 63.28 feet to the POINT OF BEGINNING and containing an area of 5.182 acres or 225,725 square feet of land, more or less.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

Meeting Date: 07/16/2024

Title: Bond Committee Study and Appointments

Submitted By: Phillip Urrutia, Assistant City Manager

Issue/Summary

In accordance with the City Charter, Article X - Section 3, the Council will consider the appointment of a Bond Study Committee. In appointing these members, the Council will also issue charges to the Committee.

Mayor Scott LeMay: Justin Varghese, Lindsey Fiegelman

Mayor Pro Tem Ed Moore: James Kalakkattu, Marisol Trevizo

Deputy Mayor Pro Tem Lucht: Kristin Lucido, Jaric Jones

Councilmember Jeff Bass: Ricky McNeal, Peter Almanza

Councilmember Kris Beard: Dr. Mary Brumbach, Joseph Maverro

Councilmember B.J. Williams: CorSharra Prenell, Kim Thiehoff

Councilmember Carissa Dutton: Franklin Jesse Wolf, Reggie Walker

Councilmember Dylan Hedrick: John Chip VanPelt, Joe Thomas

Councilmember Chris Ott: Bob Duckworth, Tony Torres

Background

Council appointments are ready for discussion and consideration as presented.

Consideration / Recommendation

Council Discussion.

Attachments

Resolution Bond Committee

City Council Charges to the Committee

Justin Varghese

Lindsey Fiegelman

Sharonda Green

James Kalakkattu

Marisol Trevizo

Kristin Lucido

Jaric Jones

Ricky McNeal

Peter Almanza

Dr. Mary Brumbach

Joseph Maverro

CorSharra Prenell

Kim Thiehoff

Franklin Jesse Wolf

Reggie Walker

John Chip VanPelt

Joe Thomas

Bob Duckworth

Tony Torres

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS,
APPOINTING MEMBERS TO THE 2024-25 BOND STUDY COMMITTEE AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Article X, Section 3, "Bond elections," of the Home Rule Charter requires, "[b]efore submitting a proposition to issue new or additional bonds for approval by the voters, the Council convene a Bond Study Committee, composed of not less than nine (9) residents of the City, to make recommendations to the Council on all such propositions;"

WHEREAS, the City Council believes it is in the best interest of the City for a Bond Study Committee to review and make recommendations of a proposed bond program to take to the voters in a special election to be held in May of 2025; and

WHEREAS, the City Council desires to appoint the following residents of the City of Garland to serve on the 2024-25 Bond Study Committee.

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

Section 1

That the City Council hereby appoints the following residents of the City of Garland to the 2024-25 Bond Study Committee:

Mayor Scott LeMay appoints:

Justin Varghese
Lindsey Fiegelman
Sharonda Green

Mayor Pro Tem Ed Moore appoints:

James Kalakkattu
Marisol Trevizo

Deputy Mayor Pro Tem Margaret Lucht appoints:

Kristin Lucido
Jaric Jones

Councilmember Jeff Bass appoints:

Ricky McNeal

Peter Almanza

Councilmember Kris Beard appoints:

Dr. Mary Brumbach
Joseph Maverro

Councilmember B.J. Williams appoints:

CorSharra Prenell
Kim Thiehoff

Councilmember Carissa Dutton appoints:

Franklin Jesse Wolf
Reggie Walker

Councilmember Dylan Hedrick appoints:

John Chip VanPelt
Joe Thomas

Councilmember Chris Ott appoints:

Bob Duckworth
Tony Torres

Section 2

That this Resolution shall be and become effective on July ____,
2024.

PASSED AND APPROVED this the _____ day of
_____, 2024.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary

CITY COUNCIL CHARGES TO THE BOND STUDY COMMITTEE

GROW GARLAND: VISION

Grow Garland through strategic investment in 1) public infrastructure and 2) development and redevelopment initiatives that drive additional sales tax and increase the City's commercial property tax base, by:

- Creating amenities that promote Garland as a regional destination;
- Improving the livability and quality of life of Garland residents;
- Supporting the retention, expansion, and recruitment of employers; and,
- Encouraging redevelopment of underutilized and low value property.

PURPOSE

The Bond Study Committee will evaluate public infrastructure and potential development and redevelopment opportunities within the City of Garland and ultimately provide a recommendation to City Council on potential projects and programs that could be included in a Bond Election.

The City Council will review the recommendations and may call for a General Obligation Bond Election in May 2025.

