



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
June 20, 2017
7:00 p.m.**

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

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRAILLE IS NOT AVAILABLE.**

CITY COUNCIL GOALS 2020

(Adopted by Resolution No. 9402 on December 20, 2005)

- Sustainable quality development and redevelopment
- Financially stable government with tax base that supports community needs
- Defends rightful powers of municipalities
- Fully informed and engaged citizenry
- Consistent delivery of reliable City services
- Safe, family-friendly neighborhoods
- Embrace diversity

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the May 30 Special Session and June 6 Regular Meeting.
2. Consider approval of the following bids:
 - a. Trucks, Components, and Equipment Bid No. 0813-17

Ft. Worth Freightliner	\$531,046.00
Grande Truck Center	288,356.00
Bond Equipment Company, Inc.	1,178,475.00
Heil of Texas	551,211.00
BTE Body Company	232,104.00
Bruckner Truck Sales	368,066.00
Holt Texas, Ltd.	<u>829,687.00</u>
TOTAL	\$3,978,945.00

This request is to purchase twenty-22 replacement trucks and components and two pieces of heavy equipment to be used by the EWS, Landfill, and Wastewater Departments in their daily operations.

b. GP&L Replacement of Firewalls and Switches Bid No. 0783-17

Presidio Networked Solutions \$235,682.10

This request is to provide for the replacement of IT firewalls and switches. All hardware that is out of warranty is being replaced and zero-trust security is being implemented for Garland Power & Light.

**c. GP&L Wylie-Firewheel 138kV Transmission Bid No. 0591-17
Line Reconstruction Tubular Steel Structures**

Techline, Inc. \$826,165.00
Optional Contingency 82,616.00
TOTAL \$908,781.00

This request is to purchase sixteen steel transmission monopoles and related material for Phase I and Phase III of the Wylie Switchyard to Firewheel 138kV Transmission Line project. The reconstruction of this line will not only increase transfer capacity for the transmission network, but also improve reliability to the North Garland load growth corridor. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be needed.

**d. GP&L Lookout to Apollo Transmission Line Bid No. 0803-17
Reconstruction Engineering Services**

R-Delta Engineers \$588,400.00

This request is to provide electrical, civil, structural, geotechnical, and surveying services for the upgrade of the GP&L Lookout to Apollo 138kV transmission line.

**e. GP&L/TMPA Shelby-Nevada Transmission Line Bid No. 0716-17
Relocation Steel Poles and Related Material**

Techline, Inc. \$190,397.95
Optional Contingency 19,039.80
TOTAL \$209,437.75

This request is to purchase steel poles and related material for the TMPA Shelby-Nevada Transmission Line Relocation project. This project is for the removal of TMPA transmission structures from a TxDOT right-of-way for the new State Spur 1570 extension. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be needed. Expenses associated with this project will be reimbursed to GP&L by TMPA.

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

- a. **Zoning File No. Z 14-04, Skorburg Company (District 1)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an alley waiver on a 12.777-acre tract of land located to the east of Lavon Drive, between Foster Road and Crist 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 Savings Clause and a Severability Clause; and providing an effective date.

4. **Consider by minute action the application, submission requirements, deadlines and fees needed to perform comprehensive review of the Texas Department of Housing and Community Affairs application resolutions of support.**

Council is requested to consider and approve the Housing Tax Credit Resolution Application and Procedure.

5. **Consider by minute action the approval of the Nicholson Memorial Library System Collection Development Long Range Plan, April 28, 2017.**

Council is requested to approve the Nicholson Memorial Library System Collection Development Long Range Plan, April 28, 2017, to continue to receive the services available to accredited public libraries. The Library currently receives discounted rates for participation in a state-wide library courier service, Interlibrary Loan service, and TexShare databases. Approval of the plan does not bind Council to implementation of the recommendations contained within.

6. **Consider a resolution abandoning, releasing, and quitclaiming a drainage easement in the Hillside on the Lake No. 2 addition; authorizing Mayor to execute an abandonment instrument; and providing an effective date.**

At the June 5, 2017 Work Session, Council considered the abandonment of a 20 foot wide Drainage Easement in the proposed Hillside on the Lake No. 2 subdivision to M/I

Homes of DFW, LLC.

7. **Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.**

Council is requested to consider the offer with an executed deed without warranty. This property was struck-off to the City of Garland in 2013 and pursuant to Section 34.05 of the Texas Property Tax Code may be resold to a private entity with approval of the governing body.

8. **Consider a resolution authorizing the City Manager to enter into a banking services and depository agreement with JP Morgan Chase Bank, and providing an effective date.**

At the May 1, 2017 Work Session, Council considered authorizing a depository bank contract with a financial institution that has been selected through a Request for Application process to meet the City's banking needs in accordance with the City Council Financial Policy.

9. **Consider an ordinance amending Chapter 22, "Health," of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

Council is requested to approve an ordinance allowing dogs on the outdoor dining patios of food establishments if the patio meets certain sanitary standards.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

10. Hold a public hearing on:

- a. Consider the application of Nexmetro Development, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses, 2) a Concept Plan, and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. (File No. Z 17-05, District 7) (This item was postponed from the June 6, 2017 Regular City Council Meeting).**

BEING a 12.794-acre tract or parcel of land, situated in the P.H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. Approval of the request will allow for a multi-family development consisting of approximately 114 units.

- 11. Consider an ordinance canvassing the results of a run-off election held for the purpose of electing a candidate to the Office of the City Council for District 3 of the City of Garland, Texas for an election having been held on June 10, 2017; declaring the results of that election; and providing an effective date.**

Formal canvassing of the returns and declaring results of the June 13, 2017 Runoff Election held for the purpose of electing a candidate to the Office of the City Council of the City of Garland for Council Member Districts 3.

Conduct the swearing in of Council Member for District 3.
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- 12. Consider appointments to Boards and Commissions.**

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

Mayor Douglas Athas

- Eric Elmore - Plan Commission

- 13. Citizen comments.**

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

14. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: June 20, 2017

Item Title:

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the May 30 Special Session and June 6 Regular Meeting.

Attachments

Minutes May 30

Minutes June 6

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in Special Session at 7:00 p.m. on Tuesday, May 30, 2017 in the Work Session Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Douglas Athas
	Mayor Pro Tem	Scott LeMay
	Council Member	David Gibbons
	Council Member	Stephen Stanley
	Council Member	B. J. Williams
	Council Member	Rich Aubin
	Council Member	Robert Vera
	Council Member	Robert J. Smith

STAFF PRESENT:	City Manager	Bryan L. Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

ABSENT:	Council Member	Anita Goebel
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CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas.

Council Member Aubin called point of order on the public hearing for CDBG, stating the public meeting was previously closed at the May 16 Regular meeting.

Council Member Williams requested review of the CDBG calendar.

Mayor Athas overruled Council Member Aubin's point of order.

Mayor Athas requested a motion to reopen the public hearing.

Council Member Smith made a motion to reconsider.

Council Member Aubin called point of order to the effect that Council Member Smith was not on the prevailing side of the motion to close the public hearing. Therefore, the motion to reconsider was untimely.

Mayor Athas requested a motion from a Council Member on the prevailing side.

There was additional Council discussion.

Minutes of the Garland City Council Regular Meeting

Motion to reconsider was made by Council Member Williams.

Council Member Aubin called a point of order because the motion to reconsider is untimely.

Mayor Athas requested a motion to suspend Robert's Rules to reconsider the public hearing.

Motion was made by Council Member Williams to suspend the rules. Motion failed due to lack of a second.

1. NO ACTION TAKEN Hold a Public Hearing to take public comments on the 2017/2018 CDBG Funding and Action Plan to these specific items.
 - Street Repairs
 - Good Samaritan Building Project
 - Downtown Redevelopment Façade Improvement Project
 - Garland Road Redevelopment Project
 - Commercial Retail Center Revitalization Project
 - Vietnamese Community Center Revitalization Project

2. NO ACTION TAKEN Consider a resolution rescheduling the June, 2017 and July, 2017 meetings of the City Council.

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, June 6, 2017 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor Pro Tem	Scott LeMay
	Council Member	David Gibbons
	Council Member	Anita Goebel
	Council Member	Stephen Stanley
	Council Member	B. J. Williams
	Council Member	Rich Aubin
	Council Member	Robert Vera
	Council Member	Robert Smith

STAFF PRESENT:	City Manager	Bryan L. Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

ABSENT:	Mayor	Douglas Athas
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CALL TO ORDER: The meeting was called to order by Mayor Pro Tem LeMay.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Pro Tem LeMay read those items into the record. Motion was made by Council Member Goebel to approve the Consent Agenda with the exception of items 3a and 5, seconded by Council Member Stanley, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 4, 6, and 7. Motion carried, 8 ayes, 0nays.

Items 3a and 5 were pulled for individual discussion.

1. APPROVED** Approval of the Minutes of the May 16, 2017 Regular Meeting.

2a. APPROVED** Bid No. 0757-17 awarded to Highline Corporation in the amount of \$276,984.00 for the HR and Payroll Records Management System Upgrade and Hosting Services.

Information Technology, in partnership with Human Resources and Finance, will be performing an upgrade of the City's Human Resources and Payroll Records Management System to the latest available version. The

project was reviewed and approved by the City's Information Technology Board as a project for the 2017 fiscal year. The upgrade is required in order to maintain vendor support of the system and will also provide additional features and functionality that will contribute to efficient operations in Human Resources and Finance. The project scope includes additional licensing, configuration, and training.

2b. APPROVED**

Bid No. 0310-17 awarded to Burns & McDonnell in the amount of \$1,050,000.00 for the GP&L Dent Road 138kV Transmission Line CCN.

The purpose of this Change Order is to provide additional services to support the Certificate of Convenience and Necessity (CCN) application for a 138kV transmission line from the Dent Road Substation to the Shelby Substation. Additional transmission and substation engineering is required to support an increase to the number of proposed transmission routes related to Phase I of the application. Phase II of the project includes on-going support and management of the CCN application process from filing preparation to final approval by the Public Utility Commission of Texas. The Phase III partial release provides right-of-way acquisition services including detailed substation engineering for the new Dent Road Substation as well as environmental services and permitting. The remaining portion of Phase III, which is scheduled for release next year, will include detailed engineering design for required additions to the Shelby Substation and transmission line components.

2c. APPROVED**

Bid No. 0624-17 awarded to Insituform Technologies, LLC in the amount of \$807,650.75 for the Rowlett Sewer Interceptor Rehabilitation project.

This request is to provide trenchless rehabilitation of a 48-inch sanitary sewer interceptor that is 47 years old. This project will reline approximately 1,865 feet of sewer line in the Rowlett Creek Basin from Castle Drive to Heather Ridge

Road, on the east side of Centerville Road. Closed circuit television and laser analysis indicates major degradation to this section of pipeline due to hydrogen sulfide gas.

2d. APPROVED**

Bid No. 0582-17 awarded to Development Counsellors International (DCI) in the amount of \$65,160.00 and Pyro, a division of The Richards Group in the amount of \$85,000.00 for a total bid of \$150,160.00 for Engagement and Digital Advertising Services.

This request is to implement recommendations for enhancing Garland's image and competitiveness in the Dallas/Fort Worth area by creating a digital ambassador program, an e-Newsletter for commercial and residential brokers, hosting broker roundtable events, conducting detailed research into Garland's positioning in national rankings, implementing a digital advertising campaign, and providing marketing services.

2e. APPROVED**

Bid No. 0768-17 awarded to Alliance Bus Group, Inc. in the amount of \$64,280.00, Holt Texas, Ltd. for \$155,539.00, and Bruckner Truck Sales, Inc. for \$1,173,641.00 for a total bid of \$1,393,460.80 for Various Heavy Equipment replacement.

This request is to purchase one replacement passenger bus, four replacement end-dump trailers, four replacement tractor trucks, and five replacement dumping platform trucks to be used by various City departments in their daily operations.

2f. APPROVED**

Bid No. 0769-17 awarded to Caldwell Country Chevrolet in the amount of \$306,002.30 and Caldwell Country Ford in the amount of \$173,418.00 for Light Duty Trucks.

This request is to purchase 15 light duty trucks to be used by various City departments in their daily operations.

2g. APPROVED**

Bid No. 0770-17 awarded to Landmark Equipment, Inc. in the amount of \$93,188.00 and John Deere (Deere and Company) in the amount of \$117,740.00 for a total bid of \$210,928.00 for Tractors and Mowers.

This request is to purchase five replacement tractors and mowers to be used by the Parks, Recreation & Cultural Arts and Stormwater Management Departments in their daily operations.

2h. APPROVED**

Bid No. 0691-17 awarded to Techline, Inc. in the amount of \$172,298.44, which includes an optional contingency of \$18,000.00, for a total bid of \$190,298.44 for Materials for Phase IIB – Olinger Wylie East Circuit Transmission Project.

This request is to provide insulators, conductor, static line, optical ground wire, and accompanying materials needed for the crossing of Lake Lavon associated with Phase IIB of the Olinger Wylie East Circuit transmission project. This project increases the capacity and reliability of the transmission network. Due to the complex nature of the project, an optional contingency is included for any additional materials that may be required.

2i. APPROVED**

Bid No. 0773-17 awarded to R-Delta Engineers in the amount of \$232,680.00 for GP&L Firewheel to Lookout Transmission Line Reconstruction Engineering Services.

This request is to provide electrical, civil, structural, geotechnical, and surveying services for the upgrade of the GP&L Firewheel to Lookout 138kV transmission line.

2j. APPROVED**

Bid No. 0651-17 awarded to Techline in the amount of \$106,370.00 for Steel Distribution Poles.

This request is to purchase steel distribution poles for Warehouse Inventory. These poles are used to support GP&L's Electric Distribution operations.

2k. APPROVED**

Bid No. 0203-17 awarded to Avtex Solutions, LLC in the amount of \$44,420.00 for Street Department Asset and Work Management System.

The purpose of this Change Order is to provide additional services for the development and implementation of an Asset and Work Management System for the Street Department. This will replace an internally developed and out-of-date Asset Management System with a Work Management System that includes mobile workforce capabilities. This Change Order reflects a 45% increase to the original PO amount of \$98,000.00.

4. APPROVED**

Ordinance No. 6914 amending Section 33.48(A) of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

Council approved the ordinance restricting parking adjacent to Valley Creek Apartments.

6. APPROVED**

Resolution No. 10287 approving and funding the 2016-2017 Cycle 1 Neighborhood Vitality Matching Grant Projects.

The Community Services Committee (CSC) met on April 17, 2017 to review four Neighborhood Vitality applications. The CSC recommended the applications be approved by Council.

7. APPROVED**

Resolution No. 10288 rescheduling the July 3, 2017 meeting of the City Council; and providing an effective date.

At the June 5, 2017 Work Session, Council considered rescheduling the July 3 Work Session and Regular Meeting to July 5 to allow staff and Council the opportunity to attend the "Star Spangled Fourth" celebration at Firewheel Town Center.

ITEMS FOR INDIVIDUAL CONSIDERATION

3a. PULLED FROM
CONSENT

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change

POSTPONED

in Zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver on a 12.777-acre tract of land located to the east of Lavon Drive, between Foster Road and Crist 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 Savings Clause and a Severability Clause; and providing an effective date. Zoning File No. Z 17-04 Skorborg Company (District 1)

The staff report was presented by Will Guerin, Director of Planning. Speaker on this item was: John Arnold, applicant. There was discussion by the Council. Motion was made by Council Member Gibbons to postpone this item to the June 20, 2017 Regular meeting, seconded by Council Member Goebel. Motion carried 8 ayes, 0 nays.

5. PULLED FROM

CONSENT
APPROVED

Ordinance No. 6915 of the City Council of the City of Garland,
Texas approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2017 rate review mechanism filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring reconciliation and rate adjustments if federal income tax rates change; terminating the RRM process for 2018 pending renegotiation of RRM terms and conditions; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a Savings Clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC's legal counsel.

At the May 15, 2017 Work Session, Council considered approval of the Settlement Agreement with Atmos Energy Mid-Tex Division and the resulting rate change under the RRM tariff.

The staff report was presented by Matthew Watson, Finance Director. There was discussion by the Council. Motion was made by Council Member Smith to approve, seconded by Council Member Aubin. Motion carried 8 ayes, 0 nays.

8. POSTPONED

Consider the application of Nexmetro Development, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses, 2) a Concept Plan, and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. (Zoning File No. 17-05, District 7)

BEING a 12.794-acre tract or parcel of land, situated in the P. H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. Approval of the request will allow for a multi-family development consisting of approximately 114 units.

This item was postponed from the May 16, 2017 City Council Regular Meeting.

The staff report was presented by Kira Wauwie, Principal Development Planner. Speaker on this item was Jon Van De Voorde, applicant. There was Council discussion. Motion was made by Council Member Gibbons to postpone to the June 20, 2017 Regular meeting, seconded by Council

Member Williams. Motion carried 7 ayes, 1 nay (Council Member Goebel)

9. CITIZEN COMMENTS: None

10. ADJOURN There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:34 p.m.

CITY OF GARLAND, TEXAS

APPROVED: _____
Scott LeMay, Mayor Pro Tem

ATTEST: _____
Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: June 20, 2017

Item Title: Trucks, Components, and Equipment

Submitted By: Terry Anglin, Fleet Services Director

PURCHASE JUSTIFICATION:

The purpose of this request is to purchase twenty-two (22) replacement trucks and components and two (2) pieces of heavy equipment to be used by the EWS, Landfill, and Wastewater Departments in their daily operations.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Ft. Worth Freightliner		\$ 531,046.00
Grande Truck Center		288,356.00
Bond Equipment Company, Inc.		1,178,475.00
Heil of Texas		551,211.00
BTE Body Company		232,104.00
Bruckner Truck Sales		368,066.00
Holt Texas, Ltd.		829,687.00
TOTAL: -----		\$3,978,945.00

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account:	\$10,624,543
Expended/Encumbered to Date:	5,589,661
Balance:	\$5,034,882
This Item:	3,978,945
Proposed Balance:	\$1,055,937
Account #:	Various
Fund/Agency/Project – Description and Comments:	

Equipment Replacement Fund

Wastewater / 444-4242-9009 = \$183,833

2017 Capital Improvement Program

Environmental Waste Services - Disposal

EW01 - Replacement of Landfill Equipment / 692-1609-1715400-9009 = \$829,687

EW02 - Repcmt. of Transfer Station Equipment / 692-1609-1715500-9009 = \$288,356

Environmental Waste Services - Delivery

M02 - Repcmt. of Side-Load Residential Trucks / 246-4319-2106800-9007 = \$1,143,970

M03 - Replacement of Recycling Truck / 246-4319-2106900-9007 = \$278,628

M04 - Replacement of Rear-Load Brush Trucks / 246-4319-2107100-9007 = \$539,192

M05 - Replacement of Knuckle Boom Trucks / 246-4319-2107300-9007 = \$173,780

M07 - Replacement of Brush Tractor Trucks / 246-4319-2107800-9007 = \$357,266

M08 - Replacement of Commercial Roll-Off Truck / 246-4319-2108100-9007 = \$184,233

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Executive Summary

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2017

Document Location: Operating Budget - Page 124 and CIP -
Pages EW01, EW02, M02, M03, M04,
M05, M07, M08

Budget Director Approval: Ron Young
Approval Date: 06/09/2017

Purchasing Director Approval: Gary L. Holcomb
Approval Date: 06/08/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0813-17
Trucks, Components, and Equipment

Recommended Vendors:

Ft. Worth Freightliner	\$ 531,046.00
Grande Truck Center	288,356.00
Bond Equipment Company, Inc.	1,178,475.00
Heil of Texas	551,211.00
BTE Body Company	232,104.00
Bruckner Truck Sales	368,066.00
Holt Texas, Ltd.	829,687.00

Total Recommended Award:

\$3,978,945.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this request is to purchase twenty-two (22) replacement trucks and components and two (2) pieces of heavy equipment to be used by the EWS, Landfill, and Wastewater Departments in their daily operations.

Evaluation:

The trucks, components, and equipment are being provided by Ft. Worth Freightliner, Grande Truck Center, Bond Equipment Company, Inc., Heil of Texas, BTE Body Company, Bruckner Truck Sales, and Holt Texas, Ltd., through the Texas SmartBuy Contract 071-072-A1; HGAC Contract HT06-16;, and BuyBoard Contracts 521-16, 515-16, and 516-16. The pricing from Holt Texas, Ltd., reflects a \$40,000 trade-in credit for a D6 Dozer Unit 160-302 and a \$65,000 trade-in credit for a 336E Excavator Unit 160-0135.

Recommendation:

Staff recommends awarding the purchase of the trucks, components, and equipment to Ft. Worth Freightliner, Grande Truck Center, Bond Equipment Company, Inc., Heil of Texas, BTE Body Company, Bruckner Truck Sales, and Holt Texas, Ltd.

Funding Information:

246-4319-2106800-9007; 246-4319-2106900-9007; 246-4319-2107100-9007; 246-4319-2107800-9007;
246-4319-2107300-9007; 692-1609-1715500-9009; 246-4319-2108100-9007; 444-4242-9009;
692-1609-1715400-9009

Department Director:

Terry Anglin, Fleet Director ,972-205-3524



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: June 20, 2017

Item Title: GP&L Replacement of Firewalls and Switches

Submitted By: Jeff Janke, Administration

PURCHASE JUSTIFICATION:

The purpose of this request is to provide for the replacement of IT firewalls and switches. All hardware that is out of warranty is being replaced and zero-trust security is being implemented for Garland Power & Light. These items will be awarded through the State of Texas Department of Information Resources (DIR) Contract DIR-TSO-2542.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Presidio Networked Solutions	All	\$235,682.10
TOTAL:		\$235,682.10

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account:	\$775,154
Expended/Encumbered to Date:	327,374
Balance:	\$447,780
This Item:	235,682
Proposed Balance:	\$212,098
Account #:	413-3196-9029; 413-3197-9029; 413-3198-9029
Fund/Agency/Project – Description and Comments:	IT Replacement Fund / GP&L

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 139

Budget Director Approval:

Ron Young

Approval Date:

06/09/2017

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

06/08/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0783-17
GP&L Replacement of Firewalls and Switches

Recommended Vendor:

Presidio Networked Solutions

Total Recommended Award:

\$235,682.10

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this request is to provide for the replacement of IT firewalls and switches. All hardware that is out of warranty is being replaced and zero-trust security is being implemented for Garland Power & Light.

Evaluation:

These items will be awarded through the State of Texas Department of Information Resources (DIR) Contract DIR-TSO-2542.

Recommendation:

Staff recommends the approval of the IT replacement purchase.

Funding Information:

413-3196-9029; 413-3197-9029; 413-3198-9029

Department Director:

Ananth Palani, Technology Services Director, 972-205-3032



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: June 20, 2017

Item Title: GP&L Wylie-Firewheel 138kV Transmission Line Reconstruction Tubular Steel Structures

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this request is to purchase sixteen (16) steel transmission monopoles and related material for Phase I and Phase III of the Wylie Switchyard to Firewheel 138kV Transmission Line project. The reconstruction of this line will not only increase transfer capacity for the transmission network, but also improve reliability to the North Garland load growth corridor. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be needed.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.		\$826,165.00
Optional Contingency		82,616.00
TOTAL:		\$908,781.00

Basis for Award: Lowest Responsible Bid

Fiscal Impact

Total Project/Account: \$11,195,000
Expended/Encumbered to Date: 1,836,660
Balance: \$9,358,340
This Item: 908,781
Proposed Balance: \$8,449,559
Account #: 210-3599-3142101-6051
Fund/Agency/Project – Description and Comments:
Electric CIP / Transmission Lines

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E01

Budget Director	Approval Date:
Approval:	06/08/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	06/05/2017
Gary L. Holcomb	



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0591-17
GP&L Wylie-Firewheel 138kV Transmission Line Reconstruction
Tubular Steel Structures

Recommended Vendor:
Techline, Inc.

Total Recommended Award:
\$908,781.00

Basis for Award:
Lowest Responsible Bid

Purpose:
The purpose of this request is to purchase sixteen (16) steel transmission monopoles and related material for Phase I and Phase III of the Wylie Switchyard to Firewheel 138kV Transmission Line project. The reconstruction of this line will not only increase transfer capacity for the transmission network, but also improve reliability to the North Garland load growth corridor.

Evaluation:
A request for bids was issued per Purchasing procedures. Six (6) bids were received and evaluated with Techline, Inc., submitting the lowest overall bid.

Recommendation:
Staff recommends awarding the bid to Techline, Inc.

Funding Information:
210-3599-3142101-6051

Department Director:
Ross Owen, Transmission & Distribution Director, 972-205-3532



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: June 20, 2017

Item Title: GP&L Lookout to Apollo Transmission Line Reconstruction Engineering Services

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this request is to provide electrical, civil, structural, geotechnical, and surveying services for the upgrade of the GP&L Lookout to Apollo 138 kV transmission line. Line reconstruction will be from the existing Lookout Substation deadend pole to the Apollo Substation deadend pole, which is approximately 3.1 miles in total length and includes thirty-four (34) new steel structures. The reconstruction will include three phases of ACSS/TW 1926.6 Cumberland wire and one optical ground wire. The rebuild of this line will increase transfer capacity for the transmission grid and improve reliability to the North Garland load growth corridor.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers	All	\$588,400.00
TOTAL:		\$588,400.00

Basis for Award: Most Qualified

Fiscal Impact

Total Project/Account: \$631,000
Expended/Encumbered to Date: 799
Balance: \$630,201
This Item: 588,400
Proposed Balance: \$41,801
Account #: 210-3599-3143801-7111
Fund/Agency/Project – Description and Comments:
Electric CIP / Transmission Lines

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E01

Budget Director	Approval Date:
Approval:	06/09/2017
Ron Young	
Purchasing Director	Approval Date:
Approval:	06/08/2017
Gary L. Holcomb	



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0803-17

GP&L Lookout to Apollo Transmission Line Reconstruction Engineering Services

Recommended Vendor:

R-Delta Engineers

Total Recommended Award:

\$588,400.00

Basis for Award:

Most Qualified

Purpose:

The purpose of this request is to provide electrical, civil, structural, geotechnical, and surveying services for the upgrade of the GP&L Lookout to Apollo 138 kV transmission line. Line reconstruction will be from the existing Lookout Substation deadend pole to the Apollo Substation deadend pole, which is approximately 3.1 miles in total length and includes thirty-four (34) new steel structures. The reconstruction will include three phases of ACSS/TW 1926.6 Cumberland wire and one optical ground wire. The rebuild of this line will increase transfer capacity for the transmission grid and improve reliability to the North Garland load growth corridor.

Evaluation:

R-Delta Engineers was selected as the most qualified firm for this project based on a short list of respondents evaluated and ranked by criteria published in Request for Qualifications 5771-15.

Recommendation:

Staff recommends awarding the engineering services to R-Delta Engineers.

Funding Information:

210-3599-3143801-7111

Department Director:

Ross Owen, Transmission & Distribution Director, 972-205-3532



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: June 20, 2017

Item Title: GP&L/TMPA Shelby-Nevada Transmission Line Relocation Steel Poles and Related Material

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this request is to purchase steel poles and related material for the TMPA Shelby-Nevada Transmission Line Relocation project. This project is for the removal of TMPA transmission structures from a TxDOT right-of-way for the new State Spur 1570 extension. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be needed. Expenses associated with this project will be reimbursed to GP&L by TMPA.

AWARD RECOMMENDATION:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Techline, Inc.	All	\$190,397.95
	Optional Contingency		19,039.80

		TOTAL:	\$209,437.75

Basis for Award: Best Value

Fiscal Impact

Total Project/Account: \$1,150,000
Expended/Encumbered to Date: 0
Balance: \$1,150,000
This Item: 209,438
Proposed Balance: \$940,562
Account #: 215-3542-3125501-6051
Fund/Agency/Project – Description and Comments:
Electric CIP / Transmission Lines

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E01

Budget Director	Approval Date:
Approval:	06/08/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	06/05/2017
Gary L. Holcomb	

[illegible]



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0716-17
GP&L/TMPA Shelby-Nevada Transmission Line Relocation
Steel Poles and Related Material

Recommended Vendor:

Techline, Inc.

Total Recommended Award:

\$209,437.75

Basis for Award:

Best Value

Purpose:

The purpose of this request is to purchase steel poles and related material for the TMPA Shelby-Nevada Transmission Line Relocation project. This project is for the removal of TMPA transmission structures from a TxDOT right-of-way for the new State Spur 1570 extension. Expenses associated with this project will be reimbursed to GP&L by TMPA.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria of price, experience, vendor facilities, lead-time/shipping, and bid response. Techline, Inc., submitted the lowest bid and received the highest evaluated score, offering the Best Value for the City.

Recommendation:

Staff recommends awarding the bid to Techline, Inc.

Funding Information:

215-3542-3125501-6051

Department Director:

Ross Owen, Transmission & Distribution Director, 972-205-3532



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.a.

Meeting Date: June 20, 2017

Item Title: Z 17-04 Skoburg Company (District 1)

Submitted By: Josue De La Vega, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 17-04 Skoburg Company

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 17-04 Ordinance

Z 17-04 Exhibit A

Z 17-04 Exhibit B

Z 17-04 Exhibits C-F

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE OF ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 01-03 FOR LIMITED COMMUNITY RETAIL USES TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY ATTACHED (TOWNHOUSE) USES, 2) A DETAIL PLAN FOR DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOUSE) AND 3) AN ALLEY WAIVER ON A 12.777-ACRE TRACT OF LAND LOCATED TO THE EAST OF LAVON DRIVE, BETWEEN FOSTER ROAD AND CRIST 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 SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of April, 2017, the Plan Commission did consider and make recommendations on a certain request for approval of 1) a change of zoning, 2) a Detail Plan and 3) an Alley Waiver made by **Skorburg Company**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver on a 12.777-acre tract of land located to the east of Lavon Drive, between Foster Road and Crist Road and being

ZONING FILE NO. Z 17-04

more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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 5

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

Section 6

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

PASSED AND APPROVED this _____day of_____,
2017.

CITY OF GARLAND, TEXAS

ZONING FILE NO. Z 17-04

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 17-04

BEING, a tract of land situated in the Thacker V. Griffin Survey, Abstract No. 528, in the City of Garland, Dallas County, Texas, being part of a 15.501 acre tract, as described in Vol. 2001229 Pg. 10037 in the Deed Records of the Official Public Records, Dallas County, Texas, being more particularly described as follows:

BEGINNING, at an "X" cut found at the most westerly northwest corner of Whispering Oaks, an addition to the City of Garland, Texas, as described in Vol. 2002131, Pg. 00071, in the Plat Records of Dallas County, Texas, same being the southwest corner of said 15.501 acre tract;

THENCE, North 08°27'48" East, along the west line of said 15.501 acre tract, for a distance of 31.86 feet, to a 5/8 inch iron rod found at the southeast corner of Lot 1 Block A of Walgreens-Crist Addition, an addition to the City of Garland, as described in Vol. 97102, Pg. 02450 in said Plat Records;

THENCE, North 14°17'59" East, continuing along the west line of said 15.501 and the east line of said Lot 1 Block A of Walgreens-Crist Addition, at 169.49, passing a 5/8

inch iron rod found at the northeast corner of said Lot 1 Block A of Walgreens-Crist Addition and being an ell corner of said 15.501 acre tract and continuing for a total distance of 797.47 feet, to a ½ inch iron rod set in the north line of said 15.501 acre tract, being in the south line of Crist Road (Variable R.O.W.);

THENCE, North 44°29'06" East, along the south line of said Crist Road and the north line of said 15.501 acre tract, for a distance of 718.57 feet, to a PK nail set at the northeast corner of said 15.501 acre tract being in the west line of said Whispering Oaks, being on a curve to the left, having a radius of 425.00 feet, a central angle of 24°17'00", and a tangent of 91.44 feet;

THENCE, along the east line of said 15.501 acre tract and the west line of said Whispering Oaks and with said curve to the left for an arc distance of 180.13 feet (Chord Bearing South 10°51'10" West - 178.78 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, South 01°17'20" East, continuing along said west and east lines, for a distance of 719.91 feet, to a ½ inch iron rod set at the point of curvature of a curve to the right, having a radius of 425.00 feet, a central angle of 90°27'58", and a tangent of 428.47 feet;

THENCE, continuing along said lines and with said curve to the right for an arc distance of 671.05 feet (Chord

Bearing South $43^{\circ}56'38''$ West - 603.48 feet), to an "X" cut found at the point of tangency;

THENCE, South $89^{\circ}10'35''$ West, continuing along said lines, for a distance of 150.30 feet, to an "X" cut found at the point of curvature of a curve to the right, having a radius of 425.00 feet, a central angle of $15^{\circ}11'18''$, and a tangent of 56.66 feet;

THENCE, continuing along said lines and with said curve to the right, for an arc distance of 112.66 feet (Chord North $83^{\circ}13'47''$ West - 112.33 feet), to an "X" cut found at the point of tangency;

THENCE, North $75^{\circ}38'09''$ West, continuing along said lines, for a distance of 7.32 feet, to the POINT OF BEGINNING and containing 12.777 acres of land. This property is located to the east of Lavon Drive, between Foster Road and Crist Road.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-04

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for Dwelling, Single-Family Attached (Townhouse).
- 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 (Townhouse) (SF-A) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Detail Plan: Development shall conform to the Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

- V. Specific Conditions:**

- A. Permitted Uses:** Only Dwelling, Single-Family Attached (Townhouse) uses are permitted.
- B. Minimum Lot Area:** The minimum lot area is 2,200 square feet.
- C. Minimum Lot Width:** The minimum lot width is twenty-five (25) feet for internal lots and thirty (30) feet for end lots.
- D. Garages/Alleys:** Front-entry garages are allowed. Alleys are not required with this development.
- E. Special Setback:**
 - Front yard: twenty (20) feet.
 - Rear yard: ten (10) feet.

- F. Minimum Dwelling Unit Size: The minimum dwelling unit size is 1,400 square feet.
- G. Exterior Materials: Building materials on each elevation of the exterior walls and chimneys (excluding doors, windows and gables) shall be composed of at least eighty (80) percent brick or stone, or a combination of brick and stone.
- H. Front Façade Setbacks: Street-facing garages are not required to be set back from the main façade. The main façade shall may be set back a maximum of five (5) feet from the face of a garage.
- I. Driveways: "J" drives are not required for front-entry garages.
- J. Additional Architectural Elements for Garages: Each garage shall incorporate the following architectural elements:
- Decorative overhangs above garage doors
 - Columns flanking garage doors
 - Decorative bandings or moldings
- K. Architectural Relief: Subject to the other requirements contained in this ordinance, architectural relief as stipulated in Section 4.84(C)(3)(a) of the Garland Development Code is not required.
- L. Minimum Number Of Elevations: The front façade variations stipulated in Section 4.84(C)(3)(b) of the Garland Development Code are not required provided, however, the front building elevation of a building (townhome structure) may not be duplicated on any of the three adjacent buildings to either side of a building, or on any of the four buildings directly across the street. The Director of Planning may waive this requirement if the Director of Planning determines that the building materials and the architectural elements (such as windows, dormers, façade offsets, or overhangs) of a proposed building will make the front façade of the proposed building significantly and substantially different from but

compatible with that of neighboring buildings.

The above condition is illustrated as an example on Exhibit F.

M. Elevations and Color Schemes: Building elevations, including color schemes, shall be in substantial conformance with the elevations set forth in Exhibit E.

N. Screening From Non-Residential Zoned Properties: A masonry wall having a height of not less than six feet or more than eight feet shall be built, placed, kept, and maintained along the rear property lines of Lots 2 through 42 of Block A. The wall shall be constructed of brick or stone in accordance with the City's Technical Standards, or may be constructed of a simulated product with the appearance of hand-laid brick or stone provided the wall will have the same structural integrity of the City's standard screening wall details. The brick and/or stone on the masonry screening wall shall match the brick and/or stone on the masonry columns that are part of the screening along Crist Road.

Additionally, a six-foot tall, board-on-board wood fence with steel posts shall be built, placed, kept, and maintained along the rear of Lots 2 through 25 and 27 through 41 on Block A.

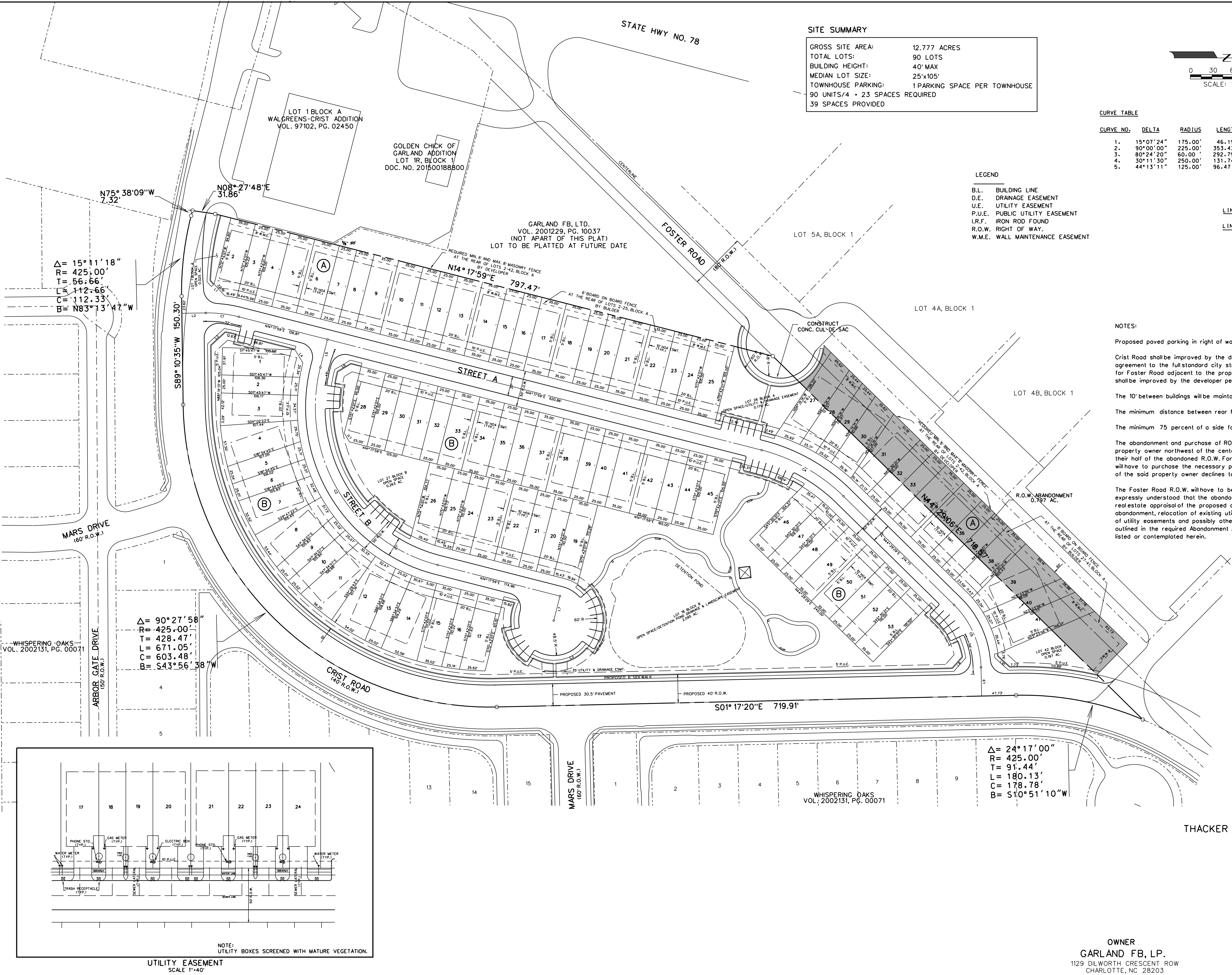
O. Screening and Landscaping: Screening and landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit D.

P. Screening of Utility Boxes: Utility boxes shall be screened with mature shrubs compatible with the landscaping standards of the Garland Development Code. A rule establishing a maximum amount of time in which the homeowners association shall replace dead or dying utility box screening shrubs shall be included in the homeowners association bylaws and/or covenants, conditions, and restrictions.

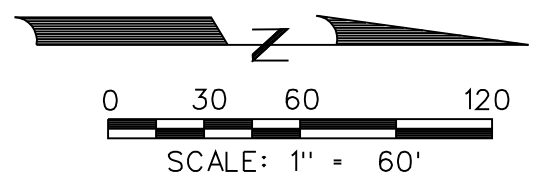
Q. Homeowners Association: A homeowners association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of the association

shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as appropriate to establish and maintain a sound and stable association having the authority and financial capacity to comply with the applicable responsibilities provided by the Garland Development Code and this ordinance.

- R. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Fences in HOA Lots or Fence Maintenance Easements and Amenities in HOA Lots: Maintenance of open/common space, landscaped areas, entry features, access easements, screening walls and fences in HOA lots or fence maintenance easements and amenities in HOA lots shall be the responsibility of the homeowners association.



SITE SUMMARY	
GROSS SITE AREA:	12.777 ACRES
TOTAL LOTS:	90 LOTS
BUILDING HEIGHT:	40' MAX
MEDIAN LOT SIZE:	25'x105'
TOWNHOUSE PARKING:	1 PARKING SPACE PER TOWNHOUSE
90 UNITS/4	23 SPACES REQUIRED
39 SPACES PROVIDED	



CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	15°07'24"	175.00'	46.19'	23.23'	46.06'	N06°44'17"E
2.	90°00'00"	225.00'	353.43'	225.00'	318.20'	N59°17'59"E
3.	80°24'20"	60.00'	292.79'	---	177.46'	N25°54'12"W
4.	30°11'30"	250.00'	131.74'	67.44'	130.22'	N29°23'44"E
5.	44°13'11"	125.00'	96.47'	50.78'	94.10'	N66°36'04"E

LEGEND		
B.L.	BUILDING LINE	
D.E.	DRAINAGE EASEMENT	
U.E.	UTILITY EASEMENT	
P.U.E.	PUBLIC UTILITY EASEMENT	
I.R.F.	IRON ROD FOUND	
R.O.W.	RIGHT OF WAY	
W.M.E.	WALL MAINTENANCE EASEMENT	

LINE TABLE		
LINE NO.	BEARING	DISTANCE
1.	S 47°19'50" W	29.10'
2.	N 00°49'25" W	33.22'
3.	S 42°26'25" E	26.75'
4.	N 59°17'59" E	21.21'
5.	S 75°42'01" E	40.00'
6.	S 30°42'01" E	21.21'
7.	S 75°42'01" E	35.00'
8.	S 48°32'00" E	20.43'
9.	S 88°42'40" W	40.00'
10.	S 42°18'38" W	21.75'
11.	S 59°17'59" W	14.14'

NOTES:

Proposed paved parking in right of way shall be maintained by the HOA.

Crist Road shall be improved by the developer per the existing executed developer's agreement to the full standard city street cross section. One-half of the road improvements for Foster Road adjacent to the property, not to exceed the developer's proportional share, shall be improved by the developer per the standard city street cross sections.

The 10' between buildings will be maintained by the HOA.

The minimum distance between rear facades of residential structures is 30'.

The minimum 75 percent of a side facade of attached units functioning as common (shared) wall.

The abandonment and purchase of ROW is subject to approval of the City Council. If approved, the property owner northwest of the centerline of Foster R.O.W. abandonment has the right to purchase their half of the abandoned R.O.W. For this Detail Plan to work, the Hidden Oaks Developer will have to purchase the necessary portion from said property owner or purchase from the City of the said property owner declines to purchase the abandoned portion from the City.

The Foster Road R.O.W. will have to be abandoned as shown for this Detail Plan to Work. It is expressly understood that the abandonment approval for Foster Road would also require a real estate appraisal of the proposed abandonment area, consideration for the proposed abandonment, relocation of existing utilities (water, sewer, overhead electric, etc.) dedication of utility easements and possibly other requirement. Furthermore, there are other requirements outlined in the required Abandonment Application and there may also be other requirements not listed or contemplated herein.

PROJECT *161129-3

GARLAND FB, LP.

DETAIL PLAN
OF

HIDDEN OAKS

SITUATED IN THE

THACKER V. GRIFFIN SURVEY ABSTRACT NO. 528

IN THE

CITY OF GARLAND

DALLAS COUNTY, TEXAS

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

APPLICANT

SKORBURG COMPANY

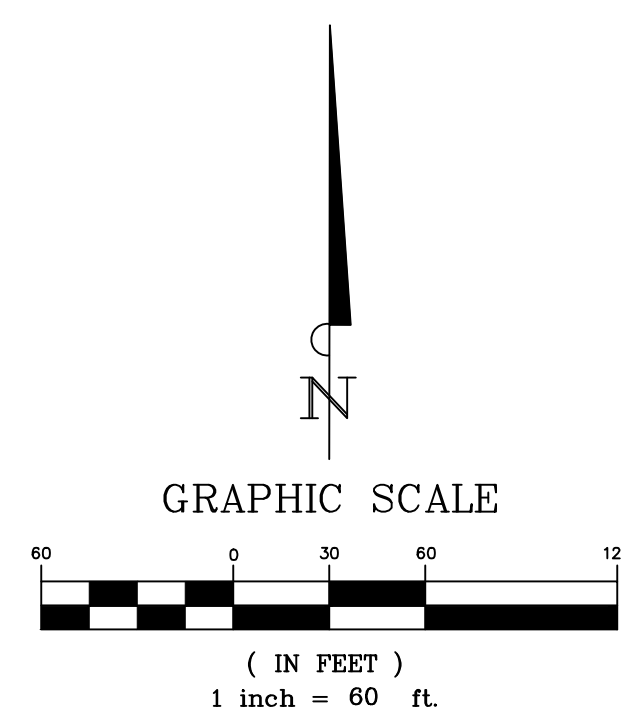
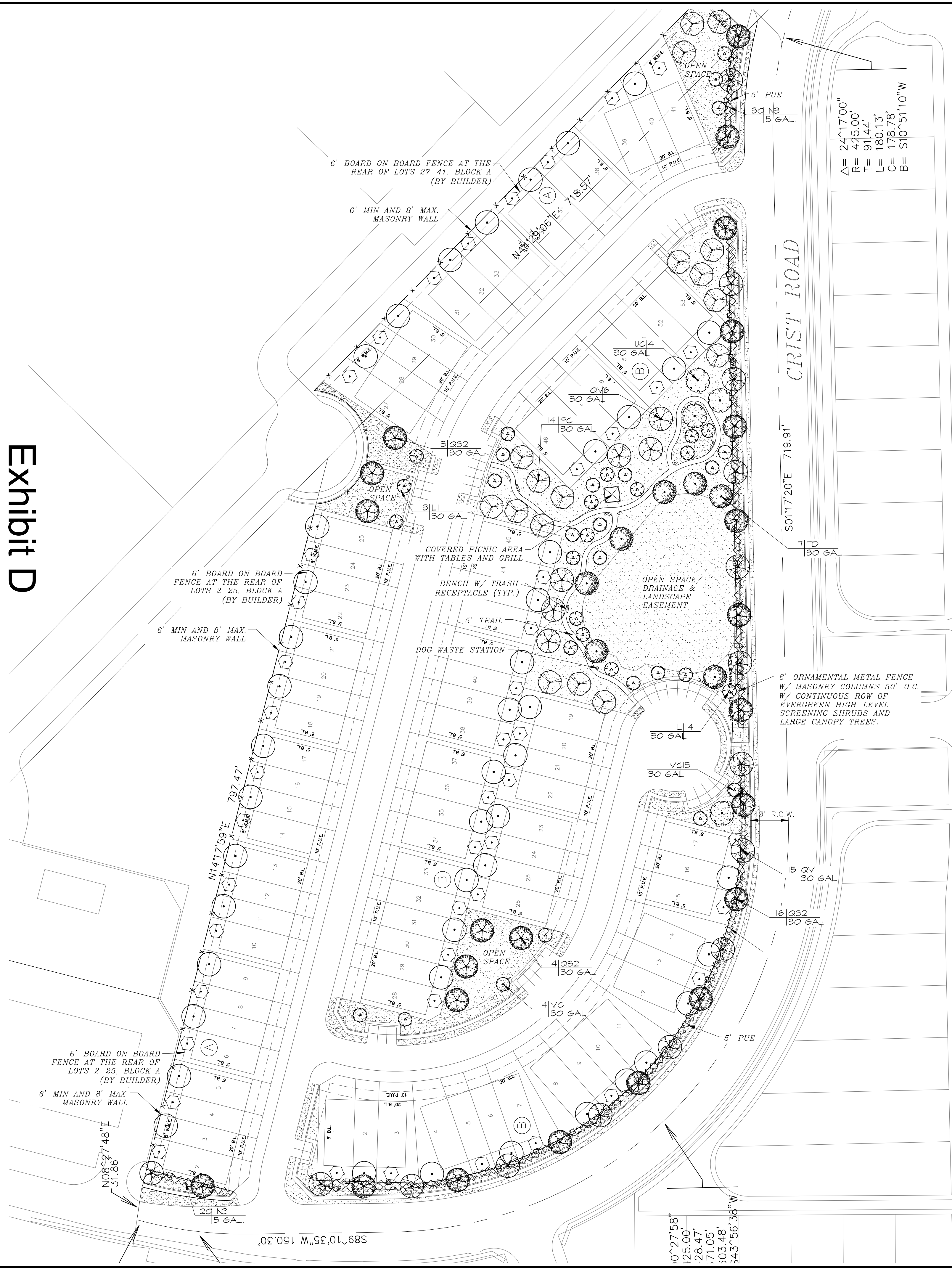
8214 WESTCHESTER DRIVE, SUITE 710

DALLAS, TEXAS 75225

FEBRUARY 2017 SCALE 1" = 60'

OWNER
GARLAND FB, LP.
1129 DILWORTH CRESCENT ROW
CHARLOTTE, NC 28203

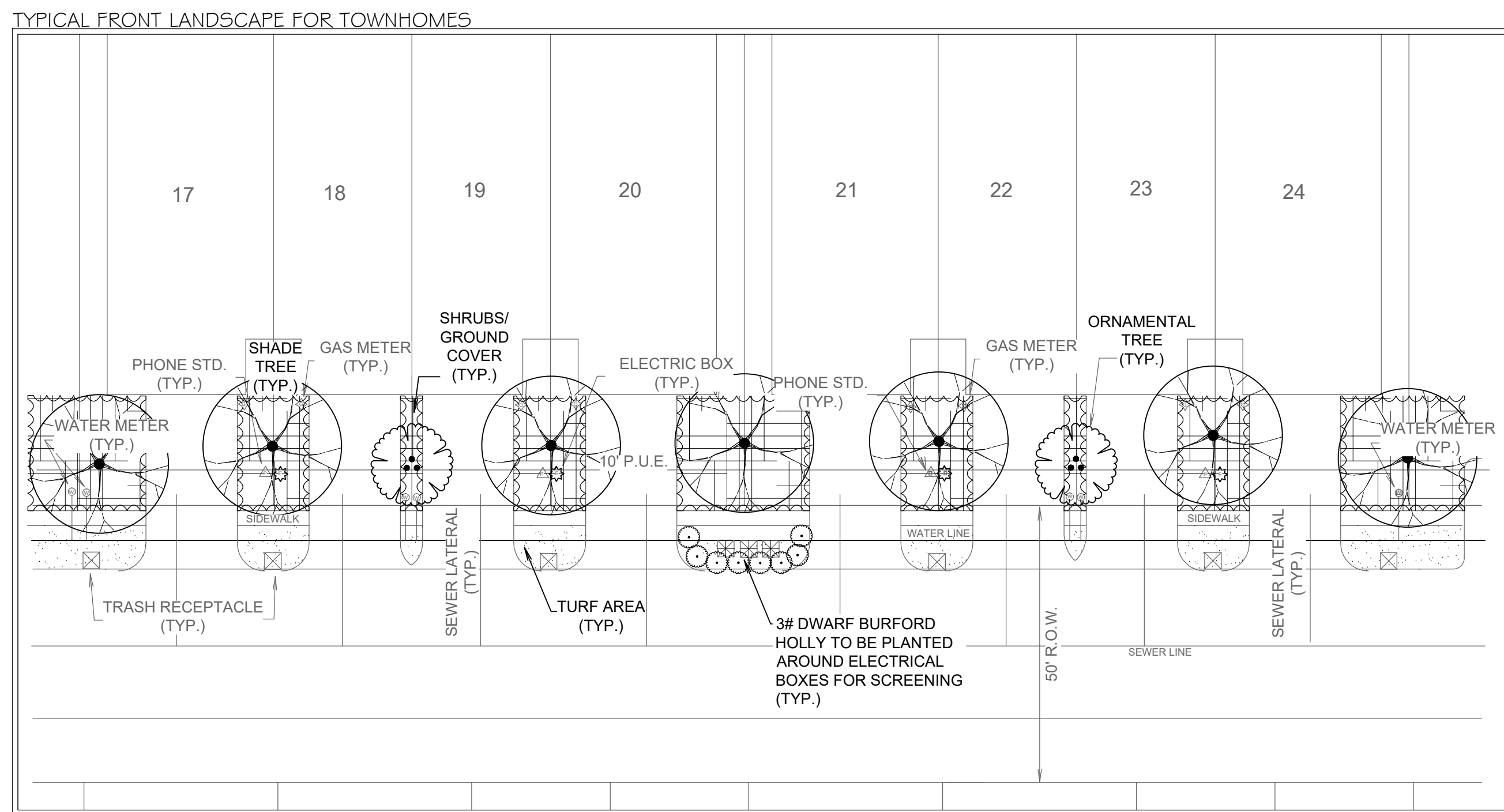
Exhibit D



LANDSCAPE TABULATIONS:

1 TREE PER 2,500 SF OPEN SPACE AREAS: 24,625 SF	10 TREES
PROVIDED:	10 SHADE TREES
	10 ORNAMENTAL TREES
PARK TREES REQUIRED 1/1,250 SF: 76,035	61 TREES
PROVIDED:	31 SHADE TREES
	30 ORNAMENTAL TREES
1 TREE PER 50 L.F. OF STREET FRONTAGE: 1,535 L.F.	31 TREES
PROVIDED:	31 SHADE TREES

PLANT_SCHEDULE								
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES		
	90	One shade tree to be installed per lot by builder	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	17	Lagerstroemia indica / Crape Myrtle	30 GAL	3"	8' HT.	SYMMETRICAL	MATCHING	FULL
	17	Pistacia chinensis / Chinese Pistache	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	23	Quercus shumardii / Shumard Red Oak	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	21	Quercus virginiana / Southern Live Oak	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	7	Taxodium distichum / Bald Cypress	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	4	Ulmus crassifolia / Cedar Elm	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	22	Vitex agnus-castus / Chaste Tree	30 GAL	3"	8' HT.	SYMMETRICAL	MATCHING	FULL
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING				
	340	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	5 GAL.	60" O.C.				
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT					
	PER PLAN	Cynodon dactylon 'Tif 419' / Bermuda Grass	SOD					





**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



BANNISTER
ENGINEERING

240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HIDDEN OAKS TOWN HOMES
GARLAND, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

Architect: DREW J. DUBCO
L.A. No.: 3141 Date: 05/24/2017

PROJECT NO.: 090-17-03

SHEET NO.

L-1.0

GENERAL NOTES:

1.

Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2.

Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3.

If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4.

Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5.

Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6.

Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7.

All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8.

Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9.

If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10.

Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11.

Soil preparation for planting beds shall be as follows:

- 3" of organic compost

- 20 pounds of organic fertilizer / 1,000 sf of bed area

- Till bed to a depth of 6" to 8"

- Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12.

All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13.

Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14.

Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15.

The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16.

Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17.

Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18.

Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19.

Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20.

Landscape areas shall be kept free of trash, litter and weeds.
21.

An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on non-permeable surfaces is prohibited.
22.

Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23.

All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.

NOTES:

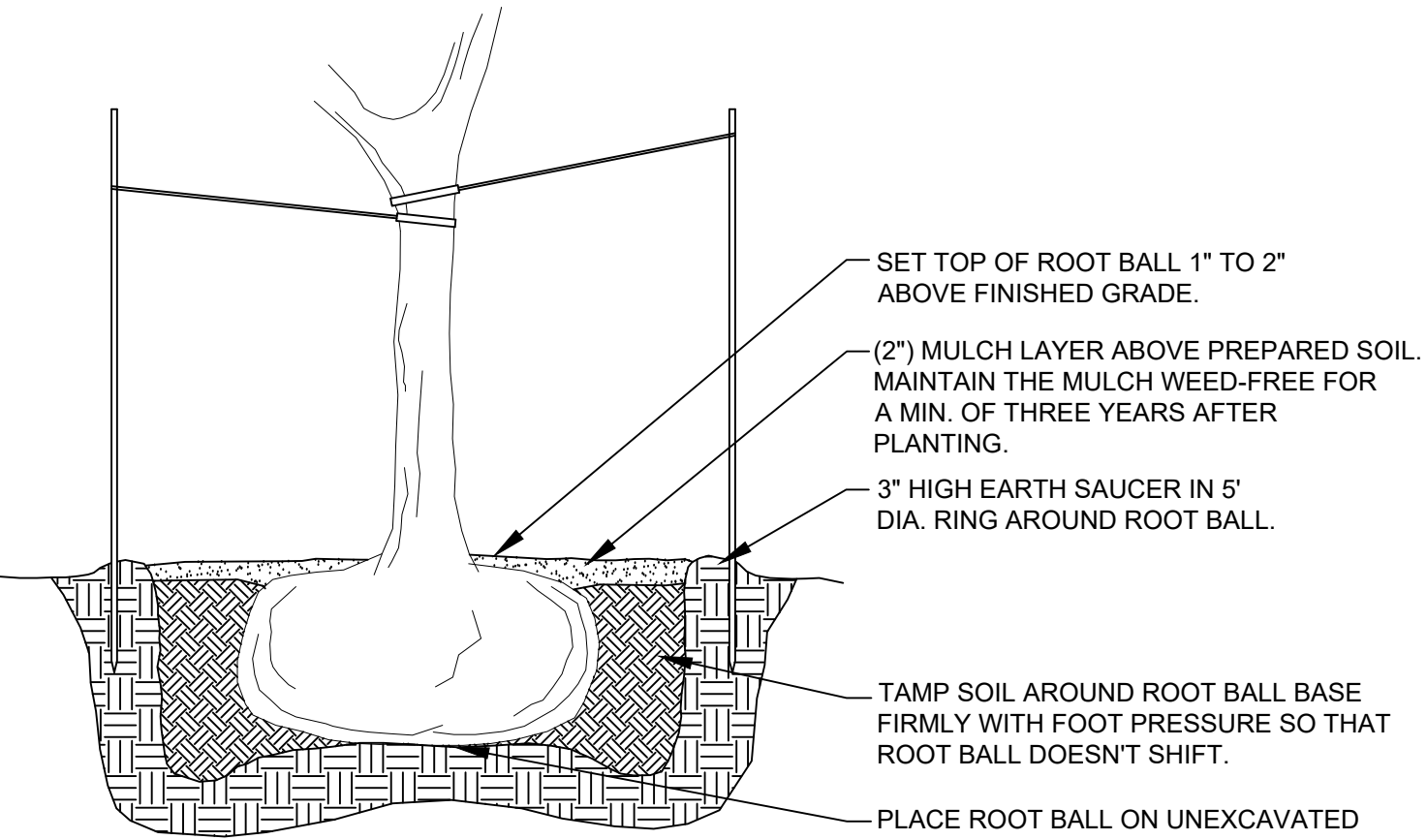
1.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3.

REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4.

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



A TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

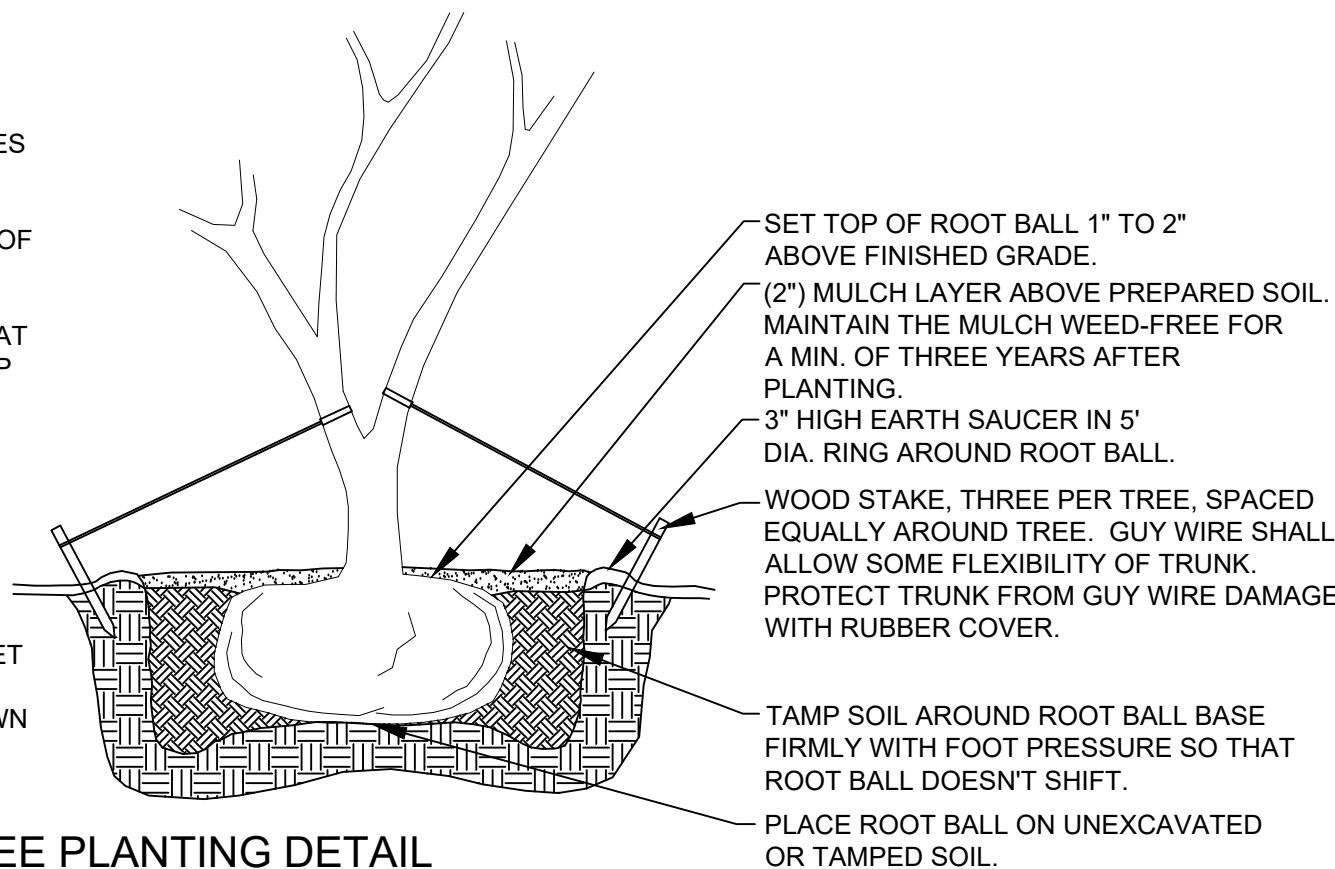
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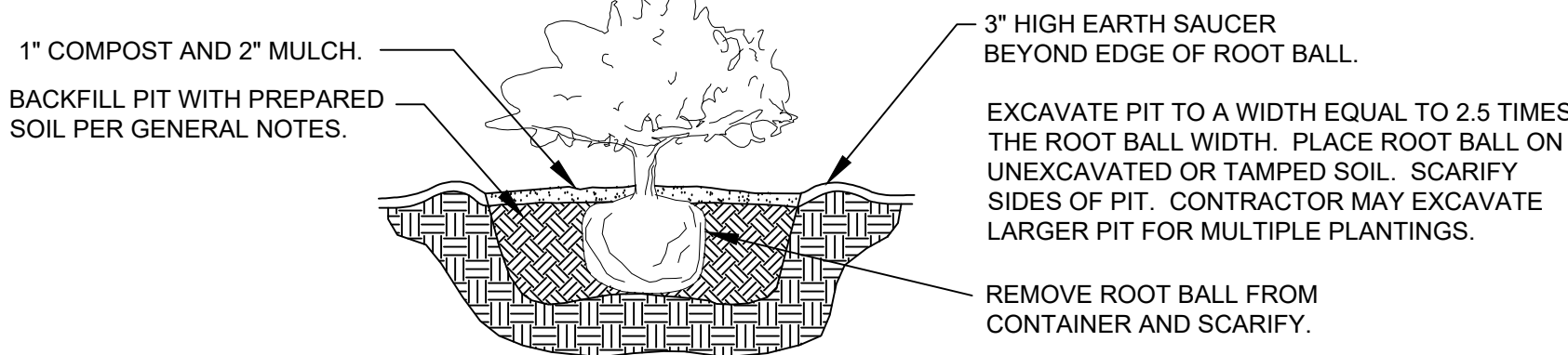
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IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



B MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



C SHRUB PLANTING DETAIL

NOT TO SCALE



Know what's below.
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BANNISTER

ENGINEERING

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REGISTRATION # F-10599 (TEXAS)

HIDDEN OAKS TOWN HOMES
GARLAND, TEXAS

LANDSCAPE NOTES

No.	Date	Revision Description

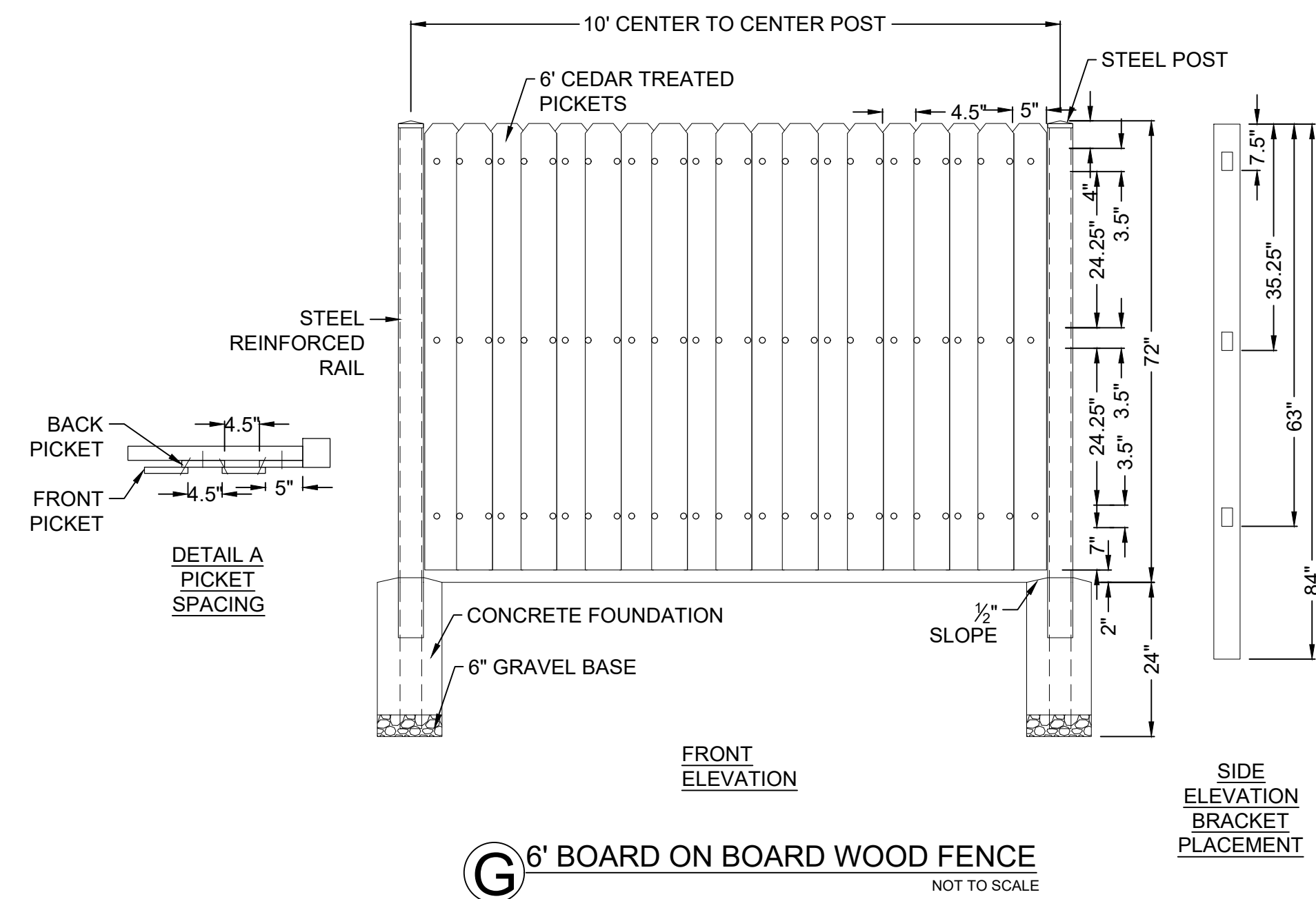
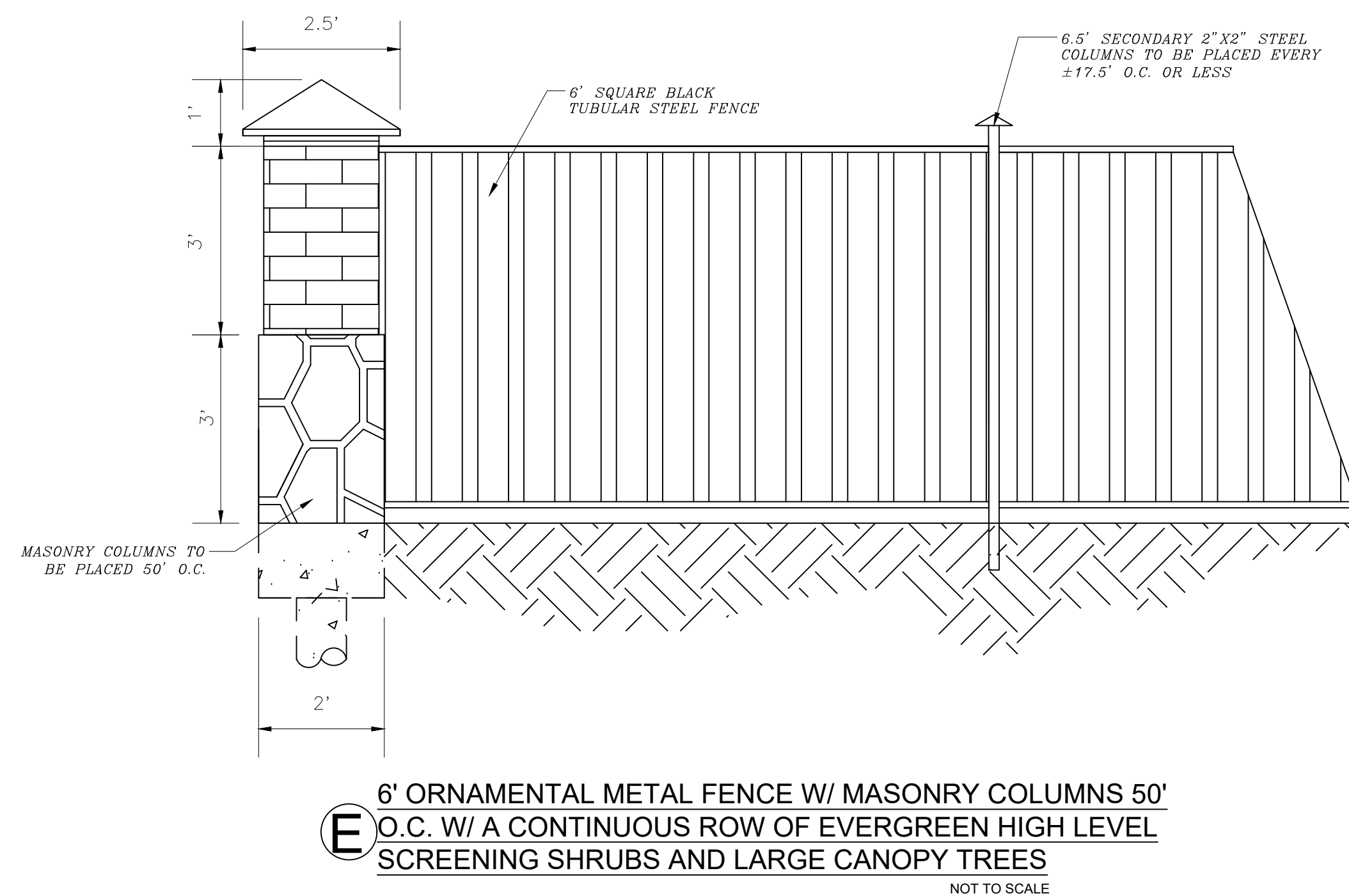
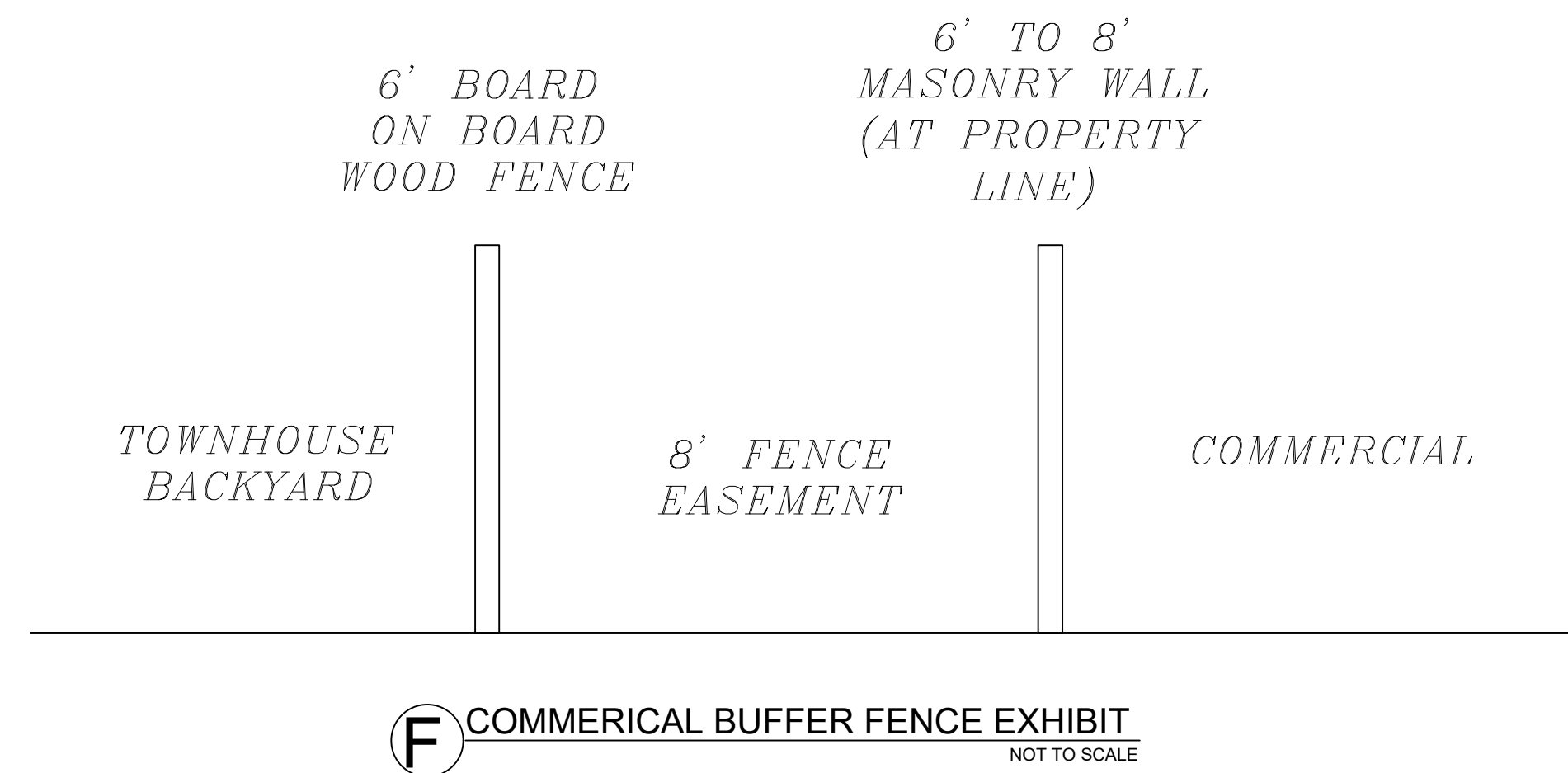
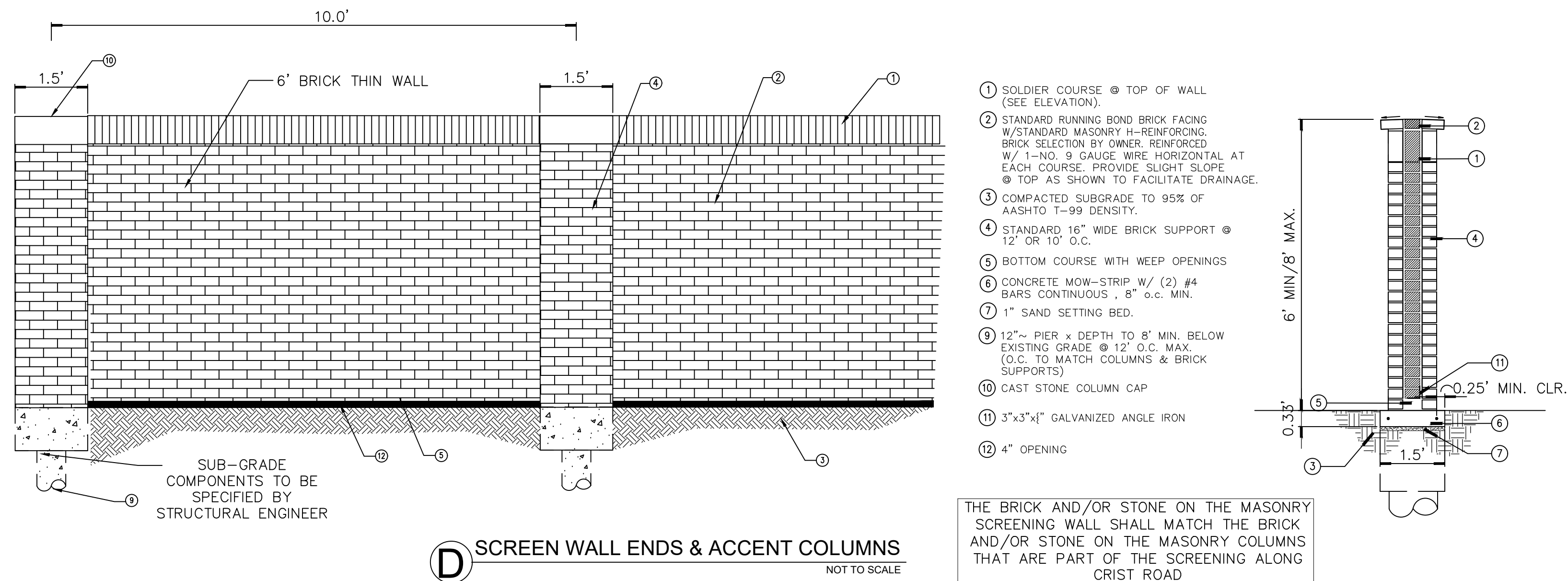
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
REVIEW ONLY. THEY ARE NOT
INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING. THEY
HAVE BEEN PREPARED BY OR
UNDER THE SUPERVISION OF:
Architect: DREW J. DUBCO
L.A. No. 3141 Date 05/24/2017

PROJECT NO.: 090-17-03

SHEET NO.

L-1.1

Exhibit D



CBAN **BANISTER**
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HIDDEN OAKS TOWN HOMES

LANDSCAPE DETAILS

[illegible]

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BIDDING, OR PERMITTING. THEY
HAVE BEEN PREPARED BY OR
UNDER THE SUPERVISION OF:

Architect **DREW J. DUBOCC**

SHEET NO.

L-1.2



**Know what's below.
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Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E



A

B

A

B



C

D

C

D



E

F

E

F



Exhibit F

Possible Combinations for Elevations

A	B	A	B
A	D	A	D
A	F	A	F

C	B	C	B
C	D	C	D
C	F	C	F

E	B	E	B
E	D	E	D
E	F	E	F



GARLAND POLICY REPORT

City Council Regular Session Agenda

4.

Meeting Date: June 20, 2017

Item Title: Consider and Approve Housing Tax Credit Resolution Application and Procedure

Submitted By: Rick Vasquez, Managing Director

Council Goal: Sustainable Quality Development and Redevelopment
Financially Stable Government with Tax Base that Supports Community Needs
Defends Rightful Powers of Municipalities
Fully Informed and Engaged Citizenry
Consistent Delivery of Reliable City Services
Safe, Family-Friendly Neighborhoods
Embrace Diversity

ISSUE

The **Low Income Housing Tax Credit** is a dollar-for-dollar tax credit in the United States for affordable housing investments. It was created under the Tax Reform Act of 1986 (TRA86) that gives incentives for the utilization of private equity in the development of affordable housing aimed at low-income Americans. Created by the Tax Reform Act of 1986, the LIHTC program gives states and local communities the equivalent of nearly \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. Although some data about the program have been made available by various sources, HUD's database is the only complete national source of information on the size, unit mix, and location of individual projects.

The TDHCA Housing Tax Credit (HTC) Program is one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households. Tax credits are awarded to eligible participants to offset a portion of their federal tax liability in exchange for the production or preservation of affordable rental housing. There are two types of Tax Credits: Competitive (9%) and Non-Competitive (4%). The below information corresponds to the 9% Housing Tax Credit round, which is highly competitive and awarded based on a Regional Allocation Formula (RAF) with additional set asides for developments at risk of losing affordability and subsidy, developments financed through USDA, and those with nonprofit owners. Applications are scored and ranked within their region or set-aside and in accordance with rules and laws outlined in the Qualified Allocation Plan (QAP). Texas Department of Housing and Community Affairs (TDHCA) offers non-competitive 4% and competitive 9% LIHTC application processes. Non-competitive LIHTC applications may be received year round and are evaluated as received.

The policy-making body of the TDHCA is a seven-member board, appointed by the governor

with the advice and consent of the Texas Senate.

OPTIONS

Accept resolution applications without staff review, application submission requirements, fees, and deadlines to submit support information.

RECOMMENDATION

Approve tax credit resolution application, submission requirements, fees and deadlines.

BACKGROUND

In prior years, Texas Department of Housing and Community Affairs (TDHCA) 4% and 9% tax credit funding resolution application requests were accepted by City Council without an application process or submission criteria. Facing TDHCA application deadlines, applicants would present request with inadequate time to perform project review, seek references and research and verify information, request supporting information or adequate time to formulate a staff recommendation for City Council.

CONSIDERATION

Approve application, submission requirements, deadlines and fees needed to perform comprehensive review of TDHCA application resolutions of support.

Attachments

Tax Credit Application



Housing Tax Credit Resolution Application Packet



GARLAND

Low Income

Housing Tax Credit (LIHTC) Resolution Process

Texas Department of Housing and Community Affairs (TDHCA) offers non-competitive 4% and competitive 9% LIHTC application processes. Non-competitive LIHTC applications may be received year round and are evaluated as received. Competitive 9% LIHTC applications follow a different process which typically begins in January of each year. Below is the timeline and application process for developers seeking resolutions for their Garland LIHTC TDHCA application:

City of Garland Application Timeline

Applications must be submitted to the Department of Housing and Community Services 90 days prior to the date the applicant is requesting delivery of the Resolution.

Support Resolution Requirements

Staff will use the information submitted by the developer with the application (see attached) to determine whether a Resolution of Support (17 TDHCA application points) or a Resolution of No Objection (14 TDHCA application points) will be recommended to City Council.

Required Documentation

1. Completed application packet
2. Fee: \$10.00 per proposed unit.
3. Site with conforming zoning; or letter of support for rezoning from City Council member and written evaluation of zoning amendment request from Planning Department.
4. Preference shall be given to tax credit proposals in the following order:
 - a. Demolition and Reconstruction of an existing substandard multi-family development.
 - b. Rehabilitation of an existing multi-family development.
 - c. New Construction of housing for special needs populations such as senior households, AIDS or other disabilities.
5. The application must address a housing need or problem identified in the City of Garland's Consolidated Plan.
6. The Developer must have demonstrated experience with the TDHCA tax credit programs from several municipalities.
7. The location must be within ½ mile of Dart station or stop.
8. Preference shall be given to mixed-income development where at least 33% of the units are market based.
9. Preference shall be given to developments that include a minimum of four energy efficient or sustainable/green build components.
10. The public shall be given the opportunity to comment on the request for a resolution of support at a public hearing after notice is provided to property owners within four-hundred feet of the proposed tax credit site.
11. Location, height and density of the proposed tax credit project is compatible with surrounding development.
12. Preference shall be given to tax credit projects that provided full-time on-site management.
13. Preference shall be given to tax credit projects that provide a complete market analysis which demonstrates the ability of the market to absorb the new dwelling units.
14. Preference shall be given to tax credit projects that are in the best interest of the City of Garland.



9% H Housing Tax Credit
Resolution of Support Application



GARLAND

9 % Low Income Housing Tax Credit Application

All applications must be submitted with a completed Application Form and Application Checklist, and all materials listed in the appropriate checklist. Housing and Community Services staff is available to advise you on any requirements. Applications are due by _____

Project Name: _____

Property Information

Property Address:	
Legal Description:	
Zoning District:	
Do you intend to request funding for your project through the City of Garland Grant Process? YES ☐ NO ☐	
Do you intend to request additional funding from the City for development? YES ☐ NO ☐	

Applicant Information (property owner or authorized agent) Applicant will be used as the City's Official Contact

Name:	
Address:	
City/State/Zip:	
Work Phone:	Cell Phone:
Email:	
Do you have site control or owner's consent to apply for LIHTC funding on this site? YES ☐ NO ☐	

Property Owner Information

Owner Name:	
Address:	
City/State/Zip:	DUNS Number:
Work Phone:	Cell Phone:
Email:	

Applicant Signature:	
Printed Name:	Date:
By signing this form, the owner of the property authorizes the City of Garland to begin proceeding in accordance with the process for this request. The owner further acknowledges that submission of an application does not in any way obligate the City of Garland to approve the application and that although City Staff may make certain recommendations regarding this applications, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.	



9 % Low Income Housing Tax Credit / Resolution of Support Checklist

This Checklist is intended to provide the information and data that is necessary to assess the merits of the project proposal.

Incomplete applications cannot be accepted for review. If all the information noted in the "Items Required for Submittal" section of this checklist is not provided, the application may not be accepted for processing.