In accordance with the City's Charter, Article X – Section 3:

“Before submitting a proposition to issue new or additional bonds for approval by the voters, the Council shall first convene a Bond Study Committee, composed of not less than nine (9) residents of the City, to make recommendations to the Council on all such propositions. The Council shall establish the Bond Study Committee at a regular meeting no later than 6 months preceding an election.”

COMMITTEE MEMBERS

The Bond Study Committee will be a 19-member committee comprised of citizens of Garland appointed by the City Council. Each councilmember will nominate 2 citizens to serve on the committee with the mayor nominating 3 at-large committee members. Consistent with the intent of the City Charter, City Council will approve all committee members.

The Bond Study Committee will select a chairperson to lead the group and report to City Council on a regular basis. The Chairperson will provide an update to Council at least once per month or when requested by City Council.

COMMITMENT

The Council is asking the committee members to dedicate considerable time beginning in August 2024 through December 2024. During those months, committee members will meet with the

City's Bond Program Development Team, consisting of staff from the city manager's office, finance and budget, economic development, planning, engineering, and others, to review and discuss the City's financial outlook, economic development strategies and needs, and other potential investments in the community. Initially, meetings should occur at least twice monthly, with more frequent meetings as the Committee deems necessary in order to achieve key deliverables to the Council.

PUBLIC MEETINGS

All meetings associated with the Bond Study Committee will be considered public meetings. The public may attend the meetings in an observer capacity.

In advance of each meeting, an agenda will be posted publicly, consistent with state law and city policy. The Bond Program Development Team will prepare meeting agendas, compile background materials, and otherwise assist the committee with support and research.

The committee, working with the Bond Program Development Team, will determine the most appropriate place to hold meetings. Accessibility, room size, proximity, location, and other factors should be emphasized as consideration when planning meetings. The committee is encouraged to be creative when considering where to meet, keeping in mind the nature of the work and the importance of being accessible to the public.

PUBLIC INPUT AND FEEDBACK

The City Council recognizes that an inclusive process is as important as a positive outcome. Accordingly, as the committee develops potential programs and projects for the bond initiative, it is vital that they seek to engage the residents of Garland for input and feedback. The Bond Program Development Team will assist the committee with planning and preparing for public input sessions. The committee is encouraged to first develop alternatives and concepts for the public to study, then adjusting proposals after carefully considering the input received.

BOND POSSIBILITIES

At the first few committee meetings, members will receive background and contextual information on Garland's Challenge, the purpose of economic development, real estate development trends and data, and current development/redevelopment initiatives. A presentation outlining Garland's Economic Development Strategic Plan will also be provided in addition to a list of possible bond project and program ideas. The list of ideas below has been prepared as a starting point for the committee. Ideas have been and will be generated by City Council and staff based upon their knowledge of public infrastructure and economic development and redevelopment needs and opportunities within the community.

The committee's final list of recommendations will include a brief description and justification of how each project or program initiative meets the vision outlined above and how each fulfills the objectives of Garland's Economic Development Strategic Plan.

The following Catalyst Areas and Programs / Projects will initially be considered:

- Catalyst Areas:
 - SH-190 / Firewheel Town Center / Bunker Hill
 - Medical District (TIF #3)
 - Forest / Jupiter / Walnut / Downtown Garland (TIF #1)
 - South Garland Avenue / IH-635
 - Centerville / Broadway
 - Centerville Marketplace
 - IH-30 / Rosehill / Harbor Point (TIF #2)
- Programs / Projects:
 - Incentives to attract destination amenities including retail, restaurant, entertainment, and experience venues
 - Funding to recruit a right-sized hospital and make other improvements to the City's medical district
 - Improvements to commercial shopping centers across Garland, and promote small business growth and development
 - Development of amenities and other transformations within the City's manufacturing / industrial core
 - Incentives for hotel / conference center development
 - Land assembly and clearing for redevelopment
 - Public infrastructure projects as identified in the City's multiple master plans, studies and assessments. Including but not limited to trails, parks, commercial corridors, streetscaping, and public art

BOND POSSIBILITIES – GENERAL INFORMATION

Other programs / projects may be added to the list for committee considerations as follows:

- As requested by the Mayor or City Manager
- As requested by at least 2 members of the City Council
- As requested by a simple majority of Bond Study Committee members

The Bond Program Development Team will assist the committee in estimating costs, analyzing economic impact, and assessing the criteria for inclusion in one or more bond proposition(s) for all programs / projects.

FINAL DELIVERABLE / RECOMMENDATION TO COUNCIL

Based on an analysis of the City's financial capacity without increasing the property tax rate, staff will provide an amount in August 2024 that will not exceed available debt service capacity.