Items Required for Submittal	
Application Form with required fees	☐
All required City of Garland documentation on pages 2 and 3 of this packet	☐
Proposed Development name, Developer/Applicable owner(s) and/or Program name to be referenced in the City Resolution	☐
If a 501(c)3 organization, a copy of the IRA Letter of Determination	☐
Letter of Project Intent with Detailed Information listed below:	☐
Detailed Information	
Location Map of the Property	☐
Site Development:	☐
List the number of units.	☐
List the breakdown of rental rates by unit and income restrictions.	☐
Will rental rates change over time and how are they determined?	☐
How many accessible units are included?	☐
If the development includes market rate units, do these units differ from the income restricted units in anyway?	☐
List the amenities included in individual units as well as those for the entire site	☐
Describe energy efficiency components that will be installed	☐
	☐
Background of the development company and management company	☐
Have there been any changes in company names or reorganizations?	☐
History of similar projects and complexes managed	☐
How many tax credit and/or HOME projects have you developed and managed?	☐
	☐
Financial:	☐
List the funding sources to be used	☐
List any past or current funding programs (state or federal) for which the property is under contract (USDA, Section 8, Etc.)	☐
Provide the anticipated breakdown of the development costs.	☐
Will the site be tax exempt after development?	☐
What is the affordability period requirement for this project?	☐
Provide a Pro Forma statement for the project.	☐
Will this development require extensive capital improvements?	☐
Please list any additional information or letters that you will be requesting from the City of Garland for the TDHCA application requirements.	☐
	☐



4% Low-Income Housing Tax Credit
Resolution of Support Application



GARLAND

4 % Low Income Housing Tax Credit Resolution of Support Application

All applications must be submitted with a completed Application Form and Application Checklist, and all materials listed in the appropriate checklist. Housing and Community Services staff is available to advise you on any requirements. Applications are due by _____

Project Name: _____

Property Information

Property Address:
Legal Description:
Zoning District:
Do you intend to request funding for your project through the City of Garland Grant Process? YES ☐ NO ☐
Do you intend to request additional funding from the City for development? YES ☐ NO ☐

Applicant Information (property owner or authorized agent) Applicant will be used as the City's Official Contact

Name:	
Address:	
City/State/Zip:	
Work Phone:	Cell Phone:
Email:	
Do you have site control or owner's consent to apply for LIHTC funding on this site? YES ☐ NO ☐	

Property Owner Information

Owner Name:	
Address:	
City/State/Zip:	DUNS Number:
Work Phone:	Cell Phone:
Email:	

Applicant Signature:	
Printed Name:	Date:
By signing this form, the owner of the property authorizes the City of Garland to begin proceeding in accordance with the process for this request. The owner further acknowledges that submission of an application does not in any way obligate the City of Garland to approve the application and that although City Staff may make certain recommendations regarding this applications, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.	



4 % Low Income Housing Tax Credit / Resolution of Support Checklist

This Checklist is intended to provide the information and data that is necessary to assess the merits of the project proposal.

Incomplete applications cannot be accepted for review. If all the information noted in the "Items Required for Submittal" section of this checklist is not provided, the application may not be accepted for processing.

Items Required for Submittal	
Application Form with required fees	☐
All required City of Garland documentation on pages 2 and 3 of this packet	☐
Proposed Development name, Developer/Applicable owner(s) and/or Program name to be referenced in the City Resolution	☐
If 501(c) 3 organization, a cop of the IRS letter of Determination	☐
Letter of Project Intent, with detailed information listed below:	☐
Detailed Information	
Location Map of the Property	☐
Site Development:	☐
• <i>List the number of units.</i>	☐
• <i>List the breakdown of rental rates by unit and income restrictions.</i>	☐
• <i>Will rental rates change over time and how are they determined?</i>	☐
• <i>How many accessible units are included?</i>	☐
• <i>If the development includes market rate units, do these units differ from the income restricted units in anyway?</i>	☐
• <i>List the amenities included in individual units as well as those for the entire site</i>	☐
• <i>Describe energy efficiency components that will be installed</i>	☐
	☐
Background of the development company and management company	☐
• <i>Have there been any changes in company names or reorganizations?</i>	☐
• <i>History of similar projects and complexes managed</i>	☐
• <i>How many tax credit and/or HOME projects have you developed and managed?</i>	☐
	☐
Financial:	☐
• <i>List the funding sources to be used</i>	☐
• <i>List any past or current funding programs (state or federal) for which the property is under contract (USDA, Section 8, Etc.)</i>	☐
• <i>Provide the anticipated breakdown of the development costs.</i>	☐
• <i>Will the site be tax exempt after development?</i>	☐
• <i>What is the affordability period requirement for this project?</i>	☐
• <i>Provide a Pro Forma statement for the project.</i>	☐
• <i>Will this development require extensive capital improvements?</i>	☐
Please list any additional information or letters that you will be requesting from the City of Garland for the TDHCA application requirements.	☐
	☐



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: June 20, 2017

Item Title: Consider Approval of the Nicholson Memorial Library System Collection Development Long Range Plan, April 28, 2017

Submitted By: Claire Bausch, Library Director

Summary of Request/Problem

The City Council is requested to consider approval of the five year update to the *Nicholson Memorial Library System Collection Development Long Range Plan, April 28, 2017* as approved by the Library Board. The current Plan was originally approved by City Council on April 19, 2011.

The Texas State Library and Archives Commission requires the Library to have a long range plan that includes technology and collection development elements. The plan must be reviewed and approved every five years or less, for a library to maintain membership in the *Texas Public Library System*:

Texas Administrative Code Title 13, Part 1, Chapter 1, Subchapter C Minimum Standards for Accreditation of Libraries in the State Library System, Rule §1.83 reads: The library must have a long-range plan that is approved by its governing board. This plan must be reviewed and updated at least every five years and must include a collection development element and a technology element.

This document updates and reaffirms the basic tenants of the 2011 Plan, describes progress made during the past five years, and outlines recommended changes for the next five year period.

The City Council received a written briefing on this item at the June 5 Work Session; a copy of the updated *Nicholson Memorial Library System Collection Development Long Range Plan, April 28, 2017* was provided.

Recommendation/Action Requested and Justification

It is recommended that Council approve the *Nicholson Memorial Library System Collection Development Long Range Plan, April 28, 2017*, to continue to receive the services available to accredited public libraries. The Library currently receives discounted rates for participation in a state-wide library courier service, Interlibrary Loan service, and TexShare databases. Approval of the plan does not bind Council to implementation of the recommendations contained within.

Attachments

Coll Dev Long Range Plan



**Nicholson Memorial Library System
Collection Development Long Range Plan
April 28, 2017**

Kathleen Cizek
Heather Coleson
John Reid

Table of Contents

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Introduction

A public library in Texas must meet a number of requirements to be accredited as a fully qualified member of the Texas Library System. Two aspects of the requirements pertain to long range planning for technology and for collection development. Texas Administrative Code Title 13, Part 1, Chapter 1, Subchapter C Minimum Standards for Accreditation of Libraries in the State Library System, Rule §1.83 reads:

The library must have a long-range plan that is approved by its governing board. This plan must be reviewed and updated at least every five years and must include a collection development element and a technology element.

Approval of a long range plan for technology was approved by the City Council on February 3, 2015. This document addresses the need to review and update the collection development plan.

The Nicholson Memorial Library System consists of the Central Library, serving the entire city of Garland, Texas, as well as three neighborhood branch library locations: North Garland Branch Library, South Garland Branch Library and Walnut Creek Branch Library. Garland is also served by *The Library Online*, which showcases all of the services, programs and materials of the four Garland libraries, and also offers a host of digital resources and downloadable materials.

The Central Library's collection covers a broad range of subjects in depth. The smaller Neighborhood Library collections are general in nature, but have unique items of interest to the service areas. Selection and collection development practices support established Public Library Association service priorities for the Garland libraries. The local *Public Library Service Responses* were approved by the Library Board on April 12, 2010, and submitted as part of the *Assessment and Strategic Plan for Information Technology, Services and Facilities* approved by the City Council on April 19, 2011.

In addition to input from professional library staff and observations of patron needs and expectations, resources used in completing this collection review and analysis include data from *collectionHQ*, an inventory-based management system, and *Director's Station* and *WebReporter*, analytics and reporting software systems. A review was made of recent study by the Pew Research Center showing current public library usage and trends for both physical formats and digital formats. (Horrigan, John B. "Libraries 2016." *Pew Research Center: Internet, Science & Tech*. N.p., 09 Sept. 2016. Web. 27 Apr.)

Definitions

Dewey Decimal System The Dewey Decimal Classification (DDC) is a general knowledge organization tool that is continuously revised to keep pace with knowledge. The system was conceived by Melvil Dewey in 1873 and was first published in 1876. ("Dewey® Services." DDC 22 Summaries. N.p., n.d. Web. 09 May 2017. <https://www.oclc.org/en/dewey/features/summaries.html>.)

Dewey #	Main Class	Kinds of Materials
000-009	General Works	Encyclopedias, Almanacs, Record books
100-199	Philosophy and Psychology	Paranormal phenomena, Ethics, Thought
200-299	Religion	Mythology, Religion
300-399	Social Science	Government, Holidays, Folklore, Fairy tales, Education, Community
400-499	Language	English and foreign languages, Sign language, Dictionaries
500-599	Natural Sciences	Math, Chemistry, Biology, Weather, Rocks, Plants, Animals
600-699	Applied Sciences	Inventions, Health, Drugs, Transportation, Cooking, Pets
700-799	Fine Arts and Recreation	Crafts, Art, Drawings, Painting, Music, Games, TV, Movies, Sports
800-899	Literature	Short stories, Poetry, Plays, Jokes, Riddles
900-999	History and Geography	Countries, Flags, Historical events, Biographies

Purchased Value Total amount of collection at the time of purchase. Total includes cost of the material and all processes completed to make the material shelf-ready for patrons.

Turnover Rate Turnover rate measures the activity of a library's collection, indicating the number of times each unit of library material would have circulated during the year if circulation had been spread evenly throughout the collection. It is calculated by dividing the library's total annual circulation by total library holdings.

Executive Summary

In looking at the collections of the four Garland libraries, *The Library Online*, and current trends, the following recommendations are made for the Library by the Collection Development Team:

- The Library should investigate and implement Discovery Service for Fiscal Year 2018-2019.
- It is recommended the Library acquire digital subscriptions for periodicals and pursue funding to offset any additional costs over print. Every year, some publishers of print periodicals have moved to digital-only subscriptions. In the past five years about 60 magazines the Library subscribes to have ceased publication completely or have been moved to online only. Patrons seek information in print and digital formats and the Library needs to provide the information both ways.
- Information resources should be provided in current popular formats as well as in emerging formats. Recent formats in common use that should be strongly considered include digital magazines, newspapers and financial newsletters, and streaming services.
- Materials need to be available in print and digital formats for both children and adults. Citizens seek the same materials in multiple formats. The Library must continue to supply information in print and digital formats, as well as provide space within the Library for research and study.
- Patron use of the Library Wi-Fi continues to grow. Reliable and fast Internet service (wired and Wi-Fi) is a must for library patrons. Patrons of all ages and economic levels need access to online resources, databases, and digital books. (See Appendix C)
- The Library should explore the circulation of mobile Wi-Fi hotspot devices, tablets, and laptop computers as information in digital formats continues to increase.
- Garland's libraries have strong children's and youth collections. Continued current level funding is needed to meet the demand for books in print and online for these age groups. New studies show that children and young adults are reading online e-books and physical print books interchangeably. One format is not replacing the other and the Library needs to continue to meet the need for both (see Appendix A).
- The Hispanic population in Garland has grown from 26% in 2000 to 38% in 2010, and to an estimated 41.1% in 2015, according to the U.S. Census and American Community Survey reports. The Spanish language collection is the largest and strongest foreign language section. The juvenile collection is heavily used at all library locations. Materials need to be constantly replaced for normal wear and tear. The continued emphasis needs to be on updating and growing the Spanish language collections.

- The Chinese language materials need to be moved to the North Garland Branch where the demand is greater and where there is a higher Asian population. According to the 2010 Census data, the most recent that is available, Garland has a 9.4% Asian population; Richardson has a 15.1% Asian population.
- Increased purchases of popular Chinese language materials should be pursued for the North Garland Branch to gauge the true interest in the collection.
- Digital e-books continue to be popular and in high demand. Digital e-book circulation has grown every year. The Library should continue to purchase more copies of *OverDrive* materials as the demand dictates.
- Continue to update and maintain current levels of physical materials in the collection. As a System, library turnover has increased over the past five years since the last collection analysis.
- To keep up with inflationary costs for online databases, it is recommended to increase funding for online resources. The Library is unable to purchase important, newly-published databases without eliminating existing databases that are used by patrons. This does not allow the Library to build the online database format collection as it has other formats.
- The Library has access to certain databases through the Texas State Library and Archive Commission's *TexShare* program used by patrons. If the *TexShare* program is threatened, at the State level, by funding reductions, the Library would have to pick up the cost for those databases, or else eliminate them.
- In order to stay current and relevant, all branch nonfiction collections need to have older materials removed and replaced with current materials, preferably under five years old. A current, well-placed collection will meet the needs of the community and ensure that patrons are getting the most accurate information for their research for school, careers, business and health choices. (CREW (Continuous Review, Evaluation and Weeding) in Appendix B)
- Each library branch serves its own unique community. Members of the community use library materials frequently, even if they do not check these materials out. In order to better serve these communities, it is recommended that the Library begin keeping track of in-house uses.
- It is recommended that another CIVICTechnologies report be run in 2019. The last report was in 2009. This report analyzes different population groups and gives the Library a better idea of what kinds of services and materials will best serve the citizens of Garland.

System-wide Reference Analysis

REFERENCE COLLECTIONS (Juvenile and Adult)		
Branch	Items	Purchased Value
CEN	8385	\$768,747
NGB	691	\$36,938
SGB	1598	\$125,389
WCB	756	\$49,218

*All data tables current as of November 2016

In a community increasingly used to finding answers on their smartphone, the print reference section is due for a reevaluation. Patrons are moving to finding answers to their questions online. It is easier and quicker to find information digitally. Online reference materials are also accessible from all four Garland libraries and from any Internet-connected computer. In many cases, it is also more cost efficient to purchase one reference source digitally for all library patrons than multiple print copies for each library location.

Measurement: Reference materials do not circulate, so there is currently no means for measuring how much they are used. Anecdotally, items seeing regular use by the public include, but are not limited to:

- Law Reference titles, including *West's Legal Forms*, *Vernon's Texas Codes Annotated*, *Texas Rules of Court*, and *Texas Codes*;
- *DSM-5*;
- *Cole's Directory*, *CrissCross Directories*;
- Ready Reference items, including *Guinness World Records*, *Consumer Reports*, and the *NADA Used Car Guides* ("Blue Books")

It is recommended that Library staff keep in-house statistics of reference material usage. This will help determine the need for which materials must be kept at each Library location and which materials may be discarded in print format. Implementation of in-house use statistics should begin no later than 2018 with a full year of data collected before implementing any other recommendation for the reference collection. NOTE: Due to space

constraints, implementation of RFID at the Walnut Creek Branch will require an earlier reduction of the reference collection.

Recommendations to be reviewed after in-house use analysis:

- Central:
 - Central Library is the only location with print literary criticism volumes, such as *Contemporary Authors*, *Twentieth-Century Literary Criticism*, etc. These titles are fully duplicated in *Gale Virtual Reference Library* (GVRL) and are not heavily used in print. They have been retained for several years since GVRL adoption, but could now be safely discarded, if the analysis shows they are little used.
 - Likewise, there are a number of encyclopedias and large sets near the reference desk that could be safely discarded, including *Encyclopedia Judaica*, *Reader's Guide to Periodical Literature*, and others.
 - Older Chilton car repair volumes and Business Reference (BR) titles such as *Million Dollar Directory* and *Who Owns Who* are still used by the public. However, the BR and Chilton titles suffer from poor visibility and may see more use if moved to the larger general reference shelving.
- South Garland Branch (SGB):
 - SGB has a smaller collection than Central, as appropriate, but it is still a relatively large one. A focused weeding according to the Texas State Library and Archives Commission standard *CREW Manual*, should reveal information that is out of date, materials in poor condition or duplicated at Central and not needed at SGB (see Appendix B). Exceptions should be made on a case-by-case basis. Measurement of in-house use at SGB for a defined period might reveal specific branch needs for a reference title that would dictate retaining it.
- North Garland Branch (NGB) and Walnut Creek Branch (WCB):
 - The two neighborhood branch libraries should have a ready reference collection to serve patrons and staff, as discussed below. An in-house use analysis is recommended, to determine with certainty.

Circulation: There is a suppressive effect to the Reference Collection. Items in a reference area are segregated from others on the same subject and do not circulate, so patrons may feel that these items are off-limits and not for use by the public. It is possible many reference materials that would be weeded might be retained if made available for circulation instead.

On the other hand, materials that are particularly valuable, hard to replace, of local interest, or have large in-house use should not circulate and should remain a part of the

reference collection. Examples include any local history documents as well as popular legal reference books.

GVRL: Except for literary criticism that is addressed above, there is an option to weed reference and still retain the content by purchasing the content digitally through *GVRL* and house it there permanently. However, availability of materials could be a hindrance, as well as the potential financial cost of the project.

Ready Reference Collection: It is suggested that every branch have some essential titles, and that the neighborhood branches, NGB and WCB, carry only these titles unless local need dictates otherwise. They are:

- *Guinness World Records*
- Texas road atlas
- World atlas
- Mapsco map books for Fort Worth and Dallas
- English language dictionary (small enough to carry to a table)
- *Texas Almanac*
- *World Almanac*
- *NADA Used Car Guide* and *Older Used Car Guide*
- *Consumer Reports*

Periodicals:

As with the Reference Collection, periodicals at all Library collections are not circulated. General interest magazines are located at all branches, with some more specialized interest periodicals located at Central and SGB.

Periodical holdings have been influenced by trends in publishing over the last five years, and some magazines are deciding to cease print publication. This trend should be monitored, however, patron use of print periodicals continues to be strong. An option for increasing patron access to periodicals in a measurable way is online access to digital editions. Seven of the nine sister cities offer digital magazines to their patrons.

Digital Magazine Service	Sister Cities Implemented
Zinio	Arlington Carrollton Dallas Mesquite Plano Richardson
Flipster	Irving
No Service	Fort Worth Grand Prairie

Central Library Collection Analysis

Adult Circulating Collections

Nonfiction

Dewey Decimal Classification	Average Year of Publication	Items	Purchased Value	Turnover Rate
000s	2007	1,382	\$41,653	18.55
100s	2002	2,191	\$43,101	19.97
200s	2001	3,169	\$58,945	18.37
300s	2005	5,300	\$127,872	15.65
400s	2000	701	\$11,794	21.27
500s	2001	1,962	\$50,877	16.58
600s	2007	9,087	\$207,338	19.2
700s	2003	7,370	\$182,658	17.93
800s	1996	5,172	\$102,988	12.91
900s	2000	5,478	\$129,103	15.31
Biographies	1995	1,946	\$41,568	17.56
Study Guides	2012	384	\$10,980	16.21
Large Print*	2005	267	\$7,349	18.62

*Includes Large Print Biographies

Fiction

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Fiction	2008	18,089	\$383,371	19.65
Mysteries	2007	5,537	\$123,879	23.33
Science Fiction	2007	2,044	\$46,910	19.6
Westerns	2001	441	\$9,533	18.67
Graphic Novels	2012	1,583	\$30,010	16.84
Short Stories	2000	169	\$3,175	17.89
Paperbacks	2012	3,093	\$24,303	9.89
Large Print	2006	2,246	\$64,741	27.75

Foreign Language and ESL

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
CHF -- Chinese Fiction	2008	141	\$3,084	5.09
CHNF -- Chinese Nonfiction	2009	218	\$4,897	6.08
SPF -- Spanish Fiction	2008	959	\$20,139	10.70
SPNF, SPB -- Spanish Nonfiction & Biography	2008	1,701	\$34,726	12.93
VMF -- Vietnamese Fiction	2005	834	\$14,093	15.12
VMNF, VMB -- Vietnamese Nonfiction and Biography	2005	745	\$12,624	10.04
ESL (All materials)	2004	157	\$9,230	24.04

Audio books

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
CDF -- CD Fiction	2011	1,149	\$77,585	28.85
CDNF -- CD Nonfiction	2010	554	\$32,887	20.29
PL -- <i>Playaway</i> Nonfiction	2012	67	\$4,322	15.04
PLF -- <i>Playaway</i> Fiction	2014	392	\$29,818	17.67
SPCD -- Spanish CD	2009	72	\$5,314	8.69

DVDs

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
DVD -- Nonfiction	2011	2,340	\$60,831	26.5
DVDF -- Fiction	2010	8,659	\$229,664	43.69
CHDVD -- Chinese	2004	55	\$1,551	3.25
SPDVD -- Spanish	2010	169	\$6,138	20.43
VMDVD -- Vietnamese	2006	94	\$3,726	22.48

Observations:

Nonfiction: Turnover has improved in all subjects since the 2011 report. None of the Dewey categories at the Central Library has high turnover compared with other circulation collection categories; however, many of the specific subjects embedded within each large category enjoy tremendous popularity. For example, humor books (817-818) are a quite popular part of the 800s, although the 800s as a whole check out very lightly. In all subject areas, attention should be paid as to how future titles will be needed in relation to previous popularity of similar titles.

Several categories have older average ages. Books in the 400s average 16 years old, and even 20 years old in the 800s. Many of these books are not necessarily outdated due to age or incorrect information, but it would still be a good idea to weed or replace older titles that aren't circulating.

Study guide purchase decisions will need to be evaluated on a test-by-test basis, as some test preparation books are far more popular than others. Because many study guides are purchased automatically through Brodart's continuations service, upward or downward adjustments to quantities of books ordered might be appropriate in the future depending on demand.

Fiction: Turnover in individual categories of adult fiction is similar throughout, with the two exceptions being paperback and large print books. Paperback demand has been decreasing over time, with the availability of e-books perhaps being an influence. It is recommended to continue to cut back on paperback purchasing, while focusing on the purchase of books by popular authors and series.

Large Print fiction enjoys a high turnover rate. Incrementally higher spending on large print should be considered.

To meet high demand, Central Library receives many more adult fiction titles than the branches. However, shelving is limited. Aggressive weeding will need to continue in the future to ensure room for new materials.

Based on anecdotal evidence of books patrons left on tables, Graphic Novel (comic book format) in-house usage is very high. Counting in-house uses of these materials, where feasible, would likely result in impressive numbers.

Foreign language: Foreign language print materials are aging and weeding is due in this area.

Spanish language fiction suffers low turnover. One unique factor at Central is that all adult foreign language titles are located downstairs, which might be affecting visibility of new titles and thus turnover. Display shelving of new titles, especially upstairs but even downstairs, may have a positive effect on circulations in this category.

Consolidation of the Chinese language collection at one location is recommended. Its use going forward should be closely evaluated.

Audio books: In contrast to the 2011 recommendations, CD audiobook turnover does not seem to have been negatively affected by the boom in popularity of downloadable audio books. They are remaining popular, even with newer technologies such as *Playaway* entering the collection. It is possible that this collection may require more shelf space at Central than currently allotted, and that it may not wane in popularity as rapidly as previously thought.

Playaway audiobook devices have entered the collection since the last report. Their turnover is lower than that of CD audio books. Their presence at NMLS is still relatively new, and spending on them is less than that of CDs. How their turnover changes over time will be worth watching. *Playaways* are available at the Central Branch and SGB; adding collections at NGB and WCB should be considered.

Spanish language audio books are not heavily used, and could be considered for future consolidation at a single branch, such as SGB, or removal from the collection altogether. In 2013, the Library discontinued its subscription to regular delivery of Spanish language audio books due to low patron demand.

DVD: The options for patron viewing of TV series and feature films have broadened considerably since the last report. Public usage of Netflix, Amazon Prime, and Hulu streaming services is now pervasive. Additionally, On Demand viewing options provided by cable/satellite companies allow patrons another avenue for watching shows and movies without physical media.

Likely because of these reasons, turnover of Central DVDs of feature films and television shows has dropped from 58 since the last report to 43 today. This is still the highest turnover of any adult category at the Central Library.

Vendors are beginning to develop platforms for streaming services to public libraries. Examples include Hoopla, developed by distributor Midwest Tape, and e-book giant *OverDrive*'s available library of video titles. The Library should continue to investigate vendors offering these services.

Foreign language DVD checkouts are fair in the Spanish and Vietnamese language collections, and poor in the Chinese language collection. Chinese language DVDs are a candidate for being removed as a collection. Many of the most popular Chinese language films are re-branded with English language titles, given on-screen subtitles, and when purchased, are made available to patrons in our Foreign DVD category upstairs. To be placed in our CHDVD location (or SPDVD or VMDVD), a film must have an untranslated title in the original language, including cover art text and description text. This is common with Vietnamese language films, less so with Spanish language films, and rare in Chinese language films. Few films are released each year with which to populate CHDVD. As of November 2016, less than four out of 55 Chinese language DVD titles at Central had checked out last year.

Lastly, Spanish language (SPDVD) and Vietnamese language (VMDVD) items may have increased turnover if shelved in English language DVD shelving. If that were to occur, though, they should stay in their own discrete sections within that shelving and remain clearly marked as Spanish language or Vietnamese language to assist patrons in locating the materials.

Children and Young Adult Circulating Collections

Nonfiction

Dewey Decimal Classification	Average Year of Publication	Items	Purchased Value	Turnover Rate
000s	2010	188	\$4,629	13.69
100s	2008	220	\$4,342	15.98
200s	2004	398	\$7,046	17.76
300s	2005	2,014	\$42,908	15.86
400s	2006	203	\$3,960	17.21
500s	2009	3,687	\$81,406	20.43
600s	2008	2,143	\$47,574	18.76
700s	2007	2,226	\$47,132	18.09
800s	2004	836	\$14,715	17.26
900s	2007	2,175	\$54,084	15.63
Biographies	2005	860	\$17,383	19.53

Fiction

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Easy	2005	9,515	\$147,989	28.25
Easy Browsing	2012	707	\$5,243	14.20
Easy Reader	2005	2,541	\$34,137	34.78
Juvenile -- Graphic Novels	2012	1,704	\$23,664	27.11
Young Adult-- Graphic Novels	2011	3,837	\$51,858	23.64
Young Adult-- Fiction	2012	3,130	\$52,823	20.12
Young Adult-- Paperback	2009	328	\$3,034	16.81
Juvenile -- Fiction	2007	7,609	\$113,414	23.89
Juvenile -- Paperback	2009	1,865	\$10,679	25.14

Foreign Language

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Spanish Easy	2008	1,327	\$18,342	26.03
Spanish Juvenile Fiction	2007	368	\$4,540	23.82
Spanish Juvenile Nonfiction	2010	1,537	\$30,592	21.85
Vietnamese Easy	2003	44	\$494	27.11
Vietnamese Juvenile Fiction	1999	85	\$169	12.54
Vietnamese Nonfiction	2003	11	\$146	12.36
Chinese Juvenile	2001	6	\$101	11.00

Audio books

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Read Along CDs	2002	245	\$6,125	36.13
Juvenile -- Audio books	2007	479	\$17,342	22.03
Young Adult -- Audio books	2011	145	\$5,686	14.33
Juvenile -- <i>Playaways</i>	2013	245	\$13,435	10.00
Young Adult -- <i>Playaways</i>	2013	223	\$15,152	8.10

DVDs

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
DVD -- Juvenile Fiction	2011	2,331	\$42,021	43.78
DVD -- Juvenile	2008	439	\$11,664	33.73

Nonfiction				
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Observations:

Nonfiction: Since 2011, the last collection analysis, the juvenile nonfiction collection has decreased by 16,640 volumes or 53% while increasing the turnover rate to 18.03 from 11.1. This collection is expected to maintain its size over the next five years as the Library continues to purchase materials in high demand and supplement less sought after materials with information from online sources and interlibrary loan. The materials in the 300s and 600s are over the average age requirements according to the CREW manual. Weeding in these areas is recommended.

Fiction: With the exception of the board books, turnover has increased in all collections. The most significant growth has been in the graphic novel collection. These collections have grown from a combined 2,930 items to 5,541 items, an increase of 89%. According to *collectionHQ* reports, the young adult graphic novels are consistently understocked despite the regular purchasing of new materials. The fiction collections need to be continuously and ruthlessly weeded to keep current and popular titles available for patrons.

Foreign Languages: Central's Spanish language collection has the highest turnover rate in the System. This collection needs to be continuously monitored for wear and new materials purchased on a regular basis. The other foreign language collections at Central need to be moved to other branches where they may circulate better. The Chinese language materials need to be moved to NGB and the Vietnamese language materials need to be divided and sent to NGB and WCB, where the collection may be more popular. The extra shelf space should be used for growing the Spanish language section.

Audio books: Since the previous analysis, the Library system has added *Playaways* to the Central and SGB locations. The turnover rate is still low compared to the other forms of media, but since this is still a new collection, it is recommended to continue with this collection and revisit it in five years during the next analysis. The Read-Along CDs have the highest turnover rate and it is recommended that this collection be expanded to accommodate the demand.

DVDs: The feature films and the nonfiction films check out well. These titles should be replaced for wear and new titles added on a regular basis.

North Garland Branch Library Analysis

Adult Circulating Collections

Nonfiction

Dewey Decimal Classification	Average Year of Publication	Items	Purchased Value	Turnover Rate
000s	2010	285	\$7,915	14.75
100s	2007	333	\$6,707	19.68
200s	2006	327	\$6,943	19.35
300s	2008	822	\$18,841	12.94
400s	2004	143	\$2,350	15.96
500s	2004	277	\$6,363	16.35
600s	2009	2,439	\$54,466	14.9
700s	2006	1,029	\$24,060	15.96
800s	1999	293	\$5,714	14.38
900s	2003	692	\$18,429	11.95
Biographies	2001	222	\$5,540	17.82
Study Guides	2013	159	\$4,268	11.94
Large Print*	2011	53	\$1,625	12.72

*Includes Large Print Biographies

Fiction

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Fiction	2011	4,586	\$105,573	16.89
Mysteries	2011	1,537	\$38,014	18.85
Science Fiction	2011	481	\$12,387	11.65
Westerns	2007	83	\$2,008	14.30
Graphic Novels	2012	366	\$7,401	11.01
SS	2003	31	\$675	15.29
Paperbacks	2012	1,051	\$8,172	7.63
Large Print	2010	432	\$13,469	16.76

Foreign Language & ESL

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
CHF -- Chinese Fiction	2010	139	\$2,928	5.20
CHNF -- Chinese Nonfiction	2010	157	\$3,441	11.65
SPF -- Spanish Fiction	2009	150	\$3,159	8.36
SPNF, SPB -- Spanish Nonfiction & Biography	2010	421	\$8,130	8.67
VMF -- Vietnamese Fiction	2007	592	\$10,380	18.58
VMNF, VMB -- Vietnamese Nonfiction and Biography	2008	406	\$7,374	12.61
ESL (All materials)	2005	104	\$4,908	19.64

Audio books

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
CDF -- CD Fiction	2009	792	\$60,152	28.1
CDNF -- CD Nonfiction	2009	135	\$6,913	22.07
SPCD -- Spanish CD	2009	7	\$468	12

DVDs

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
DVD -- Nonfiction	2010	664	\$16,475	19.98
DVDF -- Fiction	2010	3,284	\$80,376	44.97
CHDVD -- Chinese	2004	11	\$322	9.55
SPDVD -- Spanish	2009	38	\$899	19.05
VMDVD -- Vietnamese	2006	35	\$1,400	40

Observations:

As noted in the 2011 report, a problem at this branch is shelving space, or space in general. Collections for all age groups need to be rigorously weeded and only popular materials kept in order to have a relevant collection without running out of space.

Nonfiction: Guidance from the 2011 report indicated that adult nonfiction categories including the 300s and 600s are larger collections with relatively low turnover. Much weeding and purchasing has taken place since then, but the advice is still sound. Currently these categories, as well as the 900s, are overstocked and should be evaluated and weeded.

NGB is probably receiving too many copies of the most popular study guides, such as the SAT, ACT, and GED. Adjusting these order quantities down will hopefully increase the turnover rate of the study guides category with time.

Foreign Language: Due to the large population of Hispanics in Garland, Spanish language collections are located at all four libraries. For the much smaller Asian population, smaller collections are appropriate. Currently, the two Chinese language collections are at the Central Library and NGB. The small Chinese language collection at NGB has a much higher turnover rate than the Central Library's larger collection. Because both collections may be too small to attract interest, it is recommended that the collections be combined and located at NGB.

Spanish language books are checking out lightly at this location. The Vietnamese language collection, even though a few years older on average, enjoys much higher turnover than Spanish language. Increased Spanish language buying could be used to gauge NGB interest in Spanish language materials.

Children and Young Adult Circulating Collections

Nonfiction

Dewey Decimal Classification	Average Year of Publication	Items	Purchased Value	Turnover Rate
000s	2010	110	\$2,706	17.56
100s	2009	102	\$1,993	15.54
200s	2006	133	\$2,467	15.59
300s	2006	645	\$12,973	15.07
400s	2006	95	\$1,814	17.74
500s	2008	1,595	\$33,405	21.64
600s	2008	1,009	\$1,044	16.11
700s	2008	1,028	\$20,881	16.77
800s	2004	316	\$5,226	18.59
900s	2008	775	\$19,980	11.50
Biographies	2006	355	\$6,227	16.56

Fiction

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Easy	2005	9,515	\$147,989	28.25
Easy Browsing	2010	707	\$5,243	14.20
Easy Reader	2006	2,541	\$34,137	34.78
Juvenile -- Graphic Novels	2012	1,704	\$23,664	27.11
Young Adult -- Graphic Novels	2010	3,837	\$51,858	23.64
Young Adult-- Fiction	2012	3,130	\$52,823	20.12
Young Adult-- Paperback	2011	328	\$3,034	16.81
Juvenile -- Fiction	2008	7,609	\$113,414	23.89
Juvenile -- Paperback	2010	1,865	\$10,679	25.14

Foreign Language

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Spanish Easy	2008	451	\$5,553	19.51
Spanish Juvenile Fiction	2008	142	\$1,637	16.01
Spanish Juvenile Nonfiction	2010	456	\$8,905	13.98
Vietnamese Easy	2004	41	\$468	22.27
Vietnamese Juvenile Fiction	2004	38	\$668	11.32
Vietnamese Nonfiction	2001	61	\$775	16.13
Chinese materials	2000	21	\$380	6.57

Audio books

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Read Along CDs	2002	66	\$1,441	55.33
Juvenile -- Audio books	2008	142	\$4,905	24.47
Young Adult-- Audio books	2009	82	\$4,146	14.74

DVDs

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
DVD -- Juvenile Fiction	2011	1,492	\$27,122	37.14
DVD -- Juvenile Nonfiction	2008	106	\$2,360	28.48

Observations:

Nonfiction: The juvenile nonfiction section has decreased by 25% since 2001 and the collection turnover rate has improved in all collections. However, the average age in certain Dewey sections is too high. Nonfiction needs to be continuously monitored by using the CREW method to keep materials up to date. It is recommended that a heavy weed be done and more current materials purchased for this location.

Fiction: The juvenile fiction and easy reader titles are experiencing exceptional turnover rates and newer titles need to be continuously added. The fiction collections are right where they need to be in amount and turnover.

Foreign Language: The NGB Spanish language collection is the smallest in the System. The recommendation is to keep it at this size. The Library should purchase titles popular in English language for the Spanish language collection as demand dictates. NGB has a small collection of juvenile Chinese language materials. The turnover rate is low. Increased purchases of popular children's Chinese language materials should be pursued for the NGB to gauge the true interest in the collection.

Audio books: The Read-Along CD turnover rate is exceptional at 55%. Expanding this collection should be considered since there does not appear to be enough materials to meet demand.

DVDs: There is a healthy turnover rate for feature films and nonfiction. Since NGB has limited space, DVDs should be continuously checked for wear. Older titles should not be replaced, but new popular titles should be purchased for the branch.

South Garland Branch Library Analysis

Adult Circulating Collections

Nonfiction

Dewey Decimal Classification	Average Year of Publication	Items	Purchased Value	Turnover Rate
000s	2009	438	\$12,177	17.62
100s	2008	523	\$11,140	19.71
200s	2007	735	\$15,437	21.04
300s	2008	1,728	\$41,643	14.81
400s	2004	213	\$3,513	21.69
500s	2005	476	\$11,089	17.49
600s	2008	4,257	\$97,034	17.86
700s	2006	2,254	\$54,465	19.09
800s	2000	868	\$17,514	14.87
900s	2005	1,544	\$38,531	15.17
Biographies	2005	325	\$8,581	18.88
Study Guides	2012	230	\$6,561	14.74
Large Print*	2007	90	\$2,635	21.23

*Includes Large Print Biographies

Fiction

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Fiction	2013	6,131	\$134,563	13.90
Mysteries	2012	1,811	\$43,384	16.28
Science Fiction	2012	654	\$16,278	12.36
Westerns	2009	126	\$3,082	16.51
Graphic Novels	2013	620	\$12,456	10.97
Short Stories	2008	43	\$899	18.02
Paperbacks	2012	2,178	\$16,906	8.43
Large Print	2010	706	\$21,649	24.13

Foreign Language & ESL

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
SPF -- Spanish Fiction	2011	384	\$7,858	8.98
SPNF, SPB -- Spanish Nonfiction & Biography	2011	692	\$14,019	11.46
ESL (All materials)	2005	104	\$5,178	23.91

Audio books

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
CDF -- CD Fiction	2011	958	\$63,268	28.6
CDNF -- CD Nonfiction	2010	267	\$14,343	21.97
PL -- <i>Playaway</i> NF	2013	12	\$780	16.33
PLF -- <i>Playaway</i> Fiction	2014	112	\$8,680	13.95
SPCD -- Spanish CD	2009	26	\$2,018	9.92

DVDs

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
DVD -- Nonfiction	2011	1,434	\$36,983	23.6
DVDF -- Fiction	2011	5,593	\$149,878	41.72
SPDVD -- Spanish	2011	117	\$2,853	25.23

Observations:

Nonfiction: SGB nonfiction enjoys a turnover rate on par with the Central Library's collection, and is roughly half the size. Careful choices will need to continue to be made about which titles are appropriate for a branch collection when buying for SGB, even though it is the largest branch. More specialized and valuable books should be considered Central-only purchases, with few exceptions for high-turnover categories.

Fiction: Adult Fiction at SGB has been recently and aggressively weeded. Circulation is high for bestsellers and large print titles. Fiction book series need to be carried here along with Central, where circulation warrants.

Foreign Language: SGB has a Spanish language collection, as well as English-as-a-Second-Language (ESL) collection. Spanish language materials turnover is lower than that at Central. Usage of the collection may increase if new materials are added.

Audio books and DVDs: These sections are circulating well and materials should continue to be purchased at the same rate. The only exception is Spanish language CD audio books, as discussed previously in Central Library observations.

Children and Young Adult Circulating Collections

Nonfiction

Dewey Decimal Classification	Average Year of Publication	Items	Purchased Value	Turnover Rate
000s	2011	110	\$2,748	13.04
100s	2008	129	\$2,510	19.09
200s	2003	239	\$4,515	19.61
300s	2006	1,033	\$21,087	16.27
400s	2007	102	\$1,977	16.34
500s	2010	2,165	\$47,145	18.15
600s	2009	1,250	\$27,566	16.23
700s	2009	1,252	\$27,067	17.23
800s	2006	366	\$6,423	18.30
900s	2009	967	\$24,436	14.27
Biographies	2006	503	\$9,378	17.47

Fiction

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Easy	2005	6,761	\$106,087	29.23
Easy Browsing	2012	581	\$4,094	15.07
Easy Reader	2007	1,359	\$18,111	34.49
Juvenile -- Graphic Novels	2012	1,132	\$15,361	24.20
Young Adult -- Graphic Novels	2010	979	\$11,817	23.29
Young Adult -- Fiction	2012	1,109	\$18,944	21.33
Young Adult -- Paperback	2011	75	\$701	20.29
Juvenile -- Fiction	2008	4,691	\$71,418	25.06
Juvenile -- Paperback	2010	1,149	\$6,763	24.50

Foreign Language

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Spanish Easy	2009	1,014	\$13,847	19.71
Spanish Juvenile Fiction	2007	334	\$3,930	19.56
Spanish Juvenile Nonfiction	2011	1,124	\$23,986	13.16

Audio books

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Read Along CDs	2002	120	\$2,674	21.66
Juvenile -- Audio books	2006	277	\$8,875	29.35
Young Adult -- Audio books	2011	70	\$2,689	16.17
Juvenile -- <i>Playaways</i>	2014	83	\$4,764	13.11
Young Adult -- <i>Playaways</i>	2013	56	\$3,999	13.38

DVDs

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
DVD -- Juvenile Fiction	2012	1,608	\$28,030	37.42
DVD -- Juvenile Nonfiction	2008	297	\$7,424	28.58

Observations:

Nonfiction: The SGB nonfiction turnover is excellent. Because the collection is heavily used, it should be kept up-to-date by weeding using CREW guidelines. The titles worn with use should be replaced.

Fiction: This section is a healthy size with good turnover. The collection needs to be maintained through CREW guidelines. The graphic novel collections have substantially increased in size. The turnover in these collections is high. It is important to keep adding new popular materials to the graphic novel collection to keep up patron demand.

Foreign Language: Spanish language materials check out well at this branch. This collection needs to be maintained at current levels.

Audio books: Juvenile audio books and *Playaways* have higher turnovers at SGB than any of the other three locations. Special attention needs to be paid to these collections with more new materials being ordered to meet the demand.

DVDs: The Library should maintain this collection at its current size.

Walnut Creek Branch Library Analysis

Adult Circulating Collections

Nonfiction

Dewey Decimal Classification	Average Year of Publication	Items	Purchased Value	Turnover Rate
000s	2011	113	\$2,888	7.41
100s	2007	202	\$3,957	14.04
200s	2008	227	\$4,736	12.33
300s	2008	442	\$9,972	9.37
400s	2006	119	\$1,942	13.5
500s	2006	174	\$4,224	12.14
600s	2008	1,600	\$34,876	11.93
700s	2005	562	\$12,457	13.87
800s	2000	239	\$4,323	10.5
900s	2005	287	\$6,920	8.85
Biographies	2005	72	\$1,693	10.65
Study Guides	2014	77	\$2,020	6.29
Large Print*	2007	30	\$843	8.03

*Includes Large Print Biographies

Adult Fiction

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Fiction	2001	3,354	\$77,882	12.36
Mysteries	2010	816	\$20,414	14.06
Science Fiction	2011	171	\$4,365	8.57
Westerns	2010	39	\$952	8.15
Graphic Novels	2013	151	\$3,291	10.40
Short Stories	2005	11	\$206	12.09
Paperbacks (all)*	2012	686	\$5,361	6.77
Large Print	2009	433	\$13,282	11.84

*All except Juvenile Fiction

Foreign Language & ESL

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
SPF -- Spanish Fiction	2007	504	\$10,297	12.88
SPNF, SPB -- Spanish Nonfiction & Biography	2007	812	\$15,349	16.83
VMF -- Vietnamese Fiction	2005	835	\$13,713	19.9
VMNF, VMB -- Vietnamese Nonfiction and Biography	2006	606	\$10,389	13.58
ESL (All materials)	2004	219	\$13,030	27.35

Audio books

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
CDF -- CD Fiction	2009	592	\$43,045	16.99
CDNF -- CD Nonfiction	2007	88	\$4,642	14.91
SPCD -- Spanish CD	2009	24	\$2,002	5.46

DVDs

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
DVD -- Nonfiction	2011	396	\$10,997	20.77
DVDF -- Fiction	2011	2,239	\$54,786	42.97
SPDVD -- Spanish	2010	98	\$2,246	19.17
VMDVD -- Vietnamese	2006	107	\$3,971	28.1

Observations:

Nonfiction: WCB nonfiction has poor turnover in most subject areas. . It is the only branch with notably poor NF circulation. Due to its limited shelf space, it is recommended that selection of materials focus on bestsellers and high demand categories, such as medicine, cooking, and spirituality. WCB patrons will always have the option to retrieve materials from other branches.

The 2011 report made the recommendation of limiting branch nonfiction collections to materials five years old or newer. It may be worth revisiting implementation of this at NGB and WCB.

Fiction: Fiction turnover at WCB is relatively poor, as compared to the other branches. The figures above reflect recent weeding of the branch's collection. Materials selection should focus on titles of great popularity and notoriety.

Foreign Language: Due to demographics of the area served by WCB, the foreign language and ESL collections are well-used, despite the high average age of materials. Weeding should be done of older materials. Purchasing of Spanish language and Vietnamese language materials should continue.

Audio books: Audiobook turnover is somewhat lower at WCB than at other locations. As with Fiction and Nonfiction, materials selection should focus on popular titles that are more likely to circulate.

DVDs: DVD turnover is relatively high in all areas. WCB enjoys very high circulation of feature films and TV series. Nonfiction DVD turnover reflects the presence of films of the broadest general interest and current selection practices should continue. Vietnamese language DVD turnover indicates a particular strength of WCB's collection.

Children and Young Adult Circulating Collections

Nonfiction

Dewey Decimal Classification	Average Year of Publication	Items	Purchased Value	Turnover Rate
000s	2010	93	\$2,365	13.04
100s	2009	68	\$1,399	12.60
200s	2007	86	\$1,612	9.87
300s	2008	485	\$9,718	12.20
400s	2006	70	\$1,292	13.19
500s	2009	1,011	\$20,957	12.87
600s	2009	685	\$14,549	11.27
700s	2009	834	\$16,929	14.71
800s	2007	142	\$2,422	13.89
900s	2009	548	\$13,954	6.40
Biographies	2005	263	\$4,368	10.47

Fiction

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Easy	2004	1,956	\$28,091	20.90
Easy Browsing	2010	412	\$2,579	11.48
Easy Reader	2008	1,283	\$16,377	22.53
Juvenile -- Graphic Novels	2012	1,132	\$15,119	20.56
Young Adult -- Graphic Novels	2009	789	\$9,290	24.51
Young Adult -- Fiction	2011	815	\$13,614	19.14
Young Adult -- Paperback	2011	66	\$631	13.56
Juvenile -- Fiction	2009	2,292	\$33,915	19.88
Juvenile -- Paperback	2010	900	\$5,100	20.81

Foreign Language

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Spanish Easy	2008	1,208	\$16,503	22.48
Spanish Juvenile Fiction	2007	228	\$2,661	15.27
Spanish Juvenile Nonfiction	2009	735	\$14,405	15.05
Vietnamese Easy	2004	39	\$394	8.18
Vietnamese Juvenile Fiction	2003	34	\$579	10.56
Vietnamese Juvenile Nonfiction	2001	73	\$962	13.32

Audio books

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
Read Along CDs	2005	95	\$1,821	16.62
Juvenile -- Audio books	2007	96	\$3,421	17.32
Young Adult -- Audio books	2010	55	\$2,723	9.53

DVDs

Genre	Average Year of Publication	Items	Purchased Value	Turnover Rate
DVD -- Juvenile Fiction	2011	1,241	\$22,506	35.10
DVD -- Juvenile Nonfiction	2009	84	\$1,624	32.69

Observations:

Nonfiction: Juvenile nonfiction at WCB has the lowest turnover rate of all four locations. Outdated titles have been removed and the collection is somewhat smaller; this has improved the turnover rate in the past five years. Additional weeding is recommended, with only popular titles being kept. This collection should be supplemented with databases and online resources.

Fiction: The Easy collection has been reduced significantly since 2011 and turnover has improved. The other collections have remained about the same size. Turnover has improved but it is recommended that heaving weeding continue. WCB should focus on current popular titles.

Foreign Languages: The Spanish language materials at WCB need to be continuously replaced and new materials purchased. The Spanish language juvenile nonfiction was moved within the last year from the adult section to the juvenile section. Since the move, circulation of these materials has increased.

Audio books: Audio books do not check out as well at WCB in comparison to the other locations. Due to WCB's limited space, selection should focus on popular titles only, with heavy weeding to create shelf space. The young adult audiobook collection does not circulate and should be considered for elimination so that more popular titles can be added in other collection areas.

DVDs: This collection should remain at its current size as turnover rate is good. Materials should be weeded for condition and new films purchased for the collection.

The Library Online

OverDrive

OverDrive e-books and downloadable audio books have enjoyed massive circulation growth since the last strategic plan was issued. There are a number of factors driving this. During this five year period, many new devices have been released to the public on which e-books and downloadable audio books can be read and listened. As the technology has become more mainstream, the price of technology equipment has dropped. Smartphones with touchscreens, now almost ubiquitous among patrons, offer the same capability for e-books as large tablets and home computers. For their part, *OverDrive* has greatly simplified the process a patron must go through to check out a book, including updated mobile and web applications.

In 2013, the Library began purchasing both “one-copy, one-user” titles (e-books and downloadable audio books), which are owned in perpetuity, and “metered” titles (e-books only), which are leased for a fixed period or number of circulations. The ability to lease metered titles opened the Library’s collection to a number of publishers not available before, greatly increasing the e-book collection’s depth and breadth.

As the following chart shows, *OverDrive* usage has continued to grow, and its growth is an important piece of the Library’s overall circulation story. This collection should continue to be generously developed.

<i>OverDrive</i> Usage by Year	2012	2013	2014	2015
Totals	66,536	78,736	108,124	140,434
% Change		18%	37%	30%

GVRL

Gale Virtual Reference Library (GVRL) is the Library’s primary platform for digital reference materials. Selectors choose full-length digital books and encyclopedias for inclusion in the Library’s unique GVRL collection.

GVRL titles are often originally published in print, or published simultaneously with print. Titles owned by the Library in GVRL are identical in scope and depth of content to the types of materials that could be purchased in print for the reference shelves. Additionally,

the ability through the *GVRL* interface to perform full-text searching among all the titles in the collection is powerfully convenient, and is a distinct advantage over usage of individual print reference titles.

GVRL does suffer some disadvantages when compared to traditional print reference. First, not all publishers make their content available on the *GVRL* platform. Second, some print reference works do not lend themselves to digital adaptation, such as heavily illustrated volumes, atlases, etc. Lastly, usage of *GVRL* requires continuous Internet access.

<i>GVRL</i> Usage by Year		
Year	Full Text Retrievals	Searches
2012	913	1,072
2013	621	951
2014	928	1,006
2015	1,084	929

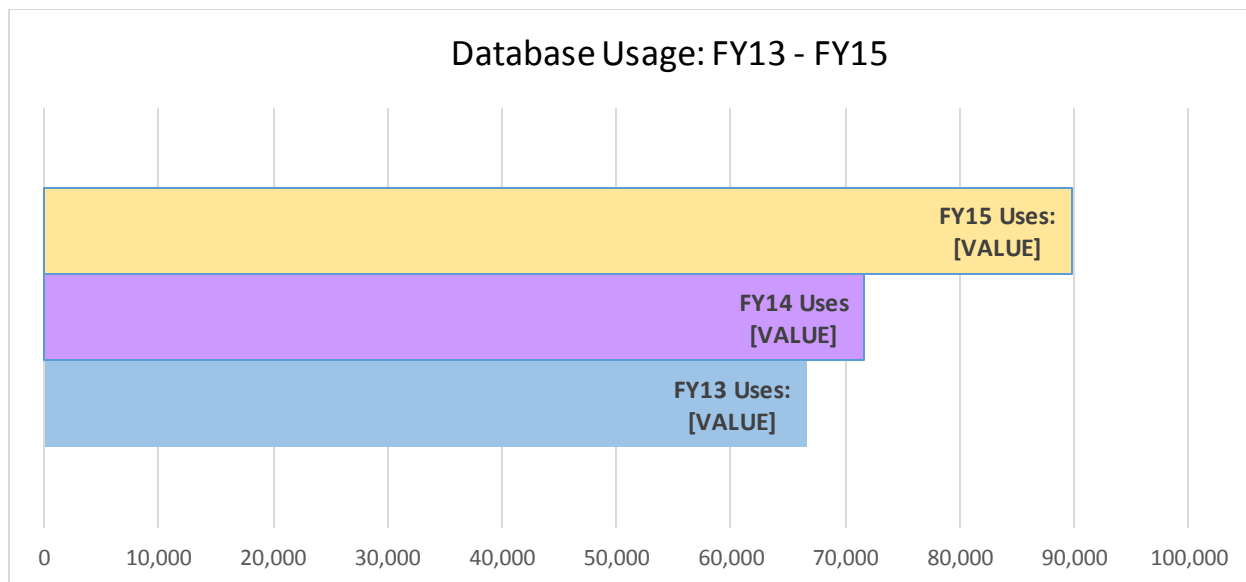
TexShare Databases

TexShare Databases are a collection of online resources subscribed through the Texas State Library and Archives Commission. These resources complement an already well-rounded collection. *TexShare Databases* provide resources for all Texas libraries including public, academic, and special, with a broader wealth of resources otherwise unaffordable. Funding is dependent on the Texas State Legislature, so defunding and possible loss of the resources is possible.

Library Databases

Usage of *The Library Online* continues to be strong. One of the most heavily used databases is Brainfuse's *HelpNow*, for online tutoring, plus skills building, flashcards, writing labs and practice tests. Other popular databases include *OverDrive*, *SAMS Photofact*, *Library Elf* and *Mango Languages*. Historically, usage for all databases has climbed every year.

In addition, inflationary costs have put a burden on a stagnant Online Resource budget. An increase in this budget is recommended to cover inflationary costs of online databases.



NOTE: When an important, new database becomes available that the Library needs to add for patrons, a decision must be made about whether or not to eliminate a current database to add a new one. Because funds for databases have remained flat, the resources cannot be expanded in response to patron demand. Instead, of the expected growth of this collection, databases that would have been kept, were eliminated to purchase other databases. Eliminated databases during this time period include *Ancestry Library Edition* and *Press Display*.

Discovery Service

The Library lacks an online *discovery service* that can index all formats when a patron does a search. Currently, a search of the Library's catalog will yield books and media on a topic without alerting the borrower that there are valuable, authoritative articles and information available in subscription online resources. With a *discovery service*, the borrower can check a single search box and find everything available from *The Library Online*. Currently, this requires a separate search of each database and a search of the Library's catalog. There are over 80 databases that are available to the public. Carrollton already has a *discovery service*; Fort Worth and Plano are in the process of acquiring one now.

Five-Year Strategic Recommendations

System-wide:

- Purchase with the intent to circulate mobile hotspots, tablet and laptop computers. Internet access is needed for patrons to be able to utilize online and digital content.
- Increase Spanish language materials collection, with emphasis on the juvenile collection.
- Continue to use analytic software to size and locate foreign language collections materials appropriately.
- Increase spending for databases and services to keep up with steady usage and inflation.
- Consider adding a popular digital magazine/newspaper service as provided by many area libraries.
- Consider adding a popular streaming service for movies, audiobooks and music.
- Reduce the size of branch library reference collections and consider reallocating more space for public seating. Some of these materials can be located through *The Library Online*.
- Begin to collect in-house use statistics (particularly for reference materials) to consider whether branch collections should offer mostly high-demand materials.
- Establish collection age limits for branch collections.
- Continue using *collectionHQ* to identify areas which are overstocked and areas in which more materials need to be purchased.
- Use new *collectionHQ* feature My Schedule to help Branch staff manage their collections.
- Expand *Playaway* format to all locations.
- Investigate and implement Discovery Service for Fiscal Year 2018-2019

Central Library:

- As the reference collection decreases in size, all categories of reference materials should be relocated to the same shelving area, including R (Reference), GENR (Genealogy), BR (Business), and Chilton manuals.
- Place the Spanish language and Vietnamese language DVDs upstairs along with the general DVD collection.

North Garland Branch:

- Decrease the size of the collections to focus on popular materials.
- Obtain appropriate space-saving shelving for children's materials.
- Increased purchases of popular Chinese language materials should be pursued for the North Garland Branch to gauge the true interest in the collection.

South Garland Branch:

- Consider adding more shelving to the teen area.
- Increase shelving in the Adult Fiction area.

Walnut Creek Branch:

- Decrease the size of the collections to focus on popular materials.
- Consider purchase of tablet PCs or laptops to extend access to *The Library Online's* downloadable materials and database services.
- Obtain appropriate space-saving shelving for children's materials.

Appendix A

Children's Book Sale Trends

<http://www.publishersweekly.com/pw/by-topic/childrens/childrens-industry-news/article/66291-children-s-print-book-sales-buck-the-trend.html>

“In spite of this growth in e-books, print remains the touchstone for children and families. Our research tells us that parental attitudes towards print have strengthened at the same time as they have increased their own e-book purchases. All physical formats of children's books in the U.S. have grown, but board books have seen 22% compound growth over the last three years. Increasingly we see parents in mature economies invested in younger children's literacy. The growth we are witnessing is across all children's categories including the nonfiction categories – we have Star Wars branded Lego books and Disney Princesses as celebrity chefs!”

Appendix B

Guidelines for Weeding

CREW (Continuous Review, Evaluation and Weeding): A Weeding Manual for Modern Libraries. www.tsl.state.tx.us/ld/pubs/crew/index.html

Texas State Library and Archives Commission

Pages 52-53 of CREW:

MUSTIE is the acronym for six negative factors that make books and other materials prime candidates for weeding.

MUSTIE:

M: Misleading (and/or factually inaccurate). Weed outdated editions and books that are no longer accurate. Pay special attention to areas where information has changed recently or where it changes rapidly, like in medicine and travel.

U: Ugly Not relevant to e-books.

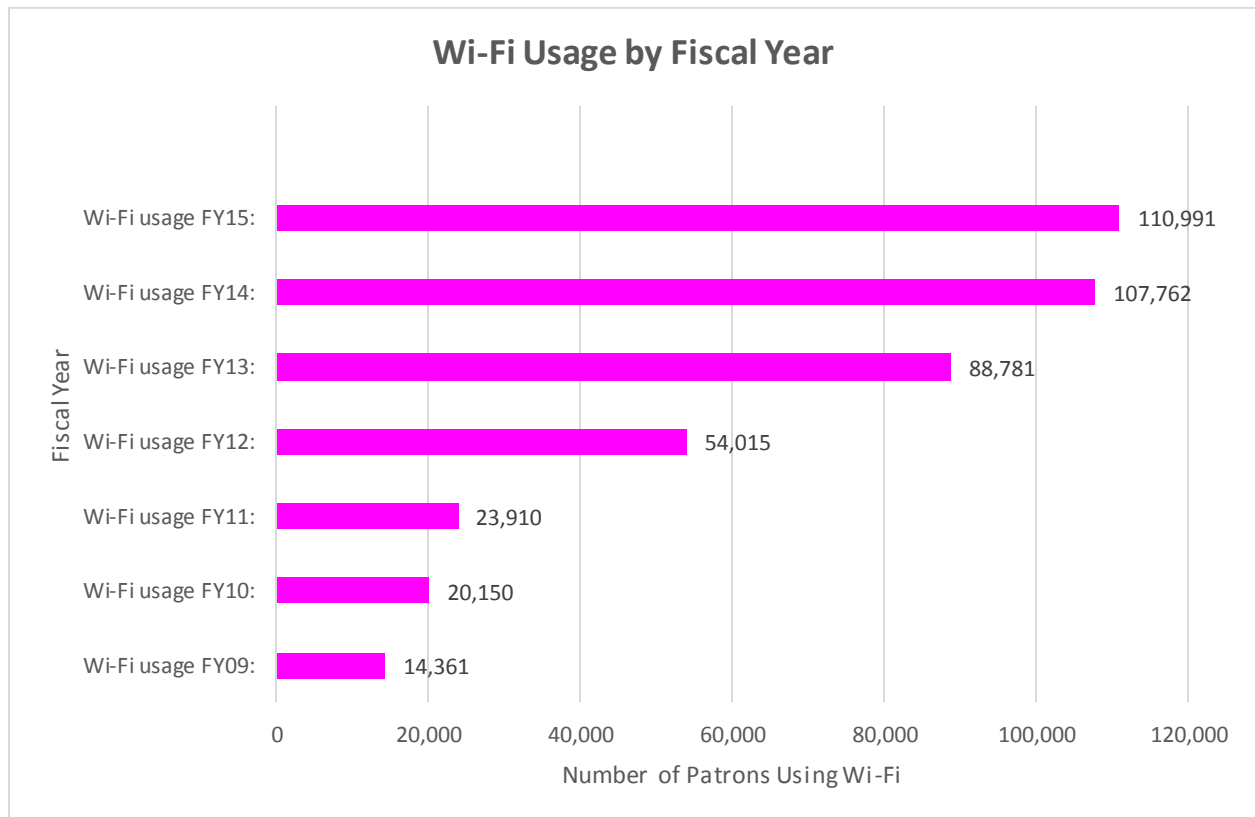
S: Superseded (by a truly new edition or by a much better book on the subject). Especially for reference materials, test guides, and travel manuals, weed older editions. Most public libraries don't need to keep older editions for research value.