The Bond Study Committee will be charged with submitting a final report and recommendation to City Council. The committee's recommendation to City Council shall include a representative program and project list that will include, at a minimum, the following information for each:

- A detailed description of the program / project, including a specific scope of work
- Estimated project cost or program allocation
- Prioritization of all programs and projects
- Location within the City including City Council District, where applicable
- An estimated timeline to complete each program or project

The Bond Study Committee will prioritize project and programs to fit within the available debt service capacity as the initial recommendation. The Bond Study Committee may prepare additional recommendation(s) that exceeds available debt service capacity for additional projects/programs prioritized by the committee for inclusion, with the anticipated tax rate impact.

COUNCIL CONSIDERATION

Upon receiving the Bond Study Committee's recommendation, City Council will consider their recommendations and take appropriate action towards implementation of a General Obligation Bond Election with a date to be determined.



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
AUG 24 2023
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: 08/23/2023

Name: Justin Varghese

Phone: _____ (Home)

Address: 5406 Windsong Way

Phone: _____

City, State, Zip: Garland, TX, 75040

Email: _____

✓ Resident of Garland for 2 years Resident of Texas for 17 years

Dallas County Voter Registration Number _____ 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.

Realestate Agent with BEAM REALESTATE LLC. for last 8 years.

If you have previously served on a City Board or Commission, please specify and list dates of service.
No.

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

Doing Community services as Board of Director of INDIA ASSOCIATION OF NORTH TEXAS for past 4 years.

What is your educational background?

Bachelor's in science.

What is your occupational experience?

Computer Programming , Church Ministry and Realestate

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

Authentisign

Justin Varghese

8/23/2023 9:15:11 PM CDT

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

Bond Study Committee

** 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 _____

Clerk Signature & Date

Courtney Vannoy
8-25-23

Disclosure Form Filed _____

Revised 05/2021



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAR 26 2024

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

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

Please Type or Print Clearly:

Date: 03/25/2024

Name: Lindsey Fiegelman

Phone: [REDACTED]

Address: 1330 Surrey Court

Phone: [REDACTED]

City, State, Zip: Garland, TX 75043

Email: [REDACTED]

Resident of Garland for 8 years Resident of Texas for 38 years

☒ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 3

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

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

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

I worked in retail customer service for 10 years, and I have been in law firms in administrative, paralegal, and record management capacities for 13 years. I've had a great deal of practice of interaction with the public in positive and negative situations, and it gave me a problem-solving attitude. My work in the legal field utilizes my attention to detail and results-oriented work.

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.

GLOWS, Dallas County Elections clerk and judge, Duck Creek Cleanup, Dallas Walk to Defeat ALS

What is your educational background?

BA from Texas A&M University, College Station (2004-2008)

What is your occupational experience?

Currently I am the lead records and information governance analyst at a major law firm in Dallas. My background is in legal admin/assistance and customer service (retail)

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

[Signature]

Board or Commission of first, second and third choice:

- ☐ Animal Services Committee
- ☒ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☒ 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
- ☐ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board

** 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
3.26.24

Disclosure Form Filed

Revised 08/2023



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JAN 29 2024

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 1/29/2024

Name: Sharonda Green

Phone:

Address: 102 N Shiloh Rd. #104

Phone:

City, State, Zip: Garland Tx 75042

Email:

Resident of Garland for 4 years

Resident of Texas for 9 years

Dallas County Voter Registration Number [REDACTED] and City Council District Number 8

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

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

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

As a minority women in business, I have many attributes that can be shared with the community in promoting diversity. In my field I'm a 3% that works to unite everyone in working together by using their 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.

Awarded the Garland Chamber Of Commerce Community Service 2023 Award. I'm 2nd Chair Board Member of the Chamber WBE Committee, Class # 43 LG, Class # 54 GPCA, Member of GPCAAA

What is your educational background?

College

What is your occupational experience?

Founder/CEO Investigation & Protection (Security Sector)

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

[Signature]

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

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒
Courtney Vanover
2-26-24

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018



Application for City of Garland Boards and Commissions

First Name:	JAMES	Last Name:	KALAKKATTU
Address:	2613 CLAYMORE AVE	Apt./Suite:	
City:	GARLAND	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, LinkedIn, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Bond Committee	2 nd Choice:	Board of Adjustment
		3 rd Choice:	Garland Housing Finance Corporation

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

Business Manager/Financial Operations Manager at Parkland Hospital 10+ years
CEO and Administrator at American Healthcare Concepts 14+ years
Real Estate Agent, Builder, Mortgage Company Operator experience. In real estate for more than 20 years. Accounting and Book Keeping experience

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

None

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

HOA Board Member - Emerald Lake HOA
President-CEO of Bethel Mission

What is your educational background?