T: Trivial (of no discernible literary or scientific merit; usually of ephemeral interest at some time in the past). Weed older titles that were of fleeting interest or are about outdated popular culture.

I: Irrelevant to the needs and interests of your community. Even e-books should be expected to circulate or be used online at least once every few years. Also weed self-published e-books that are not circulating.

E: The material or information may be obtained expeditiously **Elsewhere**. Especially for items available at no cost, such as through Project Gutenberg, don't clutter the library catalog with material that is not being used or is out of date. On the other hand, you may decide to weed some physical copies of classic literature that are infrequently used if the books are available through a free e-book source like Project Gutenberg.

Appendix C





GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: June 20, 2017

Item Title: Abandonment of Drainage Easement Off Lake Front Trail in the Hillside on the Lake No. 2 Subdivision

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

On February 26, 2013, the City acquired a drainage easement, at no charge to the City, as part of the development of the Hillside on the Lake subdivision. The easement is located on the vacant tract of land now being developed as Hillside on the Lake No. 2. At the time the drainage easement was required by the City for the construction of a graded swale for offsite drainage conveyance from the first phase of the development toward Lake Ray Hubbard. The swale and easement were intended to be temporary until subsequent drainage improvements were installed during the second phase of the tract development.

The second phase of the tract development, Hillside on the Lake No. 2, is currently being developed over the existing drainage easement. A proposed residential lot would be partially encumbered by the existing drainage easement. The proposed Final Plat for the Hillside on the Lake No. 2 will reflect the approved plans for the site, and will extend the existing storm sewer system through the subdivision street right-of-way dedicated to the City.

The current configuration of the drainage easement is no longer required due to improvements being constructed by the developer. The improvements include the extension of the underground drainage system through the subdivision. The abandonment would allow the developer to construct a residential home on a partially encumbered lot and better utilize the property.

This item was considered by Council at the June 5, 2017 Work Session.

Recommendation/Action Requested and Justification

Approve by Resolution authorizing the Mayor to abandon the 20 foot wide Drainage Easement in the proposed Hillside on the Lake No. 2 subdivision to M/I Homes of DFW, LLC.

Attachments

Abandonment Resolution
Location Map

Abandonment of Easement

RESOLUTION NO.

A RESOLUTION ABANDONING, RELEASING, AND QUITCLAIMING A DRAINAGE EASEMENT IN THE HILLSIDE ON THE LAKE NO. 2 ADDITION; AUTHORIZING MAYOR TO EXECUTE AN ABANDONMENT INSTRUMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is the owner of that certain drainage easement in the Hillside on the Lake No. 2 Addition to the City of Garland, and being more particularly described and depicted in the abandonment instrument, attached hereto and incorporated herein as Exhibit "A" by reference("Abandonment Instrument");

WHEREAS, the City has determined that the alley is no longer needed for public use and should be abandoned to the underlying property owner, M/I Homes of DFW, LLC;

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

Section 1

That the City of Garland hereby abandons, releases, and quitclaims, in favor of the property owner, M/I Homes of DFW, LLC, all of its interest in and to the drainage easement described and depicted in the Abandonment Instrument;

Section 2

That the Mayor is hereby authorized to execute the Abandonment Instrument.

Section 3

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

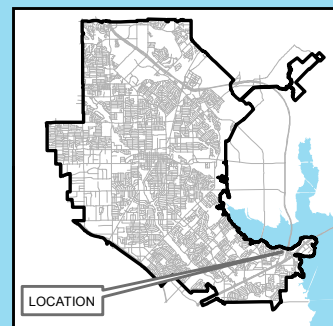
PASSED AND APPROVED this the ____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



LAKE RAY HUBBARD

ROAN

LAKE FRONT

Proposed
Drainage
Easement
Abandonment

BLUE HARBOR

BROOKHILL

HILLVIEW

ROWLETT

WHITEROCK

TAWAKONI

BACHMAN

ROAN

GEARY

BAY



HILLSIDE ON THE LAKE 20 FT DRAINAGE EASEMENT ABANDONMENT

Scale: NTS

File: AgendaWestwood.mxd

Date: 5/24/2017

Drawn: JW

Sheet

1

of

1

Not to Scale



ABANDONMENT OF EASEMENT

STATE OF TEXAS

§

§ KNOW ALL BY THESE PRESENTS:

COUNTY OF DALLAS

§

THIS ABANDONMENT OF EASEMENT INSTRUMENT is executed this _____ day of _____, 2017 by the City of Garland, a Texas home-rule municipality ("City"), and M/I Homes of DFW, LLC, a Texas Limited Liability Company ("Property Owner").

WHEREAS, the City is the holder of a drainage easment situated on land owned in fee by the Property Owner, which is more particularly described in the attached Exhibit A and incorporated herein by reference ("Easement"). The Easement is no longer needed by the City for any purpose, and is not required or convenient for any use or public purpose in the future; and

WHEREAS, the City desires to release and abandon the Easement; and

WHEREAS, upon the abandonment of the Easement and as part of the consideration for abandoning the Easement, Property Owner agrees and acknowledges on behalf of itself, its successors, and assigns, its sole and complete responsibility for the condition of the Easement as it currently exists and may exist in the future and has further agreed, to the extent allowed by law, to hold the City, its officers, and agents and employees harmless from any and all claims concerning the Easement.

NOW, THEREFORE, the City hereby abandons all of its title, rights, and interests to the Easement, of whatever nature, subject to the following disclaimers.

THIS ABANDONMENT OF EASEMENT IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND CITY EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS ABANDONMENT, INCLUDING—WITHOUT LIMITATION—ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. THE CITY DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, ABSENCE OF LATENT DEFECTS OR COMPLIANCE WITH LAWS AND REGULATIONS, OR ANY OTHER MATTER AFFECTING THE PROPERTY. PROOPERTY OWNER ACKNOWLEDGES THAT THE

LAND IS ABANDONED "AS IS—WHERE IS, WITH ALL FAULTS".

EXECUTED this the ____ day of _____, 2017.

CITY OF GARLAND, TEXAS

By: _____
Mayor

Agreed upon by:

M/I Homes of DFW, LLC

By: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on the ____ day of _____, 2017, by Douglas Athas, Mayor of the City of Garland, Texas, on behalf of the City.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017.

Notary Public in and for the State
of Texas

Typed or Printed Name of Notary

My Commission Expires: _____

DRAINAGE EASEMENT

The Easement hereby granted is for the purpose of giving to Grantee, its successors and assigns, the right to:

My Commission Expires: 06/25/16

EXHIBIT A

FIELD NOTES

20' DRAINAGE EASEMENT

BEING a 3012 Square feet or 0.0691 Acres tract of Land situated in the John Little Survey, abstract No. 761, City Of Garland, Dallas County, Texas, said tract being a portion of that tract of land conveyed to Onyx Builders, LLC, a Texas limited liability company, according to the Special Warranty Deed With Vendor's Lien recorded in Document Number 201200042541 of the Official Public Records of Dallas County, Texas (OPRDCT), said tract being more particularly described as follows:

Commencing at the intersection of the northwesterly line of Rowlett Road, and the northeasterly line of Roan Road (a 92' ROW), an "X" in concrete sidewalk found at corner, from which the City Of Garland GPS brass disc monument No. 088 found in concrete bears S 16° 09' 20" W, a distance of 124.01 feet;

THENCE, N 14° 14' 48" W, a distance of 671.19 feet to the **Place of Beginning** of the here-in described tract of land as located on the easterly line of a proposed 50 feet wide public Right-of-Way;

THENCE, N 04° 40' 22" W, along said proposed public Right-Of-Way easterly line, a distance of 20.00 feet;

THENCE, N 85° 55' 19" E, leaving said proposed Right-Of-Way easterly line, a distance of 20.70 feet;

THENCE, around a tangent curve to the left having a central angle of 74° 29' 10", a radius of 90.00 feet and a chord of N 48° 40' 50" W – 108.93 feet, an arc distance of 117.00 feet:

THENCE, S 78° 33' 48" E, a distance of 20.00 feet;

THENCE, around a non-tangent curve to the right having a central angle of 74° 29' 10", a radius of 110.00 feet and a chord of S 48° 40' 50" W – 133.14 feet, an arc distance of 143.00 feet:

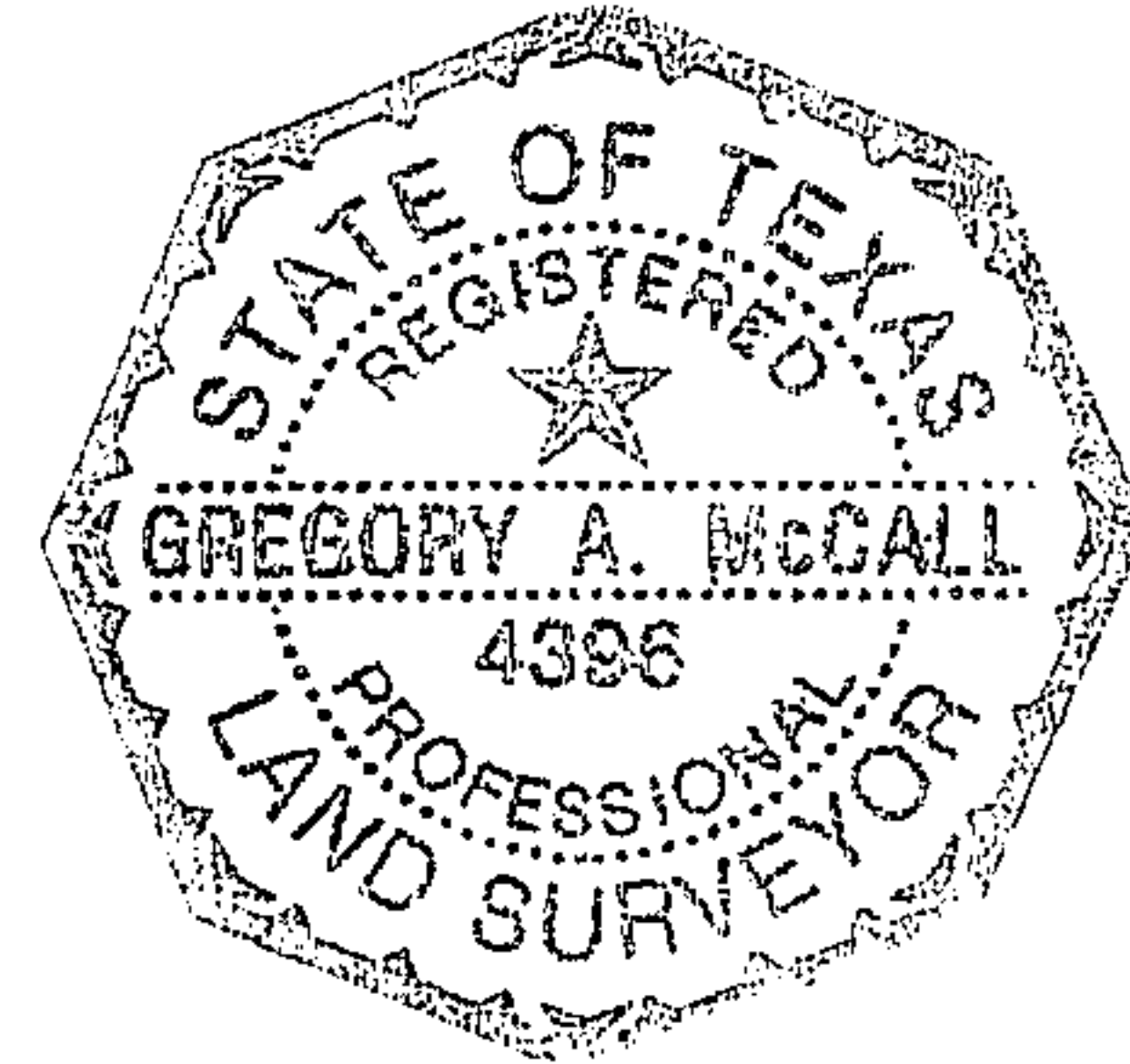
EXHIBIT A

FIELD NOTES

20' DRAINAGE EASEMENT

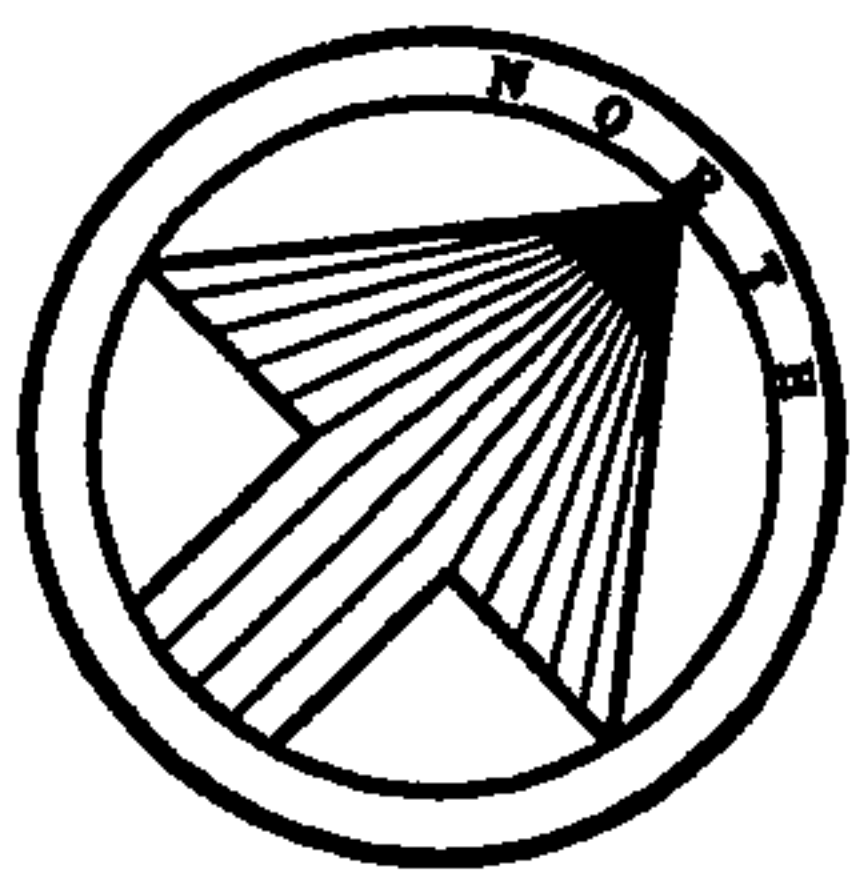
THENCE, S 85°55'19" W, a distance of 20.49 feet to the Place Of Beginning with the subject tract containing 3012 Square Feet or 0.0691 Acres of Land.

Bearings for this description are based on the control monuments found and the subject tract deed for Onyx Builders, L.L.C. recorded in County Clerk Instrument No. 201200042541 of the Official Public Records of Dallas County, Texas.



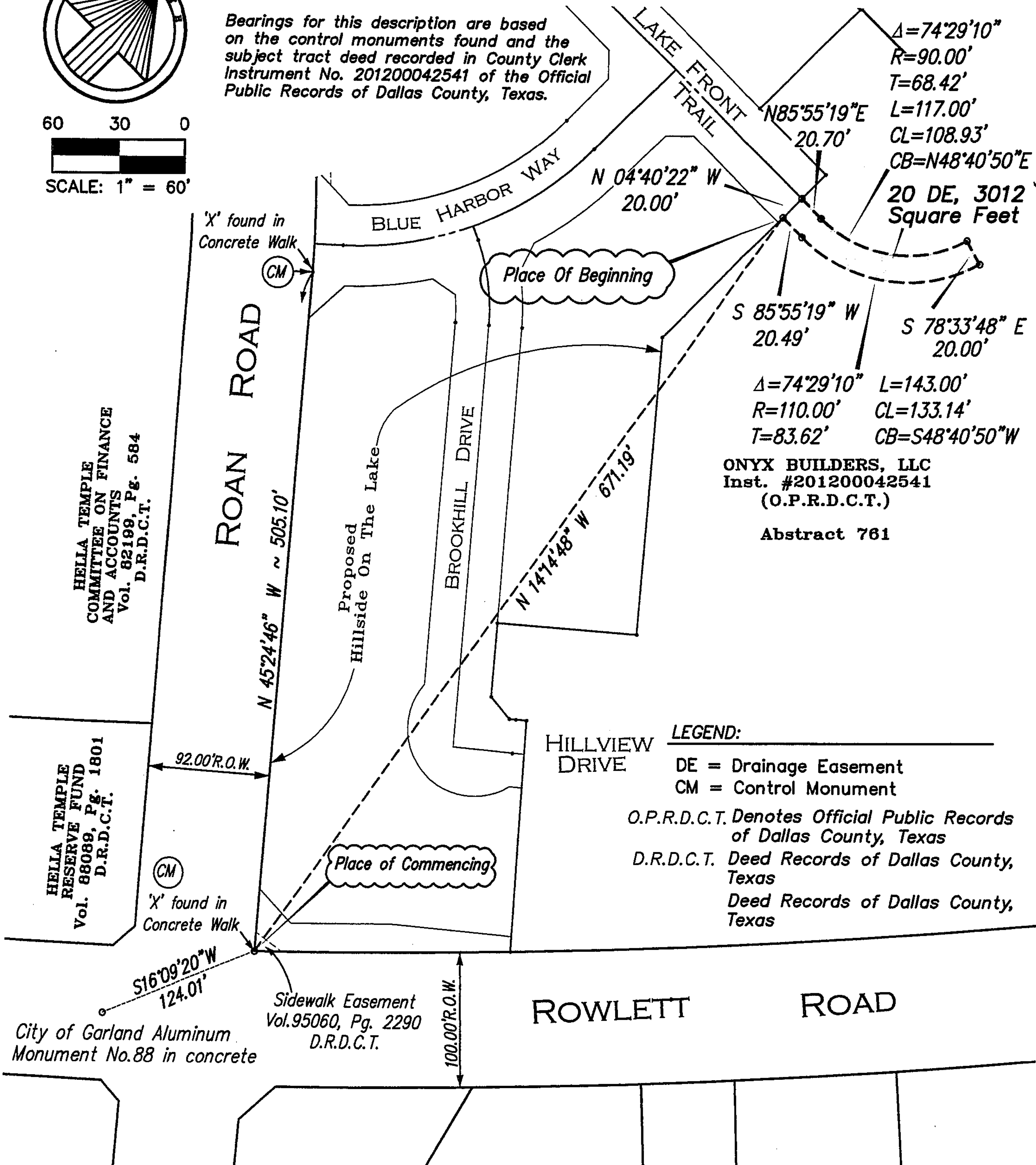
Gregory A. McCall
02/21/13

EXHIBIT A



60 30 0
SCALE: 1" = 60'

Bearings for this description are based on the control monuments found and the subject tract deed recorded in County Clerk Instrument No. 201200042541 of the Official Public Records of Dallas County, Texas.



TIPTON ENGINEERING
a division of Westwood
5605 North MacArthur Blvd. Suite 500
Irving, Texas 75038 972-226-2967

3012 Square Feet
20' DRAINAGE EASEMENT

HILLSIDE ON THE LAKE

John Little Survey, Abstract No. 761

City of Garland, Dallas County, Texas

THIS PAGE INTENTIONALLY BLANK FOR RECORDING INFORMATION

**Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/27/2013 12:15:31 PM
\$32.00
201300060361**





GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7.

Meeting Date: June 20, 2017

Item Title: Resale of Tax Foreclosed Property - 225 Rio Rita

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the June 5, 2017 City Council Work Session, Council was briefed on the potential sale of property located at 225 Rio Rita Drive. The City of Garland has received an unsolicited offer from Mr. Santiago Garcia Hernandez related to the purchase of the property. The City obtained this property through Sheriff's Sale and Mr. Hernandez has offered \$16,171.77 to purchase the property. The net proceeds from the offer to the City of Garland would be \$1,500 for post-judgment maintenance and \$642.97 for City property taxes. In addition to the offer Mr. Hernandez will pay post-judgment taxes of approximately \$228.58.

Recommendation/Action Requested and Justification

Staff recommends Council accept the offer with an executed deed without warranty. This property was struck-off to the City of Garland in 2013 and pursuant to Section 34.05 of the Texas Property Tax Code may be resold to a private entity with the approval of the governing body.

Attachments

225 Rio Rita Dr. - Offer to Purchase

225 Rio Rita - Deed

225 Rio Rita Dr. - Resolution

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcml.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcml.com

January 9, 2017

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer by Santiago Garcia Hernandez to purchase 225 Rio Rita Drive, Garland, Texas

Dear Mr. Worsham:

The above referenced property was struck off to the City of Garland on June 4, 2013 at a Sheriff's Sale pursuant to delinquent tax suit No. TX10-40446, City of Garland and Garland Independent School District v. Heirs and Unknown Heirs of Zeb Daniels, et al. The property was struck off for the assessed value in the Judgment, \$12,000.00. The total Judgment amount at the sale was \$50,772.42. Santiago Garcia Hernandez has offered to purchase this property for \$16,171.77. The property is currently assessed by the Dallas Central Appraisal District at \$14,000.00.

The costs and distribution of net proceeds are:

Court Costs	\$9,947.81
Sheriff's Costs of Sale	\$1,151.33
Publication Fees	\$330.00
Net Court Costs and Costs of Sale	\$11,429.14
Personnel and Overhead	\$1,500.00
Total City Reimbursement	\$1,500.00
City of Garland	19.8% \$642.97
Garland ISD	58.1% \$1,882.17
Dallas County	22.1% \$717.49
Total Tax Distribution	\$3,242.63
Net Court Costs and Costs of Sale	\$11,429.14
Total City Reimbursement	\$1,500.00
Total Tax Distribution	\$3,242.63
Total Sale Price	\$16,171.77

Please note that as a part of this transaction, all post-judgment taxes for the years 2012-2013 will be paid at closing exclusive of the above amounts. The total amount of post-judgment taxes will be approximately \$728.61 of which the City of Garland will receive approximately \$228.58.

Because the sale price is greater than the assessed value of the property in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City Council approves this transaction, please forward to me the executed Deed. I will contact Santiago Garcia Hernandez to complete the transaction.

If you have any questions or need additional information, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Douglas Burnside", with a long, sweeping horizontal stroke extending to the right.

J. Douglas Burnside
Attorney at Law

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26503500080250000
Property address:	225 Rio Rita Drive
Cause No.:	TX10-40446
Judgment Date:	March 22, 2012
Sheriff's Sale Date:	June 4, 2013
Judgment amount:	GISD 1994-2011 taxes \$4,622.59 (58.1%)
	City 2000-2011 taxes \$1,579.12 (19.8%)
	County 1994-2011 taxes \$1,762.16 (22.1%)
Total Judgment for Taxes:	\$7,963.87
City Abatement Liens:	\$26,984.46
Court costs:	\$9,947.81
Sheriff's fees for sale:	\$1,151.33
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$330.00
Total Costs:	\$11,429.14

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$9,947.81
2.	Dallas County Sheriff	\$1,151.33
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$330.00
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$642.97
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$1,882.17
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$717.49
	TOTAL	\$16,171.77

The cause number and Dallas Central Appraisal District tax account number should be on all checks.

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Santiago Garcia Hernandez, 1221 W. Miller Rd. #233, Garland, TX 75041** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **225 Rio Rita Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 25, BLOCK H, ROUTH TERRACE NO. 2
ADDITION, aka 225 RIO RITA DRIVE, CITY OF GARLAND,
DALLAS COUNTY, TEXAS, AS RECORDED IN VOL. 86079,
PAGE 1685 DALLAS COUNTY DEED RECORDS (the
"Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including,

without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX10-40446 in the 68th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

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

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2017.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the ____ day of _____, 2017, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 193rd Judicial District Court of Dallas County, Texas in cause number TX10-40446, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City agrees to the sale of certain real property being LOT 25, BLOCK H, ROUTH TERRACE NO. 2 an addition to the City of Garland, Dallas County, Texas, also known as 225 Rio Rita Dr., Garland, Dallas County, Texas.

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

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

PASSED AND APPROVED this the ____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: June 20, 2017

Item Title: Depository Bank Contract

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the May 1, 2017 Work Session, Council considered authorizing a depository bank contract with a financial institution that has been selected through a Request for Application process to meet the City's banking needs in accordance with the City Council Financial Policy.

Recommendation/Action Requested and Justification

It is recommended that Council approve a resolution indicating their approval to execute a depository bank contract and related agreements with JP Morgan Chase for the period July 1, 2017 through June 30, 2019. The depository bank contract may be extended for three (3) additional one-year periods.

Attachments

Depository Bank Resolution

Attachment A

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A BANKING SERVICES AND DEPOSITORY AGREEMENT WITH JP MORGAN CHASE BANK, AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to enter into and execute a Banking Services and Depository Agreement with JP Morgan Chase Bank, NA, substantially in the form and substance of that attached hereto as Attachment "A" and incorporated herein by reference.

Section 2

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

PASSED AND APPROVED this the _____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published: _____

BANKING SERVICES AND DEPOSITORY AGREEMENT

This Banking Services and Depository Agreement ("Agreement") is made and entered into between the City of Garland, Texas (the "City") and JPMorgan Chase Bank, NA (the "Bank").

WHEREAS, the City desires to obtain banking services and a depository for its funds and to provide for those funds the highest level of safety, liquidity and return while receiving suitable banking services at a reasonable charge; and

WHEREAS, the Bank is willing to provide such banking services and to act as a depository for City funds while providing full collateral suitable to the City;

NOW, THEREFORE, for and in consideration of the premises and the agreements contained herein, the City and the Bank agree as follows:

Section 1. Banking Services.

The Bank agrees to provide the City banking services of the types and for the charges and credits as specified in Exhibit "A" attached hereto.

Section 2. Security.

(A) All deposits of the City in the Bank in excess of applicable FDIC deposit insurance coverage shall be secured by the Bank in an amount equal to at least 100 percent (100%) of the deposits in excess of applicable FDIC deposit insurance coverage, including accrued interest, by pledging collateral in the form of any of the following securities (the "Pledged Securities"), but not others:

- (i) United States Treasury Notes, Bills or Bonds or obligations fully and unconditionally guaranteed as to principal and interest by the full faith and credit of the United States; or
- (ii) Obligations of the Agencies and Instrumentalities of the United States, including, but not limited to: Federal Home Loan Bank, Federal Home Loan Mortgage Corporation and Federal National Mortgage Association; or
- (iii) Mortgage-Backed Securities issued by the United States and its Agencies and Instrumentalities, including but not limited to Government National Mortgage Association; or
- (iv) The use of a Federal Home Loan Bank issued Letter of Credit to meet the required collateral requirements may be proposed by the financial institution for consideration by the City.

(B) The Bank shall place the Pledged Securities for safekeeping in a custodial account at a state or national bank domiciled in Texas, Federal Home Loan Bank, or Federal Reserve Bank or a branch of a Federal Reserve Bank not owned nor controlled by the Bank or its holding company, its affiliates or subsidiaries. The Pledged Securities will be released from the custodial account only in accordance with the terms and conditions of a Continuing Deposit Security Agreement to be executed between the Bank and the City, in the form attached hereto as Exhibit "B".

(C) The Bank shall be in default (i) upon its failure to pay any funds which the City has on deposit therein in accordance with the terms of this Agreement; or (ii) if a receiver is appointed for the Bank; or (iii) if the Bank is ruled or becomes insolvent or otherwise "failed" under applicable federal banking regulations.

(D) In the event of a default as defined herein, the City shall give the Bank written notice of such default. In the event the default is not cured within ten (10) business days of receipt of written notice of default from the City, the Finance Director of the City, (or a duly authorized representative) may then direct the Custodian to sell the Pledged Securities. Out of the proceeds of sale, the Custodian may pay to the City such actual damage and losses sustained by the City, (excluding any punitive, indirect, consequential, or special damages or losses), together with reasonable expenses incurred by the City and Custodian on account of such default and sale of the Pledged Securities. The Bank shall be paid the remainder of the proceeds, and the City shall provide the Bank an accounting of all transactions associated with such sale.