Master Degree in Economics/Finance
Master Degree in Sociology
Diploma in Accountancy and Book Keeping

Referred by: Ed Moore - Mayor Pro Term - District 3 - City of Garland

District: 3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. 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.

JK GROUP INTL, LLC - 2613 CLAYMORE AVE. GARLAND, TX 75043
KALAKKATTU PROPERTIES LLC- 2613 CLAYMORE AVE, GARLAND, TX 75043
BETHEL RE INVESTMENTS, LLC - 2613 CLAYMORE AVE, GARLAND, TX 75043

2. 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 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.

2613 CLAYMORE AVE. GARLAND, TX 75043

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Marisol	Last Name:	Trevizo
Address:	1606 Skyline Dr.	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, LinkedIn, Nextdoor			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Bond Committee	2 nd Choice:	Plan Commission
		3 rd Choice:	Dallas Area Rapid Transit Board
Please list any experience that qualifies you to serve in the areas you have indicated.			
I have prior experience working in local governments, i.e. City of Dallas and City of Fort Worth. I also have a Masters in Public Administration.			
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 projects with which you have been involved.			
Dia De Los Muertos			
What is your educational background?			
Masters of Public Administration			
Referred by:	Ed Moore	District:	3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. 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.

2. 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 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 Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



GARLAND

TEXAS MADE HERE



Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: August 21, 2023

Name: Kristin Lucido

Phone: N/A

(Home)

Address: 3405 Ridgedale Drive

Phone

(Other)

City, State, Zip: 75041

Email

Resident of Garland for 22 years

Resident of Texas for 52 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 5

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

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

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

As a Garland resident and homeowner for more than 20 years, I'm very familiar with opportunities to improve the city.

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

Currently serve on City of Garland Library Board, representing District 5, since September 2022.

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

I am a member of Texas PTA and have served on the PTA boards of Watson Technology Center and Jacinto High School.

What is your educational background?

BBA in Marketing from Baylor University, MA in Communications/Advertising from the University of Texas at Dallas

What is your occupational experience?

I have more than 30 years of experience in marketing, public relations, communications and advertising, sales and management.

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

Signature of Applicant

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

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

Bond

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Date Notified _____

Disclosure Form Filed _____

Courtney Vanover 8.23.23



GARLAND

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Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 08/17/2023

Name: Jaric Jones

Phone: _____

(Home)

Address: 701 Parkmont Drive

Phone: _____

(Other)

City, State, Zip: Garland, TX, 75041

Email: _____

Resident of Garland for 1 years

Resident of Texas for 28 years

Dallas County Voter Registration Number Garland City Council District Number 5

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.

City Planner, 5 years

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

Unified Building Standards Commission: July 2023-Present

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

N/A

What is your educational background?

Bachelors, Interdisciplinary Studies - City Planning, University of Texas at Arlington

Masters, City and Regional Planning, University of Texas at Arlington

What is your occupational experience?

City Planner

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

Jaric Jones

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
☒ Economic Development Bond Committee	** 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
8-18-23



GARLAND

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CITY OF GARLAND
RECEIVED
AUG 30 2023

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 08/29/2023

Name: Ricky McNeal

Phone: [REDACTED]

Address: 1813 Lantana Dr.

Phone: [REDACTED]

City, State, Zip: Garland, TX 75040

Email: [REDACTED]

Resident of Garland for 28 years

Resident of Texas for 33 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.

Former City Council Member. Served on previous two Bond study committees for the City of Garland

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

Utility Advisory Board (UAB) for the City of Garland - Civil Service Commission

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

President of the NAACP Garland Unit. Deacon at Mt Hebron B.C.

What is your educational background?

Graduate of Louisiana Tech University - B.S. Business Administration / Marketing

What is your occupational experience?

Senior Project Manager - 12 years; IT Industry 22 years

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

Signature of Applicant

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

☐ Board of Adjustment

☐ Garland Youth Council **

☐ Parks and Recreation Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Property Standards Board

☐ Plan Commission

☐ Community Multicultural Commission

☐ Library Board

☐ Senior Citizens Advisory Committee

☐ Garland Cultural Arts Commission

☐ Unified Building Standards Commission

****Garland Youth Council has a separate application**

Bond

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Courtney Snover
8.30.23

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
 SEP 05 2023
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: 09/04.2023

Name: Pete Almanza Phone: _____
 Address: 2702 Kingswood Drive Phone: _____
 City, State, Zip: Garland, Tx 75040 Email: _____

✓ Resident of Garland for 16 years Resident of Texas for 77 years
 ✓ Dallas County Voter Registration Number _____ Garland City Council District Number 8
 Have you ever been convicted of a felony? ☐ Yes ☒ No
 Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No
 Please list any experience that qualifies you to serve in the areas you have indicated.