Any sale by the Custodian made of such Pledged Securities, or any par thereof, may be in any market for such Pledged Securities, and the Bank may bid at such sale. Written notice to the Bank of any sale must be provided, and must be received by the Bank at least three (3) business days prior to such sale.

(E) The Bank shall furnish to the City a statement describing the Pledged Securities held in safekeeping by the Custodian on at least a monthly basis commencing on July 1, 2017. The statement shall set forth the par value, market value, interest rate and maturity date of each of the Pledged Securities.

(F) The Bank may not substitute or exchange like securities for the Pledged Securities without the prior written consent (or oral consent followed by written acknowledgment) of the City, which consent shall not be unreasonably withheld. A written notice stating the type of security, par value, interest rate, maturity date, CUSIP, and market value at the date of substitution shall be sent to the City by the Bank within five (5) business days of any such substitution or exchange.

(G) The Bank shall provide to the City a statement of its financial position on at least a quarterly basis. The Bank shall also provide to the City its annual financial statements audited by an independent public accountant as to its "fair presentation." The foregoing shall be provided upon request of the City.

Section 3. Disbursements.

(A) The City maintains one or more deposit accounts as listed by style and number on Exhibit "C" ("Disbursing Account") at JPMorgan Chase Bank, NA, San Angelo ("Control Bank"). The City also maintains a deposit account at the Bank with the style and account number as set forth on Exhibit "D" ("Funding Account"). The City requests that the Bank from time to time transfer funds from the Funding Account to the Disbursing Account. Such transfers may be effected by any reasonable means acceptable to the Bank.

(B) Every banking business day (Monday through Friday, excluding holidays), items drawn on a Disbursing Account which have been presented for payment before 10:30 A.M. Central Time (the "deadline") will be totaled (the "Daily Total"). The City authorizes the Bank to transfer funds as of the same banking business day from the Funding Account to each Disbursing Account in an amount equal to the Daily Total for such Disbursing Account. Each banking business day, the City may obtain the Daily Total for each Disbursing Account by accessing the Bank's information reporting service

(C) Items drawn on a Disbursing Account which are presented for payment at the Control Bank after the deadline may be dishonored or payment on such items may be refused or delayed unless the City has a sufficient available balance of collected funds in such Disbursing Account to cover payment of such items. If the Control Bank pays an item presented after the deadline, such item will be included in the Daily Total for the appropriate Disbursing Account on the next banking business day.

(D) The City agrees to maintain a sufficient balance of collected funds in the Funding Account to allow the Bank to make transfers in the amount of the Daily Totals as contemplated in subsection B. If the Funding Account does not contain sufficient collected funds to cover the transfers of the Daily Totals to the Disbursing Accounts, the Bank shall not be required to make any transfer of funds from the Funding Account which would create an overdraft of such account. The City acknowledges that in such event, the Control Bank may dishonor or refuse payment of all or some of the items drawn on a Disbursing Account which have been presented for payment.

(E) The City acknowledges and agrees that each of the Disbursing Accounts is subject to a deposit agreement between the City and the Control Bank only. The City agrees to contact the Control Bank in matters related to the Disbursing Account, such as, for example, the issuance of a stop payment order on an item drawn on a Disbursing Account.

(F) The City agrees that it will promptly examine bank statements for the Disbursing Account and the Funding Account. The City agrees to report any discrepancies (i) between the statements for the Disbursing Account and the transfers shown on the statement for the Funding Account; or (ii) between the City's records and any of the statements, in writing to the Bank within thirty (30) days after the statement date.

(G) The City agrees to promptly pay the Bank the fees shown on Exhibit "A". The City agrees that the Bank may reimburse itself for fees due hereunder by debits to the City's Funding Account. If the Funding Account does not have a sufficient collected balance to cover such charges and fees, the Bank may reimburse itself from any other account maintained by the City at the Bank. The City agrees to reimburse the Bank upon demand for any of such charges and fees which remain unpaid. The Bank may, at its option, require advance payment of such charges or fees or a deposit to cover such charges and fees.

(H) From time to time, upon not less than 30 days' prior written notice to the City and written consent from the City, the Bank may change any procedures without prior notice to the City where an immediate change in items or conditions is necessary to maintain or restore the security of a funds transfer system or any deposit account.

(I) If the City notifies the Bank of any error or omission by the Bank in any transfer under this Agreement, the Bank shall undertake to correct such error or omission within a reasonable time, by preparing and processing appropriate transfers, provided that the City shall ensure that sufficient funds of the City are available in the Disbursing Account and/or Funding Account involved.

Section 4. Transfer of Funds.

(A) Specific requests from the City to the Bank for funds transfers are to be made by the City's authorized representatives ("Authorized Representatives") listed on the List of Authorized Representatives furnished by the City to the Bank from time to time in the form attached hereto as Exhibit "E". Elimination of any name from such List shall be made effective immediately upon receipt of written notice by the Bank and after the Bank has had a reasonable opportunity to act on it. The Bank has no liability for transfers made by a person on the List of Authorized Representatives before the Bank is notified in writing that such person has been removed from the List. Only an Authorized Representative of the City may authorize one or more funds transfers. Requests for transfers may be made by telephone, telex, telegraph, orally, in writing or by any other signal or means of communication.

(B) The City may authorize the Bank to make the requested funds transfers by any means for the transmission of funds and also to make transfers by internal means. Transfers of funds to the City's account(s) from third parties shall be received subject to the Bank's published deadlines. The City shall be notified thirty (30) days in advance of any change in those deadlines. The Bank shall cancel a requested transfer if the Bank receives the City's request for cancellation, given by an Authorized Representative on the affected account, in such time and in such manner as to allow the Bank a reasonable opportunity to act.

(C) (i) For their mutual benefit, the City and the Bank shall adhere to the security procedures contained in this Agreement and in any implementing instructions which the Bank may issue regarding the processing of funds transfers. Any request for transfer of funds shall be accepted and honored from any person identifying himself or herself as an Authorized Representative of the City and providing the correct Authorization Code (the "Code"), which shall be established by the City

and the Bank. When a person calls in a funds transfer order on behalf of the City representing that he or she is an Authorized Representative, the Bank may at its option terminate this call, call back the City, and ask for the person so identified to confirm with the person with whom the Bank is connected that he or she placed the order. The Bank shall mail to the City at the address indicated below by certified mail, return receipt requested, one or more codes for use by the City in communicating funds transfer orders to the Bank. The City's receipt of the Code will be established by the return of the signed return receipt indicating postal delivery to the City. If the return receipt is not received back by the Bank within ten (10) banking days from the time of mailing, the Bank will telephone the City to inquire whether the Code has been received. No funds transfer order will be accepted without the correct Code. At the City's request, or on its own initiative, the Bank will change the Code from time to time by mailing the new Code to City in the same manner as the original Code. The Bank shall not be liable for its good faith reliance upon the City's instructions received from a person identifying himself or herself as an Authorized Representative in accordance with this Agreement and providing the correct Authorization Code.

(ii) The Bank shall furnish to the City a confirming notification of funds transfer after it is made, in the form of a periodic account statement. The City shall examine such account statement to detect the presence or absence of any discrepancies between the City's records and the statement sent by the Bank, and shall report any such discrepancies to the Bank within thirty (30) days after the day that the Bank sends the account statement. The City shall notify the Bank promptly of any funds transfer errors in the City's favor and agrees to avoid being unjustly enriched as a result.

(iii) The Bank will confirm in writing transfers from the City's account(s) to accounts of third parties at other financial institutions.

(iv) The Bank may, at its option, elect to record electronically any telephone instructions regarding funds transfers. The City expressly consents to such recordings. A signal in the telephone will indicate that the telephone message is being recorded.

(v) At the Bank's request, the City will provide written confirmation of any request for or receipt of a transfer of funds.

Section 5. Account Balances.

The Bank shall not be obligated to make any funds transfer if the amount of such transfer exceeds the immediately available funds on deposit by the City with the Bank. The City agrees to maintain sufficient balances in appropriate accounts to affect funds transfers. The Bank may, at its option and in its sole discretion, honor or refuse to honor a funds transfer order from a City account which will result in the account being overdrawn. In the event that the execution of a funds transfer results in an overdraft that continues for more than one (1) business day, the Bank shall be entitled to interest on the amount overdrawn at a rate based upon prime rate plus 2% from the day the City's account was first overdrawn until the account is no longer overdrawn.

Section 6. Confidentiality and Safeguarding.

All data relating to the City's business provided to the Bank by the City pursuant to this Agreement will be treated confidentially and safeguarded by the Bank, using the same care and discretion that it uses with data that the Bank designates as confidential, and the Bank shall safeguard all funds and investments of the City while such funds or investments are in the possession of or under the control of the Bank.

Section 7. Representations.

The Bank covenants, represents and warrants to the City:

(i) That JPMorgan Chase Bank, NA (the "Bank"), or another subsidiary bank of JPMorgan Chase Bank, NA is the legal and actual owner of the Pledged Securities and that the Bank has full power and authority to pledge the Pledged Securities to the City;

(ii) That no other security interest has been, or will be, granted in the Pledged Securities; and,

(iii) That the Bank is insured by the FDIC for all City Demand Deposits which is separate from the FDIC insurance provided on all interest-bearing City accounts.

Section 8. Notices.

Any notice required or desired to be given to either party hereto shall be deemed to be delivered: (i) on the date of delivery, if hand delivered; (ii) one (1) day after sending, if sent by overnight courier; or (iii) if sent by mail, three (3) days after the same is posted in a U.S. mail receptacle, postage prepaid, to the address of the applicable party set out below such party's signature hereinbelow. Either party hereto may designate another address within the United States of America for notice, but until written notice of such change by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 9. Attorneys' Fees.

Should either party to this Agreement commence legal proceedings against the other to enforce the terms and provisions of this Agreement, each party in such legal proceeding shall pay its own reasonable attorneys' fees and expenses in such legal proceedings.

Section 10. No Assignment.

Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 11. 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.

Section 12. Waiver.

Either the City or the Bank 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.

Section 13. Governing Law.

This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas.

Section 14. 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.

Section 15. Complete Agreement.

This Agreement contains the entire agreement between the City and the Bank with respect to the matters set forth herein. The City and the Bank further have or shall enter into standard bank documentation including, but not limited to, account and service terms.

Section 16. 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.

Section 17. Gender.

Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

Section 18. Counterparts.

This Agreement has been executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

Section 19. Exhibits.

All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 20. Relationship of Parties.

Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of City and Bank as those terms are understood herein.

Section 21. Term, Renewal and Termination.

This Agreement shall commence July 1, 2017. This Agreement may be renewed on July 1, 2019 for a one (1) year period, on July 1, 2020 for a one (1) year period and on July 1, 2021 for a one (1) year period subject to the approval of the Garland City Council and the Bank. The service charges described in Exhibit "A" apply to the agreement commencing July 1, 2017 and to each one year renewal. Either party may terminate this Agreement either for or without cause upon one hundred and twenty (120) days written notice to the other party.

EXECUTED this _____ day of _____, 2017.

JPMorgan Chase Bank, NA

The City of Garland, Texas

By: _____

By: _____

Title: _____

Title: City Manager

Address for Notice:

JPMorgan Chase Bank, NA
2200 Ross Avenue
Dallas, Texas 75201

Address for Notice:

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

Exhibit A

City of Garland Comprehensive Fee Schedule

Bank shall waive twelve (12) months of account analysis fees (amount not to exceed \$85,000) during the period from July 1, 2017 through June 30, 2018.

Bank shall offer the City the Premium Managed Earnings Credit Rate during the initial two-year term of this Agreement and during each of the one-year extension periods.

Bank shall provide to the City at no charge safekeeping, check supplies, deposit slips, depository bags, annual audit confirmations, one (1) large safe deposit, and one (1) small safe deposit box during the initial two-year term of this Agreement and during each of the one-year extension periods.

City of Garland Comprehensive Fee Schedule

Service Description	AFP	Number of Units	Unit Price
ACCOUNT SERVICES			
ACCOUNT MAINTENANCE	10000	0	\$5.0000
AUDIT CONFIRMATIONS	10630	0	\$0.0000
ARP PAID ITEM RETURN CREDIT	10101	0	\$0.0000
POST NO CHECKS MAINTENANCE	15002Z	0	\$4.0000
CREDIT POSTED- ELECTRONIC	10101	0	\$0.0000
DEBIT POSTED - ELECTRONIC	10100	0	\$0.0000
CASH CONCENTRATION MAINTMASTER	10020	0	\$0.0000
CASH CONCENTRATION MAINT SUB	10021	0	\$5.0000
AUTOMATED CLEARING HOUSE			
ACH MAINTENANCE	250000	0	\$0.0000
CREDIT ORIGINATED	250101	0	\$0.0200
DEBIT ORIGINATED	250100	0	\$0.0200
DELETION / REVERSAL - MANUAL	250620	0	\$10.0000
CREDIT RECEIVED	250201	0	\$0.0000
DEBIT RECEIVED	250200	0	\$0.0000
RETURN ITEM	250302	0	\$1.0000
NOTIFICATION OF CHANGE	251070	0	\$1.0000
ELOCKBOX FILE PROCESSING	259925	0	\$5.0000
CREDIT ORIGINATED - JPM ACCESS	250101	0	\$0.0500
DEBIT ORIGINATED - JPM ACCESS	250100	0	\$0.0500
JPM ACCESS ACH MAINTENANCE	250000	0	\$0.0000
DELETION / REVERSAL - ELEC	250620	0	\$5.0000
ACH BATCH/FILE PROCESSED	250501	0	\$5.0000
ACH INQ-RECALL REQUEST	251010	0	\$5.0000
ADDENDA RECORD ORIGINATED	250120	0	\$0.0200
NOTIF OF CHANGE - FAX	251071	0	\$0.0000
RETURN NOTIFICATION - FAX	250401	0	\$0.0000
DEBIT BLOCK MAINTENANCE	251050	0	\$0.0000
ACH ADA AUTHORIZED ID	251051	0	\$0.5000
ELOCKBOX MAINTENANCE	50030	0	\$0.0000
ELOCKBOX TRANSACTION RECEIVED	50300	0	\$0.0450
ELOCKBOX TRANSACTION REFORMAT	50311	0	\$0.0000
ACH UNAUTHORIZED ENTRY FEE	250312	0	\$4.5000
BALANCE BASED CHARGES			
BALANCE BASED CHARGES	230	0	\$0.0013
BANKING CENTER SERVICES			
BRANCH CREDITS POSTED	100000	0	\$1.0000
BRANCH DEPOSIT-IMMEDIATE VERIF	100000	0	\$0.0033
BRANCH ORDER - COIN ROLL	100044	0	\$0.0600
BRANCH ORDER CURRENCY STRAP	10004A	0	\$0.3000
BRANCH DEPOSIT - POST VERIF	100007	0	\$0.0018
BRANCH DEPOSIT ADJUSTMENT	100500	0	\$0.0000
BRANCH ORDER PROCESSED	100040	0	\$1.0000
DEPOSITORY SERVICES			
CHECK DEPOSITED-ON US	100220	0	\$0.1000
CHECK DEPOSITED-TRANSIT	100224	0	\$0.1500
IMAGE GROUP ONE	100214	0	\$0.0370
ON-US STANDARD	100210	0	\$0.0250
FILE TRANSMISSION REC.- VPN		Flat	\$150.0000
IMAGE GROUP TWO	100214	0	\$0.0250
IMAGE GROUP TWO - TIER 2	100214	0	\$0.0250
DEPOSIT CORRECTION	100230	0	\$1.0000
ON US PREMIUM	100210	0	\$0.0500
IMAGE GROUP ONE - PERIOD TWO	100214	0	\$0.0550
ICL DEPOSIT STANDARD	100200	0	\$1.5000
IMAGE QUALITY SUSPECT ITEMS	999999	0	\$0.2500
NON-CONFORMING IMAGE ITEMS	999999	0	\$1.0000
ICL DEPOSIT EARLY	100200	0	\$0.2500
CREDITS POSTED	10101	0	\$0.1000

RETURN ITEM	100400	0	\$1.0000
RETURN ALTERNATE ADDRESS	100401	0	\$2.0000
RETURN ITEM REDEPOSIT	100402	0	\$1.0000
RETURN - EMAIL NOTIFICATION	100419	0	\$1.0000
RETURN CHARGE ALTERNATE ACCT	100401	0	\$0.2500
DISBURSEMENT SERVICES			
CHECK CASHING NON-ACCT HOLDER	150501	0	\$0.0000
CONTROLLED DISB ACCT MAINT	150000	0	\$15.0000
CONTROLLED DISB CHECK POSTED	150110	0	\$0.0650
STOP PAYMENT AUTOMATIC RENEWAL	150412	0	\$4.0000
DELUXE 3RD PARTY PRINT SVCS	150810	1	\$0.0000
CHECK / DEBIT POSTED	10100	0	\$0.0650
IMAGE STORAGE PER ITEM	151351	0	\$0.0300
CONTROLLED DISB FUNDING	10112	0	\$0.0000
CHECK INQUIRY MAINTENANCE	151710	0	\$5.0000
RECON REPORT / STATEMENT MAINT	200306	0	\$0.0000
IMAGING MAINTENANCE	151350	0	\$20.0000
EXCEPTION NOTIFICATION - ACCT	150030	0	\$10.0000
RPP EXCEPTION REVIEW MAINT	150031	0	\$30.0000
EXTENDED REPORT RETRIEVAL	999999	0	\$0.0000
STOP PAYMENT - ELECTRONIC	150410	0	\$15.0000
DATA DOWNLOAD	200306	0	\$15.0000
IMAGE RETRIEVAL PER RETRIEVE	151352	0	\$1.0000
IMAGE RETRIEVAL >91DAY	151352	0	\$3.0000
JPMORGAN ACCESS			
MONTHLY SERVICE	400610	0	\$15.0000
ACCOUNTS REPORTED	400442	0	\$9.0000
TRANSACTIONS REPORTED - 90 DAY	400662	0	\$0.0300
TRANSACTIONS REPORTED - 1 YEAR	400662	0	\$0.0500
CONT DISB CHECKS REPORTED	400662	0	\$0.0300
EXTENDED TRANSACTION DETAIL	400662	0	\$0.0000
ACCT TRANSFER ITEM	400699	0	\$1.0000
OTHER CHARGES AND CREDITS			
RESEARCH ADJUSTMENT CREDIT	999999	0	\$0.0000
RESEARCH ADJUSTMENT DEBIT	999999	0	\$0.0000
RECEIPTSTREAM/ENH REC SVCS			
EDI DETAIL REPORT-JPM ACCESS	300524	0	\$0.5000
RECONCILIATION SERVICES			
FULL RECONCILEMENT - PER ITEM	200110	0	\$0.0300
FULL RECONCILEMENT - MAINT	200010	0	\$0.0000
PAYEE NAME VERIFICATION	150122	0	\$0.0150
POSITIVE PAY MAINTENANCE	150030	0	\$0.0000
EXCEPTION ITEM	150300	0	\$1.0000
CHECK EXCEPTION RETURN	150320	0	\$0.0000
OUTPUT FILE	200301	0	\$15.0000
DATA ENTRY - MANUAL	200210	0	\$1.0000
IMAGE CAPTURE PER ITEM	151351	0	\$0.0300
VAULT SERVICES			
VAULT DEPOSIT	100100	0	\$1.0000
VAULT DEPOSIT PER \$1,000	100112	0	\$0.9000
VAULT DEPOSIT ROLLED COIN	100110	0	\$0.2000
VAULT DEPOSIT STD STRAP - NOTE	100115	0	\$0.0000
VAULT DEP NON STD STRAP - NOTE	100114	0	\$0.0000
VAULT DEPOSIT IN NON STD BAG	100199	0	\$1.0000
VAULT DEP PARTIAL OR MIXED BAG	100111	0	\$7.5000
VAULT DEPOSIT STD COIN BAG	100113	0	\$2.0000
VAULT DEPOSIT ADJUSTMENT	100501	0	\$1.0000
VAULT DEPOSIT ADJUSTMENT NOTIF	100520	0	\$5.0000
WIRE - U.S.			
FW SURCHARGE \$10 MILLION+ D/C	350599	0	\$0.1400
ELECTRONIC BOOK DEBIT S/T	350124	0	\$1.0000
ELECTRONIC FED DEBIT S/T	350100	0	\$4.0000
ELECTRONIC CHIP DEBIT S/T	350110	0	\$4.0000
REPETITIVE INSTRUCTION STORAGE	350551	0	\$0.0000
FED TRANSFER FEE	350599	0	\$0.0000
CHIPS MESSAGE FEE	350599	0	\$0.0000
BOOK CREDIT	350320	0	\$1.0000
FED CREDIT S/T	350300	0	\$4.0000
CHIPS CREDIT S/T	350300	0	\$4.0000
INVESTIGATION	350560	0	\$40.0000
RETURNED PAYMENT INVESTIGATION	350560	0	\$0.0000
INV CREDIT NOT CHARGED	359999	0	\$0.0000

ADVICE - NOT CHARGE	999999	0	\$0.0000
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Exhibit B

PLEDGE AND SECURITY AGREEMENT TO COLLATERALIZE PUBLIC FUND DEPOSITS

THIS PLEDGE AND SECURITY AGREEMENT ("Agreement") is entered into as of _____, 20____, by and between _____ (the "Customer"), and **JPMorgan Chase Bank, N.A.** (the "Bank").

RECITALS

- A. The Customer has designated the Bank as depository for certain of its funds and from time to time the Customer may make deposits of public funds with the Bank, and the Bank has agreed to act as the depository of those public funds; and
- B. Although such deposits are generally eligible for Federal Deposit Insurance Corporation ("FDIC") insurance coverage, such coverage is limited to a maximum deposit insurance amount as described in applicable law; and
- C. In consideration of and to secure the deposits made by the Customer with the Bank, the Customer and the Bank desire to enter this Agreement granting the Customer a security interest in certain Collateral (hereinafter defined) to secure the deposited public funds in accordance with applicable law.

NOW, THEREFORE, in consideration of the mutual agreements set forth hereafter and for other good and valuable consideration, the parties agree as follows:

- 1. **PUBLIC FUNDS.** The deposits subject to this Agreement, hereinafter referred to as "Public Funds", are the deposited public funds of the Customer held in accounts at the Bank, inclusive of accrued interest.
- 2. **GRANT OF SECURITY INTEREST.** To secure the Public Funds, the Bank hereby grants to the Customer a security interest in, and assigns and pledges to the Customer certain collateral of the type permitted under applicable law (including, without limitation, securities and letters of credit) hereinafter referred to as the "Collateral", inclusive of instruments in substitution for or in addition to any or all of the then existing Collateral.
- 3. **LOCATION OF COLLATERAL.** The Bank agrees to deliver and place the Collateral with the Federal Reserve Bank as a book entry item for the benefit of the Customer, and the Customer consents to the use of such custodian, hereinafter referred to as the "Custodian". The Customer shall provide such documents or other information as the Custodian may reasonably require to establish an account. Until such documentation is received the Bank shall pledge Collateral to its account at the Custodian in the name of the Customer as shown on Bank's books and records. If a letter of credit is included in the Collateral, the Customer or its agent shall be named as the beneficiary thereof, and acceptance and approval by the Customer of such letter of credit shall be evidenced by the beneficiary's receipt of the letter of credit.
- 4. **BANK REPRESENTATIONS AND WARRANTIES.** The Bank further represents and warrants, as follows:
 - a) The Bank is a national banking association organized under the laws of the United States and has full power and authority to enter into this Agreement.
 - b) The Collateral is free and clear of all liens and claims, pledged pursuant to this Agreement, and, except to the extent that the Collateral is comprised of letters of credit, the Bank is the legal owner of the Collateral.
 - c) The Bank agrees that the total aggregate market value of the Collateral pledged to the Customer, pursuant to this Agreement, shall be in an amount not less than the amount described in applicable law, and if no amount is described will be in an amount not less than the Public Funds which exceed the sum of FDIC and any other such applicable insurance coverage (the "Collateral Ratio"). The Bank utilizes an independent, third-party pricing information service in order to provide market values hereunder. The market value of the letter of credit shall be deemed to equal the undrawn balance of the face amount thereof. The Customer shall notify Bank in advance of anticipated and significant increases in, or withdrawals or payments from, the Customer's deposits, at which time Bank will pledge additional Collateral or seek the release of excess Collateral, as applicable. The Bank will monitor the market value of pledged Collateral on business days and pledge and deliver Collateral as needed to maintain the Collateral Ratio or as otherwise instructed or agreed to by the parties.
 - d) If the aggregate market value of pledged Collateral exceeds the Collateral Ratio, the Bank may withdraw such excess Collateral provided that following the withdrawal of any such excess Collateral the remaining Collateral would equal or exceed the Collateral Ratio. In addition, the Bank may substitute Collateral for such Collateral previously provided pursuant to this Agreement; provided, however, that the aggregate market value of all pledged Collateral hereunder following such substitution shall equal or exceed the Collateral Ratio. The Customer agrees, if needed, to promptly furnish the Custodian with any needed withdrawal approval.
 - e) The Bank shall be entitled to income and other payments on the pledged Collateral held by the Custodian, and the Custodian may provide such income and other payments as directed by the Bank, provided an event of default under this Agreement does not exist.
 - f) The Bank shall furnish to the Customer or its agent a collateral statement which lists the pledged Collateral and market value thereof, with such frequency as described in applicable law, or monthly, if not otherwise provided by law.
 - g) The Bank's Board of Directors has passed a resolution authorizing and approving the execution and delivery of contracts with the United States, individual states, and any political subdivisions thereof, the District of Columbia, possessions and territories of the United States and

Indian Tribes or agencies thereof having official custody of tribal funds ("Public Units") providing for the deposit of public funds with the Bank and the pledge of collateral by the Bank to the Public Units or their agents and further authorizing and approving the Bank's execution and delivery of all related contracts between the Public Units or their agents and the Bank, including without limitation, assignments, pledge agreements and security agreements. Such resolution is reflected in the minutes of the Bank's Board of Directors.

h) This Agreement will continuously, from the time of its execution, remain part of the official records of the Bank.

5. EVENTS OF BANK DEFAULT. The Bank shall be in default under this Agreement upon the occurrence of any one or more of the following events or conditions. For clause a) only, an event of default will occur ten (10) business days after the Customer has provided the Bank with a notice generally describing said default.

a) The Bank shall, without cause, refuse to pay to the Customer the Public Funds when due.

b) The Bank has been closed, seized or declared insolvent by a federal regulator having jurisdiction over the Bank.

c) The Bank has had a receiver, conservator or other such official appointed to conduct the affairs of the Bank.

6. RIGHT OF CUSTOMER UPON BANK'S DEFAULT. In the event of a Bank default, in addition to all the rights and remedies provided in Article 9 of the Uniform Commercial Code and any other applicable law pursuant to which the Customer is a secured party, the Public Funds shall become due and payable and the Customer or its agent will have the right to: (a) in the case of Collateral that are securities, demand delivery of the Collateral and liquidate same, or sell, assign and deliver the whole, or any part of the Collateral or any substitutes thereof or additions thereto, in a commercially reasonable manner and with a right to purchase the Collateral at public or private sale; or (b) in the case of Collateral consisting of a letter of credit, draw upon such letter of credit in the amount necessary to cover the Public Funds. The Customer shall apply the proceeds of the sale of Collateral, net of its reasonable costs and expenses incurred in such sale, and the amount paid on the letter of credit, if any, to the Public Funds in a corresponding amount. If applicable, the Customer or its agent shall remit to Bank, its receiver or conservator the remainder, if any, of such sale proceeds or Collateral remaining unsold or unused. Should the Customer obtain Collateral or, in the case of a letter of credit, draw upon such letter of credit, when the Bank is not in default as described in Section 5, the Bank may exercise any rights available to it under law and following such sale of Collateral or draw upon the letter of credit and payment thereon by the issuer, the Public Funds may be correspondingly reduced by the amount of the sales proceeds less the value of returned Collateral, if any, or, in the case of letter of credit draws, the amount paid under the letter of credit.

7. CUSTOMER REPRESENTATIONS AND WARRANTIES. The Customer further represents and warrants, which representations and warranties shall be deemed to be continuing, as follows:

a) The Customer has full power and authority to enter into this Agreement.

b) This Agreement has been legally and validly entered into, does not and will not violate any law or regulation applicable to it, and is enforceable against the Customer in accordance with its terms.

c) The Bank has been designated a depository for the Customer's funds in the manner required by applicable law.

d) The Customer will comply with the applicable account agreements it may have with the Bank which govern the Public Funds.

e) The Customer or its agent shall promptly respond to requests by the Bank to release Collateral, up to the amount that the aggregate market value thereof exceeds the Collateral Ratio (the "Release Amount"). If the Customer fails to provide Bank or Custodian its written consent to release of the Collateral in the Release Amount within ten (10) business days after Bank's request, Bank will have the right to charge the Customer an excess collateral fee at a rate determined by the Bank at the time the Bank requested the release, based on all unreleased Collateral covered by the Release Amount.

f) All acts, conditions, and things required to exist, happen or to be performed on its part precedent to and in the execution and delivery of the Agreement exist or have happened or have been performed.

8. LAW GOVERNING. This Agreement and the rights and obligations of the parties hereunder, shall be construed and interpreted in accordance with the laws of the State of _____, without regard to its conflicts of laws principles. The Customer and Bank consent to jurisdiction of a state or federal court located in such state in connection with a dispute arising hereunder.