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

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

What is your educational background?
 College graduate

What is your occupational experience?
 managerial

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

Board or Commission of first, second and third choice:		
☐ Board of Adjustment	☐ Garland Cultural Arts Commission	☐ Parks and Recreation Board
☐ 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 _____ Date Appointed _____
 Utility Account Status _____ Appointed By _____
 CSO Suit/Claim Filed _____ Date Notified _____
 Clerk Signature & Date Courtney Vanover Disclosure Form Filed _____
9.6.23

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: August 8, 2023

Name: Dr. Mary A. Brumbach

Phone: [REDACTED]

Address: 1010 W. Avenue E

Phone: [REDACTED]

City, State, Zip: Garland, TX 75040

Email: [REDACTED]

Resident of Garland for 58+ years

Resident of Texas for 65+ years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 2

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

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

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

Extensive experience in strategic planning for Dallas College including development and implementation of current Bond program, Ph.D. in the arts, managed college division for performing and visual arts, recognized nationally for development of collaborative grants and projects for quality of life, served on Main Street USA effort in Garland.

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

Successful 2019 Bond Commission. Currently serving on the Garland TIF Board representing District 2.

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

Arboretum Membership Committee for 3 years during the pandemic, led effort to shift from transactional to relationship based appeals for renewal of membership resulting in an increased renewal rate from 59% to 74% and additional revenue.

What is your educational background?

Ph.D. in Art Education. Led national professional associations in the humanities, in fundraising and grants, and the national Certified Fund Raising Executive Board.

What is your occupational experience?

49 year career with Dallas College including instruction in the arts and humanities, vice president of resource and economic development at Brookhaven and currently Chief Strategy Officer for the entire system.

I hereby affirm that all statements herein are true and correct. Mary A. Brumbach Applicant

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

Bond

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
8-9-23

Revised 05/2021



GARLAND

TEXAS MADE HERE



Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

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: 12/20/2023

Name: Joseph Maverro

Phone

Address: 250 N Fth St

Phone

City, State, Zip: Garland, Tx 75040

Email

Resident of Garland for 7 years

Resident of Texas for 24 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.

Regarding the Community Multicultural Committee, I am a teacher at O'banion Middle School here in Garland which has given me first-hand experience with the multiple cultures of the city. For the Citizens Environmental and Neighborhood Advisory Committee, I have had experience volunteering in beach beach cleanups through my involvement with my church as well as through the Rotaract student organization I was apart through college.

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

N/a

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

I have block walked and canvassed for the Garland Area Democrats. I also handed out flyers and promoted the 2023 GISD Bond along with my fellow educators. I have volunteered at O'banion Middle Schools food pantry in order to directly serve this great community, and have volunteered at beach cleanups during my time at Texas A&M-University of Corpus Christi.

What is your educational background?

I have a BA in Psychology through Texas A&M-University of Corpus Christi.

What is your occupational experience?

I am a Reading Language Arts teacher at O'banion Middle School.

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

Signature of Applicant

Board or Commission of first, second and third choice:

- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- 2nd Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- 1st Community Multicultural Commission
- 3rd 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
- ☐ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board

** 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
1.3.24

Disclosure Form Filed

Revised 08/2023



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
SEP 05 2023

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: 9/4/23

Name: CorSharra Prenell

Phone:

Address: 705 Middle Glen Dr

Phone:

City, State, Zip: Garland, TX 75043

Email:

Resident of Garland for 21 years Resident of Texas for 42 years
Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4

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've had experience with serving within different organizations that consist of a team of community members that work together to ensure the community is considered in any decisions that are being made.

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

I have served on the library board and the Community Multicultural Commission,

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

I am currently the Chairlady for the MLK Youth Extravaganza and Secretary for the Garland NAACP Unit.

What is your educational background?

I have obtained an associate degree in business administration.

What is your occupational experience?

I have maintained a career as a Project Manager for 20 plus years.

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

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
Clerk Signature & Date

Current ☒
Current ☐
Yes ☐ No ☒

Past Due ☐
Past Due ☐

Date Appointed

Appointed By

Date Notified

Disclosure Form Filed

Courtney Vanover
9.5.23

Revised 05/2021



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
AUG 14 2023

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: 8-14-23

Name: Kim Thiehoff Phone: [REDACTED]

Address: 403 Santa Rosa Dr. Phone: [REDACTED]

City, State, Zip: Garland, TX 75043 Email: [REDACTED]

Resident of Garland for 9 years Resident of Texas for 6.3 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4

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 worked in accounting for my entire career & closely followed the previous Bond Commission.

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

Multi-Cultural Committee fr approx 8/18-5/20? I may be off a bit!

List civic or community endeavors with which you have been involved. Citizens Fire & Police

I have been active w/ GLOWS & volunteered w/ Good Samaritans. I follow council meetings & the Bond

What is your educational background?

Graduated fr. South Garland, Received Certification fr Texas thru the Committee,

What is your occupational experience?

Accounting - last employer program @ Northlake each work session.

Alexander's mobility Services in Garland.

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

Board or Commission of first, second and third choice: Bond Study Committee

☐ 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
8-15-23

Revised 05/2021



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

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

Please Type or Print Clearly:

Date: 7-9-2024

Name: Franklin "Jesse" Wolfe Phone: [REDACTED]

Address: 1217 Bluebird Ln Phone: [REDACTED]

City, State, Zip: Garland, TX 75042 Email: [REDACTED]

Resident of Garland for 14 years Resident of Texas for 51 years

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

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

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

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

Management positions involving delegation of tasks and resources effectively and efficiently.

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.

Neighborhood clean up following recent storms.

What is your educational background?

SOME COLLEGE, TRADE SCHOOL

What is your occupational experience?

MORTGAGE / PROPERTY TITLE INDUSTRY

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

Franklin Jesse Wolfe

Board or Commission of first, second and third choice:

- ☐ Animal Services Committee
- ☐ Board of Adjustment
- ☒ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☐ Community Multicultural Commission
- ☐ Dallas Area Rapid Transit Board
- ☐ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☐ North Texas Municipal Water District Board
- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☐ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☐ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board
- ☐ Texas Municipal Power Agency Board

** 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 _____

Revised 08/2023



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

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

Please Type or Print Clearly:

Date: July 9, 2024

Name: Reggie Walker

Phone

(Home)

Address: 1321 Phoebe Lane

Phone

(Other)

City, State, Zip: Garland, TX 75042

Email:

Resident of Garland for 14 years

Resident of Texas for 62 years

Dallas County Voter Registration Number

Garland City Council District Number 6

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

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

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

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

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

Garland Area Democrats

What is your educational background?

BBA-Marketing, Abilene Christian University

What is your occupational experience?

Worked in insurance and telecom industries. Currently a real estate agent for the past 20 years.

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

Board or Commission of first, second and third choice:

- ☐ Animal Services Committee
- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☐ Community Multicultural Commission
- ☐ Dallas Area Rapid Transit Board
- ☐ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☐ North Texas Municipal Water District Board
- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☐ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☐ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board
- ☐ Texas Municipal Power Agency Board

**** 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

Disclosure Form Filed

Revised 08/2023



CSO Received 8/11/23

GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: August 10, 2023

Name: John "Chip" VanPelt

Phone:

(Home)

Address: 3425 Ridge Oak Drive

Phone:

(Other)

City, State, Zip: Garland, TX 75044

Email:

✓ Resident of Garland for 39 years Resident of Texas for 68 years
✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 7

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

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

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

BFA degree; 40+ year career in advertising and graphic design; fine artist; professional musician; photographer; Leadership Arts Institute class of 2023

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

Garland Cultural Arts Commission (2021 - present)

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

Business Council for the Arts' Leadership Arts Institute; co-chair - ART BOOST DALLAS (training seminars for local artists); current board member - Friends of the Bath House Cultural Center; Garland Civic Theatre board (1990's); member Garland Chamber of Commerce (2003-2016)

What is your educational background?

Bachelor of Fine Arts, West Texas A&M University, 1978

What is your occupational experience?

40+ year career as advertising creative director/graphic designer/art director

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

John VanPelt
Signature of Applicant

Board or Commission of first, second and third choice:

☐ Board of Adjustment	☒ 1 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

Bond

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 8-11-23		Disclosure Form Filed

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: RDowling@GarlandTX.gov

Please Type or Print Clearly:

Date: 7/23/2023

Name: Joe Thomas

Phone:

(Home)

Address: 2917 Spring Brook Drive

Phone:

(Other)

City, State, Zip: Garland, TX 75044

Email:

Resident of Garland for 11 years

Resident of Texas for 12 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 7

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

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

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

Served on charter review committee in 2017.

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

Charter Review 2017, Bond Study Committee 2018

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

President, Camelot Neighborhood Association

What is your educational background?

Bachelors degree in business management

What is your occupational experience?

Working full time as an IT professional

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

Joe Thomas

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

☒ Charter Review

** Garland Youth Council has a separate application

Bond Committee

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Date Appointed

Utility Account Status

Current ☒

Past Due ☐

Appointed By

CSO Suit/Claim Filed

Yes ☐

No ☒

Date Notified

Clerk Signature & Date

Courtney Vanover
7.25.23

Disclosure Form Filed

Revised 05/2021



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
AUG 25 2023

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: August 14, 2023

Name: Bob Duckworth

Phone: _____

(Home)

Address: 909 Wakefield Dr.

Phone: _____

(Other)

City, State, Zip: Garland, Tx. 75040

Email: _____

Resident of Garland for 79 years

Resident of Texas for 79 years

Dallas County Voter Registration Number _____ Garland City Council District Number 8

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

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

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

I retired from the banking industry.

I have served on numerous boards, committees and community related groups over the years.

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

Currently serve on the TIF 3, committee. Served on the TIF-1 from inception until leaving a few years ago.

Served on the 2019 Bond Committee.

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

Active member, First Baptist Church Garland.

Member of the Livestock Committee of Garland, which supports the FFA/Ag programs of Garland ISD.

Chaired the Main Street Garland downtown program many years ago.

What is your educational background?

Graduated from Community High School in 1962

Graduated from Southwestern Graduate School of Banking at SMU 1987

What is your occupational experience?

Retired after an almost 50 year career in banking.

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

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

** 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
8.28.23

Disclosure Form Filed _____

Revised 05/2021



GARLAND

TEXAS MADE HERE



Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 7/28/2023

Name: Tony Torres

Phone: [REDACTED]

Address: 1805 Trowbridge

Phone: [REDACTED]

City, State, Zip: 75044

Email: [REDACTED]

Resident of Garland for 50 years

Resident of Texas for 77 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 8

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

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

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

Served on Charter Review Previously
Served on DCAD Appeals Review Board

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

CENAC - 2004

GHFC - currently

TIF 3 - currently

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

Co-Chaired GISD 2014 Bond Drive

What is your educational background? Master's Degree (MPA)

What is your occupational experience? Tax law & accounting

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

Tony Torres

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

TIF #3

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
7-31-23

City Charter Review Committee

Revised 05/2021



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

Meeting Date: 07/16/2024

Title: Boards and Commission Garland Youth Council Appointments

Submitted By: Courtney Vanover, Department Coordinator II

Issue/Summary

Boards and Commission Garland Youth Council Appointments

Mayor Scott LeMay: Preston Bass, Valerie Ogboi

Mayor Pro Tem Ed Moore: Hannah Nery

Deputy Mayor Pro Tem Margaret Lucht: Stevie Hogue, Sophia Sal

Councilmember Jeff Bass: Amsi Orozco, Milan Le

Councilmember Kris Beard: Shalom Umukoro, Tamara Zamora

Councilmember B.J. Williams: Tasi Tajalle, Nicole Green

Councilmember Carissa Dutton: Arianna Sanchez, Anna Tankersley

Councilmember Hedrick: Cindy Le, Caynan Cole McCleskey

Councilmember Chris Ott: Muna Barasco, Juliana De Jesus

Background

Council appointments are ready for discussion and consideration as presented.

Consideration / Recommendation

Council Discussion.

Attachments

Garland Youth Council Appointments

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS,
APPOINTING MEMBERS TO THE YOUTH COUNCIL AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Section 10.36, "Youth Council," of the Code of Ordinances of the City of Garland provides for the appointment of members by the City Council, reading "[t]he Youth Council shall consist of twenty members, eighteen of which shall be appointed by the City Council. The Mayor and each member of the City Council may appoint two members;" and

WHEREAS, the City Council desires to appoint the following high school students and residents of the City of Garland to serve on the Youth Council for a one-year term.

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

Section 1

That the City Council hereby appoints the following students and residents of the City of Garland to serve on the Youth Council for a one-year term:

Mayor Scott LeMay appoints:

Preston Bass
Valerie Ogboi

Mayor Pro Tem Ed Moore appoints:

Hannah Nery

Deputy Mayor Pro Tem Margaret Lucht appoints:

Stevie Hogue
Sophia Sal

Councilmember Jeff Bass appoints:

Amsi Orozco
Milan Le

Councilmember Kris Beard appoints:

Shalom Umukoro
Tamara Zamora

Councilmember B.J. Williams appoints:

Tasi Tajalle
Nicole Green

Councilmember Carissa Dutton appoints:

Ariana Sanchez
Anna Tankersley

Councilmember Dylan Hedrick appoints:

Cindy Le
Caynan-Cole McCleskey

Councilmember Chris Ott appoints:

Muna Baraso
Juliana De Jesus

Section 2

That this Resolution shall be and become effective on July ____,
2024.

PASSED AND APPROVED this the _____ day of
_____, 2024.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

5. a.

Meeting Date: 07/16/2024
Title: Hold a Public Hearing and Council discussion regarding retiree benefits
Submitted By: Matt Watson, Chief Financial Officer
Strategic Focus Area: Sound Governance and Finances
Future-Focused City Organization

Issue/Summary

The City Council will consider public testimony and discuss retiree benefit options including Texas Municipal Retirement System (TMRS) Cost-Of-Living Adjustments and any other retiree benefit options provided by TMRS and/or the City of Garland.

Background

All full-time City of Garland employees participate in the Texas Municipal Retirement System (TMRS) through payroll deductions and City-funded plan contributions. TMRS offers several plan provisions that the City of Garland may elect in its retirement plan design, including certain eligibility requirements, employee and city contribution elections, Updated Service Credits (USC), a Supplemental Death Benefit (SDB), and Cost-Of-Living-Adjustments (COLA). Currently, the City of Garland TMRS plan includes a required contribution of 7% of employees' compensation which is credited to the employees' TMRS account and earns 5% interest each year the employee remains a member. When the employee is eligible to retire, the City of Garland will match the member contribution and interest at a rate of 2:1. Also, City of Garland employees earn a USC (100%) that can increase an employee's retirement annuity based on changes in salary that occur during employment and a SDB paid to the employees beneficiary upon death.

In 2009, due to changes in the actuarial methodologies utilized by TMRS, significant scheduled increases in the City's TMRS contribution rate were required to fully fund the COLA retiree benefit that would have cost the City an additional \$11.7 million a year. This amount was beyond the City's funding capacity. Therefore, in order to maintain sustainable contribution rates for employee retirement, the TMRS Cost-of-Living Adjustments (COLAs) for both current and future retirees were discontinued in 2009. The COLA retiree benefit is calculated by using the Consumer Price Index (CPI) to determine the rate of inflation since an employee retired, or 12 months before the COLA's effective date. A city may choose a COLA of either 30%, 50% or 70% of the change in CPI. Prior to the elimination of the COLA provision in 2009, the City of Garland offered a 70% repeating COLA to retirees to offset the impact of inflation. Historically, COLA must be calculated retroactively by looking back to the cumulative change in the Consumer Price Index (CPI) since each retiree's retirement date, commonly called the "catchup." The retroactive calculation makes granting a COLA more expensive for cities like Garland, which eliminated the COLA provision 16 years ago.

However, effective May 27, 2023, the Texas Legislature amended the TMRS Act to provide participating cities with a new non-retroactive repeating COLA option which eliminates the retroactive calculation by only requiring a city to look back to the change in the CPI for the one-year period that ends 12 months before the COLA's effective date. In almost every case, the new non-retroactive repeating COLA option will be less expensive for a city than a repeating COLA calculated retroactively. While the impact of the New COLA Option on each retiree depends on many factors, no retiree's current monthly benefit will be reduced. All repeating COLAs adopted using the non-retroactive option must be effective on January 1, 2024, 2025, or 2026. To adopt the New COLA Option, a city must pass an ordinance and provide it to TMRS by the December 31 preceding the January 1 effective date.

It should be noted that adopting any repeating COLA, with or without the retroactive calculation, is still expensive. Even without the retroactive expense, the city still must advance fund all COLA's for both current and future retirees. For example, a 70% Non-Retroactive Repeating COLA is estimated to cost the City \$29.1 million a year while the non-retroactive Repeating COLA option will cost \$19.2 million a year. However, while there is a substantial financial impact, the City of Garland is one of only a few TMRS participating cities with a population over 50,000 people that does not offer some form of COLA.

The City of Garland also contributes towards retirement health insurance plans, Social Security for all General Schedule Employees and to a Retirement Stability Benefit (RSB) 457B plan that is offered to civil service employees (The RSB is designed to compensate eligible civil service employees who do not participate or receive a city contribution for Social Security).

Consideration / Recommendation

Council will hold a public hearing and then discuss the City of Garland Retiree Benefits.