9. TERMINATION OF THE AGREEMENT. This Agreement shall continue in full force and effect for as long as the Bank holds the Customer's Public Funds that are required to be collateralized under applicable law. Notwithstanding the foregoing, the Customer or the Bank may terminate this Agreement by giving at least thirty (30) days written notice of termination to the other party. Such notice shall not affect or terminate the Customer's security interest in the Collateral, or entitlement to draw upon any unexpired letter of credits that comprise the Collateral and the rights and liabilities of the parties under this Agreement shall survive any termination of the Agreement until all Public Funds have been satisfied in full and Collateral returned.

10. MISCELLANEOUS.

- a) All notices and other communications shall be sent to the:

CUSTOMER:

Name: _____
Address: _____
City/State: _____
Attn: _____

BANK:

Name: JPMorgan Chase Bank, N.A.
Address: _____
City/State: _____
Attn: _____
Government Banking

With a copy to:

Name: JPMorgan Chase Bank, N.A.
Address: 1111 Polaris Parkway, Mail Code: OHI-0138
City/State: Columbus, Ohio 43240
Attn: National Collateral Management Group

or such other address as shall be designated by a party to the other party.

- b) This Agreement and all rights and liabilities hereunder and in and to any and all Collateral shall inure to the benefit of the Customer and the Bank and their respective permitted successors and assigns, subject to any limitations upon assignability contained within letters of credit that may comprise the Collateral. No portion of this Agreement may be assigned without the express written consent of the other party.
- c) The Public Funds are subject to the applicable account agreements in effect from time to time.
- d) It is the express purpose of this Agreement to comply with the provisions of applicable law, including 12 USC 1823(e).
- e) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.
- f) In the event that any provision or clause of this Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Agreement, which shall be given effect without the conflicting provision. To this end the provisions of this Agreement are declared to be severable.

[Signature page follows]

IN WITNESS WHEREOF the parties have signed this Agreement as of this day and year first above written.

CUSTOMER:

By: _____

Name: _____

Title: _____

BANK:

JPMorgan Chase Bank, N.A.

By: _____

Name: _____

Title: _____

Exhibit C

Disbursing Account Style

City of Garland Treasury Fund

Account Number 580001055

Exhibit D

Funding Account Style

City of Garland Treasury Fund

Account Number 90001199

Exhibit E

Authorized Representatives for Wire Transfers

The following persons may authorize wire transfers on behalf of the City of Garland

Name	Title
Matt Watson	Finance Director
Steve Anderson	Cash & Debt Administrator
Kathryn Ritchie	Controller

The City shall add or delete any names from the List of Authorized Representatives in accordance with the Bank's maintenance procedures.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9.

Meeting Date: June 20, 2017

Item Title: Dogs on Outdoor Dining Patios - Variance to the Food Code

Submitted By: Richard Briley, Managing Director

Summary of Request/Problem

The Garland Food Code (Code of Ordinances: Chapter 22, Article 2) prohibits animals from the premises of a food establishment, with few exceptions. On October 18, 2016, the Community Services Committee discussed a draft variance ordinance to allow dogs on to the outdoor dining patios of food establishments if the patio meets certain sanitary standards. The Committee requested the City Attorney to include the draft variance ordinance with other proposed changes to the Food Code being presented to Council on February 6, 2017. At the Work Session, some language changes were suggested and the Health Department staff was instructed to hold a stakeholder meeting to gain more input. The stakeholder meeting was held March 15, 2017. The draft variance ordinance was brought back to Council at the June 5 Work Session with changes suggested by Council and stakeholders.

Recommendation/Action Requested and Justification

Approve an ordinance allowing dogs on the outdoor dining patios of food establishments if the patio meets certain sanitary standards.

Attachments

Dogs on Patio Variance Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 22, "HEALTH", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Chapter 22, "Health", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding a new subsection 228.186(o)(4) to read as follows:

"Notwithstanding anything to the contrary herein, a food establishment with an outdoor patio may permit dogs to be present in the outdoor patio of the food establishment if the food establishment obtains from the regulatory authority a variance waiving the prohibition against permitting the presence of a dog on the premises of the food establishment and complies with the following conditions and standards:

(A) Except as allowed under 228.186(o)(2) of the Texas Food Establishment Rules, no dog may be present in the interior of the food establishment or on any playground area designated for children on the premises of the food establishment.

(B) The term "outdoor patio" means an outdoor service area that is:

(i) under the exclusive ownership or control of a food establishment;

(ii) attached or adjacent to the food establishment; and

(iii) separated from the public areas with a barrier.

A public sidewalk is not considered an "outdoor patio" for the purposes of this variance.

(C) A separate entrance must be provided from the outside of the food establishment to the outdoor patio so that a dog has direct access to the outdoor patio without entering the interior of the food establishment or any playground area of the food establishment. A dog may not be allowed within seven feet of

any entrance to the interior of the food establishment, except when necessary to enter or exit the outdoor patio.

(D) An approved sign shall be posted at the front or each entrance of the food establishment and at each outdoor patio entrance so that it is easily visible to the public. The sign must state in at least 1½-inch type: "DOG FRIENDLY PATIO: DOG ACCESS TO OUTDOOR PATIO ONLY" and "To report a dog incident, please call Garland Animal Services - (972)205-3570."

(E) Doors equipped with self-closing devices must be provided at all entrances to the outdoor patio from the interior of the food establishment and must be kept closed when not in use.

(F) No food preparation may be performed in the outdoor patio area, except that a beverage glass may be filled on the outdoor patio from a pitcher or other container that has been filled or otherwise prepared inside the food establishment.

(G) The outdoor patio must be maintained to be free of visible dog hair, dog dander, and other dog-related waste or debris. The outdoor patio must be hosed down or mopped with a product approved under the Rules at the beginning of each shift during which food or beverages will be served (breakfast, lunch, dinner, or late-hours), and not less frequently than every 12 hours, except that cleaning under this subsection is not required if no dog has been present on the outdoor patio since the last cleaning.

(H) All table and chair surfaces must be easily cleanable material and cleaned and sanitized with a product approved under the Rules. Spilled food and drink must be removed from the floor or ground within five minutes of the spill.

(I) Waste resulting from a dog's bodily functions must be cleaned up with a product approved under the Rules within five minutes of each occurrence of the emission of such waste. All dog waste must be disposed of outside of the food establishment and outside of any outdoor patio in an appropriate waste receptacle. Equipment used to clean the outdoor patio must be kept outside of the food establishment.

(J) While on duty, wait staff or other food handlers at the food establishment may not pet or have contact with any dog.

(K) A dog must be kept on a leash, or in a secure bag or container specifically designed to carry and provide continuous

restraint of the dog while providing adequate ventilation for the dog, and must remain under continuous physical control of the owner or other responsible adult while in the outdoor patio.

(L) A dog is not allowed on a seat, table, countertop, or similar surface in the outdoor patio.

(M) A dog is not allowed to be tied as a means of restraint other than by a hand-held leash.

(N) A dog may not have contact with any dishes or utensils used for food service or preparation at the food establishment. A dog may be given water in a disposable container.

(O) The food establishment shall notify and maintain written procedures to notify the Animal Services division of any local rabies control incident as required by 22.07 of the Garland Code of Ordinances, or any other incident in which two or more dogs are involved in any altercation where they physically come into contact with each other, regardless of whether any of the animals are injured.

(P) The flooring of the outdoor patio where dogs are permitted must be constructed of non-porous, approved material and have no covering that would inhibit thorough cleaning.

(Q) A food establishment shall not permit dogs to be present in the outdoor patio of the food establishment if:

(i) The regulatory authority determines that a health hazard or nuisance will or has resulted; or

(ii) The food establishment is in violation of this title or state law.

(R) Variance required.

(i) Except as allowed herein, any food establishment that allows dogs on its premises without a variance is in violation of this ordinance. The owner or operator of a food establishment with an outdoor patio may apply to the regulatory authority for a variance waiving the prohibition against dogs on the premises of the food establishment. The variance application must be on a form provided by the regulatory authority and must be submitted with a non-refundable, pre-operational inspection fee of \$100.00.

(ii) An inspection must be performed by the regulatory authority to ensure that the food establishment complies with the conditions and standards set forth in this title.

(iii) A variance granted under this title is nontransferable. The variance shall expire two (2) years after the date it is granted by the regulatory authority unless it is sooner revoked by the regulatory authority or terminated by the food establishment. A variance may be renewed through the application process set forth in subsection (i) of this section.

(iv) The regulatory authority shall deny or revoke a variance if:

(a) The proposed patio does not meet the definition of outdoor patio;

(b) The application for the variance contains a false statement;

(c) The food establishment does not hold a valid permit issued under this ordinance;

(d) The regulatory authority determines that a health hazard or nuisance will result or has resulted from the variance;

(e) The food establishment failed to pay a required fee at the time it was due under this ordinance; or

(f) The food establishment is in violation of any term or condition of the variance as established by the regulatory authority, this title, or state law.

(v) If the regulatory authority denies or revokes a variance, the regulatory authority shall notify the applicant in writing. The notice must include the reasons for the denial or revocation.

(vi) A food establishment for which a variance under this subsection is denied or revoked may appeal by requesting a hearing within ten days after service of the notice of the denial or revocation. Such request must be in writing, must specify the reasons why the variance should not be denied or revoked, and must be filed with the regulatory authority. A hearing must be conducted by the regulatory authority within fifteen days from receipt of the appeal."

Section 2

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

Section 3

That Chapter 22, "Health", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

PASSED AND APPROVED this the ____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.a.

Meeting Date: June 20, 2017

Item Title: Z 17-05 Nexmetro Development (District 7)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses.

OWNER

Outer Loop Ventures

PLAN COMMISSION RECOMMENDATION

On April 24, 2017 the Plan Commission, by a vote of four (4) to three (3), recommended approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses with the following Planned Development (PD) Conditions:

- The monument signs at the entrances to the site shall be no more than ten (10) feet in height.
- Carport support poles shall be brick clad.
- Landscaping:
 - Buffers shall include seven ornamental trees or ornamental grasses for every thirty lineal feet of landscape buffer.
 - Parking lot landscaping if not provided in the parking lot areas shall be provided in other areas of the site.

STAFF RECOMMENDATION

Denial of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses.

The subject property is generally acceptable for Multi-Family (MF) District zoning, and a variety of other zoning districts for development including the existing retail, potential employment, and other districts supported by the Envision Garland Plan policies and its Urban Neighborhoods Land Use designation. This proposal would offer an alternative type of residential community.

A Planned Development (PD) District should encourage flexible and creative planning, ensure compatible uses, allow for adjustment of changing demands to meet the current needs of the community and to result in higher quality development for the community than would result from the use of standard zoning districts. It is the final portion of the purpose that gives pause to a favorable recommendation. The Multi-Family (MF) District includes in its uses the ability to develop single-family and two-family dwellings as discussed in this report. The number of deviations from development standards creates a highly compact development, though not in an urban style more commonly found today. An example of deviation is the lack of landscaping provided for parking areas due to the need for utility and fit of project elements. The internal streets are lined with parking that includes minimal landscaping and views of garages or side building elevations. While a Planned Development (PD) District seeks to modify standards, those modifications should be embraced with higher levels of quality. Such components, using the parking area as an example, could include internal streets that focus parking to less visible areas, front the buildings along streets creating a boulevard effect and walkable front yards along the dwelling units.

Several recommendations have been stated in the analysis within this report should the request be approved.

BACKGROUND

In 1985 City Council approved Planned Development (PD) District 85-50 and a Concept Plan (Exhibit H) to allow the development of a shopping center on Tract 1, subject to approval of a subsequent Detail Plan. However, a Detail Plan has not been proposed and the shopping center has not been built. The applicant proposes a Change in Zoning to a Planned Development (PD) District along with a Detail Plan that would allow the construction of a multi-family residential development on the subject property.

On May 16, 2017 the City Council, by a vote of nine (9) to zero (0) postponed the request to the June 6, 2017 City Council meeting to allow additional consideration of the proposal, including time for visits to view the existing Nexmetro development in Plano, Texas. No new information was submitted for the June 6, 2017 meeting.

On June 16, 2017 the City Council, by a vote of seven (7) to one (1) postponed the request to the June 20, 2017 City Council meeting.

Following the postponement, the applicant submitted a revised project. This includes:

1. Traditional style elevations.
2. Elimination of the metal roofs.
3. Revised architectural distribution scheme.
4. Added interior planter islands adjacent to the garages.
5. Additional landscaping east of leasing office to provide better view into the community from Campbell Road.
6. Additional landscaping at secondary entrance to provide a better view into the community from Shiloh Road.
7. Rotated various units to provide front elevations to the fire lane and to create more visual interest when viewed from public right-of-way.

More specifically, the plans include the following revisions.

Concept/Detail Plan Revision

Parking:

- Reduced the total number of uncovered parking spaces to provide more landscape areas, resulting in a total of 216 parking spaces provided.
- Slightly moved three (3) parking garages to create landscape planters.

Building Placement:

- Rotated six (6) buildings to orient the front door toward the western access drive.
- Along the southern-most row of units, switched the order of units so that a single-unit building faces towards the western access drive; and the next building along that row of units is a two-unit building. Also rotated the easternmost two-unit building to orient the front door more directly towards the pedestrian path.
- Rotated one (1) building to orient front door to the east drive.

Landscape Plan Revision

Parking:

- Added landscaping in place of parking spaces. The added landscape material includes trees, shrubs, and ground cover.

Other areas:

- Added a row of large canopy trees along the east drive adjacent to the creek open space.
- Added accent plants and small shrubs as a result of the above modifications, as well as plantings at entrances.

Elevations

- New elevations are provided with the architectural character of the buildings revised from the Texas Ranch style to a typical Post-War Ranch style with brick, stone, woodworking, and hardiboard.
- Gables with windows are included as architectural elements.
- Six (6) units along Shiloh Road would have back yard patio covers.

Carport Support Columns

The request has been removed that the carport support columns not be covered with materials consistent with the building elevations.

SITE DATA

Currently the subject property consists of approximately 12.79 gross acres and 11.91 net acres. The site has approximately 955 linear feet of frontage along West Campbell Road and approximately 567 linear feet of frontage along North Shiloh Road. The development would be accessed from both roads.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 85-50 limits the list of allowable land uses on the subject property to uses similar to those in the Community Retail (CR) District. Residential use is not currently permitted; therefore, a Change of Zoning is required.

CONSIDERATIONS

1. This proposal is for a Multi-Family (MF) District development. The residential dwelling types proposed include single-family detached dwellings and two-family (duplex) dwellings. The Multi-Family (MF) District Section 2.39 (K) of the Garland Development Code includes these residential types as uses permitted. However, the uses are associated to specified district standards. Single-family development must comply with the Single-Family-5 (SF-5) District standards. Two-family (duplex) homes must comply with the Single-Family-2 (SF-2) District standards. The development concept is intended to create a unique community consisting of single-family detached homes and duplex homes in a setting that more closely resembles a Multi-Family (MF) District development, as the proposal is a single-ownership tract and the dwelling units are to be rented. Therefore, the application requests Multi-Family (MF) District uses and standards with some deviations from the Multi-Family (MF) District standards.
2. The proposed development will consist of one-hundred fourteen (114) residential dwelling units in a gated multi-family dwelling community. In addition to the dwelling units the proposal includes a leasing office, pool, shaded amenity and open common area with a walking path and benches. The dwelling units are not traditional multi-unit buildings but consist of individual buildings containing one (a single-dwelling unit) or two units (a duplex). The unit count includes:

a. One Bedroom Units (single-dwelling unit)	34
b. Two Bedroom Units (duplex)	41
c. Three Bedroom Units (single-dwelling unit)	39
Total Number of Units	114
3. The development results in a density of 9.57 units per net acre, which is compatible with the surrounding area. The nearby single-family attached townhome and multi-family residential zoned densities include:

a. East	Shoal Creek townhomes	7.78 units per acre
b. North	Seven Oaks multi-family	16.0 units per acre
c. South	Equinox on the Park multi-family	17.0 units per acre
4. A number of development standard deviations are proposed with the Multi-Family (MF) District as the base district. The following is a comparison of the Multi-Family (MF) District standards established by the Garland Development Code (GDC) Table 2-4 Residential District Standards, and the proposed standards (**differences are in bold**):

STANDARD	MULTI-FAMILY (MF) DISTRICT	PROPOSED
Maximum Density	18 units per acre	10 units per acre
Minimum Yard Setback		
Adjacent to Street		
Front	20-feet	20-feet
Side	20-feet	20-feet
Rear	20-feet	20-feet
Not Adj. to Street		
Side	12-feet	10-feet
Rear	12-feet	10-feet
Minimum Dwelling Unit Area		
One Bedroom	650 square feet	650 square feet
Two Bedroom	800 square feet	1,000 square feet
Three Bedroom	950 square feet	1,200 square feet

Average	725 square feet	946 square feet
Minimum Lot Width	75-feet	500-feet
Minimum Lot Depth	100-feet	500-feet
Maximum Lot Coverage	60 percent	45 percent
Maximum Building Height	40-feet	20-feet

In summary, the site layout results in lower density, less height, larger unit sizes for two and three-bedroom units, larger lot width and depth, and less lot coverage. In addition, non-residential structures will not be higher than 20-feet.

The standards proposed at less than the Multi-Family (MF) District requirement are side and rear setbacks not adjacent to the street. The proposal would reduce those setbacks from twelve (12) feet to ten (10) feet. These setbacks occur along the south property line adjacent to the Equinox on the Park multi-family development which is improved with landscaping and parking along approximately seventy-five percent of the common property line, and the remaining area is improved with landscaping and two large multi-unit buildings. Along this property line the proposed site design places a row of single-dwelling units with a duplex unit at the east and west ends of the row. Except the easternmost duplex, all of the proposed single and duplex unit backyards face towards the Equinox on the Park's side yard landscaping and parking areas.

5. Section 2.34 Regulations Applicable to all Residential Districts. (E) Yard Setbacks in all Residential Districts. (1) Yards Adjacent to Streets. (e) Garage Doors Facing Street or Alley. The application proposes to deviate from this standard. Garage doors facing the project's interior drive would be set at the drive edge, with no setback. However, the GDC requires a minimum setback of twenty (20) feet from the street or alley right-of-way line. The intent of a twenty (20) foot garage setback is to establish a street face with landscaped open areas in front of dwellings and to minimize views of residential service and storage areas. However, this project is proposed as a multi-family residential development; twenty foot setbacks to garage faces are not typical of multi-family developments.
6. Section 2.34 Regulations Applicable to all Residential Districts. (F) Height Limits in all Residential Districts. (2) Height of Non-Occupied Structures. The GDC allows structures a greater height up to fifty feet above the average grade of the building with a setback of an additional one foot for each foot greater than the district's height limit. As discussed above, the proposal would limit all non-occupied structures to no more than 20-feet in height.
7. Section 2.34 Regulations Applicable to all Residential Districts. (G) Parking in all Residential Districts. (1) Required Off-Street Parking, (2) Garages Required, and (3) Minimum Driveway Length. For single-family detached and two-family dwellings (duplex) off-street parking must be located within an enclosed garage. This project offers garage parking as an option with each unit and the overall ratio of garages is 0.34 per dwelling unit. Specifically, there are 216 parking spaces with the following distribution:

Garage spaces*	40	18%
Covered carport spaces	88	39%
Surface spaces uncovered	<u>88</u>	<u>43%</u>
TOTAL	216	100%

*One garage space is dedicated to serve as the site's maintenance garage.

Chapter 4 of the GDC, Article 2 Parking and Loading contains additional off-street parking provisions for multi-family developments. In compliance, this proposal offers fifty percent of the required parking spaces are in either an enclosed garage or a covered parking structure. Chapter 4 requires garage parking to be attached to the dwelling. This proposal deviates from the parking standard of attached garage parking. One-hundred twenty eight parking spaces are covered, meeting the requirement of one covered parking space for each dwelling unit (there are 114 dwelling units). The detached covered parking and detached garage parking are within one hundred (100) feet of the dwelling being served. However, dwelling units in the northeastern portion of the site are further than one hundred (100) feet to a covered or detached garage parking space. According to the GDC, detached covered parking must be within one hundred (100) feet of the dwelling unit served.

The proposed quantity of parking, 216 spaces exceeds the GDC requirement for multi-family dwelling parking which is 211 spaces.

In addition to parking, the project designates a loading space. This feature is not commonly included in single-family or two-family (duplex) residential developments. The loading area was recommended by staff for inclusion due to the compact site layout and observed deficiencies for loading space in existing multi-family communities.

8. Section 2.38 2F, Two-Family (Duplex) District. The Multi-Family (MF) District allows two family (duplex) dwellings provided the development conforms to the 2F, Two-Family (Duplex) District standards. This proposal would implement the duplex two-family dwelling unit with unique standards as proposed under the Multi-Family (MF) District deviations contained in the project application and described throughout this report.
9. Section 3.39. MF, Multi-Family District (G) Building Placement. The site layout proposes buildings aligned parallel and at ninety (90) degree angles to the street frontages. However, the GDC compels development with fifty (50) percent of the structures located within 100 feet of or visible from a public right-of-way to be positioned with the facades set at an angle of least thirty (30) degrees to the street right-of-way. Angled positioning of multi-story apartment buildings is typically enforced as a means of minimizing the visual impact of towering buildings on the streetscape, particularly in suburban areas. This development proposes single-story buildings of no more than twenty (20) feet in height along the streets. In addition, proposed are solid eight-foot high masonry walls, or wood fences and ornamental metal fences, with landscaping separate the right-of-way and the buildings. The dimension between the right-of-way and the buildings along Shiloh Road varies from thirty-six (36) feet to thirty-three (33) feet on the north end of the property to forty-four (44) feet to forty-two (42) feet on the south end of the property, depending upon the placement of patio roof covers,. Along Campbell Road the distance between the right-of-way and the buildings is twenty-four (24) feet at the west end and twenty (20) feet on the east end of the property. The size and height of the buildings, as well as the larger distance to the buildings along Shiloh Road alleviates the angle requirement.
10. Section 3.39. MF, Multi-Family District (G) (2) Building Separation. The GDC requires buildings be placed twenty (20) feet minimum between each other. This proposal

minimizes that to six (6) feet. In review of safety considerations, the residential units will be fire sprinkled. Therefore, the residential units may be placed, for safety considerations, with six (6) foot separations as requested. The spacing between residential units and garages, however, will maintain a separation of ten (10) feet as required by fire safety limitations. In addition to safety considerations, the GDC establishes separations between buildings in order to provide light, air, and open spaces. However, this development conceives a compact community evoking an old-country atmosphere. This development proposes one-story buildings and features alley-like walkways with courtyard landscaping between buildings. Such compact communities typically lack substantial landscaping between buildings, though the one-story construction will allow light and air to penetrate to the ground level.

11. Section 3.39. MF, Multi-Family District (H) Exterior Construction requires exterior design of structures to comply with GDC Chapter 4 Article 6 – Building Design. Due to the proposed Multi-Family (MF) District zoning, it would be expected that the design components of Section 4.83 Nonresidential & Multi-Family Building Materials and Design be implemented. However, the proposal consists of one-story, ranch-style dwellings more characteristic of single and two-family construction. Therefore, the application elects to use Section 4.84 Residential Building Materials & Design which is applicable to non-multi-family dwellings.

Masonry and Non-Masonry. The masonry construction materials and percentages are satisfied in the proposed application materials. However, the use of hardboard is proposed for portions of the building facades. Hardboard is allowed as nonmasonry construction (twenty (20) percent or less of the façade area) for nonresidential and multi-family building materials and design. Further, residential design allows consideration of hardboard with a Planned Development (PD) zoning.

Design Standards.

Garages are not only regulated by the GDC as described in #5 and #7 above, but also are addressed in Chapter 4 Article 6 – Building Design.

- The garage construction is proposed of like and similar materials to that of the primary structures.
- As a result of the proposed development having no driveways or attached garages for the dwelling units, the provisions for garage door at rear entry, “J” drives, “Swing” drives, and offset front entry are not provided.

Architectural Relief. Architectural requirements for dwellings includes architectural relief for street facing facades to contain offsets. The proposed development is internalized and consists of one-story buildings. The elevations that would be visible to the Shiloh Road frontage will be limited in visibility as a result of landscaping and a six (6) foot high masonry screen wall. The majority of the elevations visible to Campbell Road will be limited from view through placement of landscaping. The dwellings proposed will, however, have more exposure to the Campbell Road frontage. The visible portions of the buildings are the side facades which would be composed of brick walls, windows, pitched roofs, and open porches. The application proposes that the architectural relief not be required for this development and justifies the deviation due to the interior orientation of the buildings, perimeter screening, hardscape and landscaping.

Elevation Variation. The project proposes to meet the minimum number of elevations.

However, an Elevation Distribution Plan was submitted which demonstrates deviation from the standard.

In accordance with the Garland Development Code, the applicant has requested a Building Official waiver of the strict reading of the GDC for consideration that the variations of the elevations are satisfactory and the elevation plan is acceptable.

Along Shiloh Road, the elevation distribution plan shows that three (3) variations required by the GDC are not met. However, it should be noted that those street facing elevations are rear elevations of buildings which face the front yard. Further, the solid masonry wall and landscaping along Shiloh Road, combined with the low twenty (20) foot total building height, alleviate some elevation visibility along Shiloh Road.

A similar condition exists along Campbell Road where the side elevations of dwelling units repeats with two (2) elevations rather than three (3) variations. Although along Campbell Road in front of these elevations there is a view (metal ornamental) fence.

The front yard designation for this project is due to the Multi-Family (MF) District development standards. The elevation distribution requirement is contained in the design standards for single-family, two-family, and townhouse residential buildings.

The elevation distribution standards serve to prevent the “cookie cutter” effect, where the facades in a residential development lack distinguishing characteristics. The standards prevent duplication of three adjacent dwelling units on both sides, or on the four dwelling units directly across the street.

In the interior of the development, the primary building view is of the sides of dwelling units, where these are visible between parking garages and structures. Some units have exposure of the dwelling unit front doors and backyards facing onto the interior street

Design Elements. The development concept proposes the use of three (3) design elements per the GDC. These include:

- Multiple pane windows featuring either divided light or simulated divided light
- Split garage doors with separate doors for each vehicle bay
- Front covered porch with a minimum of forty (40) square feet useable space and a minimum depth of five (5) feet.

In addition, the project includes front porches with minimum six (6) inch columns and optional enclosed railing of at least thirty inches of height.

Windows and doors comprise more than twenty-five (25) percent of the wall area of the building front faces.

Carport support columns would deviate from the masonry column standard. The support columns are proposed as metal poles. Other applications for various types of development have implemented the use of various masonry column wrap. It is recommended to maintain the GDC standard and require that the metal poles be finished with a masonry material.

Patio Covers. In addition to the requisite building design considerations for materials and architectural elements, staff requested that patio covers be incorporated for the backyard porches. Although the backyards are small (at ten (10) and eight (8) feet wide and extending the entire length of the unit), shade is an important consideration contributing to cooling environments for outdoor entertaining and recreation. In response, the applicant is proposing six (6) shaded patios for residential units along Shiloh Road. Plan notes indicate these are optional due to the uncertainty of which units the patio covers will pair with. These shade structures would project into the front yard setback along with the backyard fences which are addressed below; staff recommends a condition that would allow both the backyard fences and the patio covers in the front yard setback. It is recommended that additional patio covers be included throughout the project, preferably for each dwelling unit.

12. The GDC Section 2.39 MF, Multi-Family District (H) (2) Roofscapes requires the implementation of tile or architectural composition shingles. The elevations indicate asphalt roof shingles for the main roofing material on the gable roofs. The roofing material of the lean-to roofs (shed roofs) are to be composed of asphalt roof shingles to match the main roofing material.

This section also regulates the placement of rooftop equipment, requiring that it be screened. Mechanical equipment will be contained in building attics, and air conditioner condensers will be ground-mounted and screened with landscaping. Other mechanical equipment and utility units will be ground-mounted throughout the development and screened from view where possible. Due to the compact site layout, these will be placed in areas otherwise intended for landscaping. Please refer to considerations below for parking lot landscaping and general area open space landscaping.

13. Section 3.39. MF, Multi-Family District (I) Other Considerations.

Storage space will be provided within the individual units as part of the bedroom closet storage and utility room storage, by unit types the areas are:

Unit Type 1: 33 square feet (includes storage in closet and in utility area)

Unit Type 2: 72 square feet (includes storage in closet, but no storage in utility area)

Unit Type 3: 62 square feet (includes storage in closet, but no storage in utility area)

As a practice, combining utility (water heater, furnace, etc.) and storage spaces has been discouraged. In this proposal, eliminating the calculation of utility room storage from the proposed square feet of storage space would not reduce the area below the standard twenty-five (25) square foot requirement.

A *clubhouse* is required to be constructed on-site and available to all residents of the development. Furthermore, a development with a minimum of two-hundred (200) dwelling units or less must have a clubhouse that is a minimum 2,500 square feet in size. This proposal features centralized amenities including a leasing office building which is comprised of two offices, a reception area, and two restrooms access from the exterior of the leasing office building. This building is not intended as a clubhouse and no clubhouse is proposed for the community.

Swimming pool(s) are required for multi-family developments. The swimming pools are required to have a surface water area of at least 800 square feet for projects with less than 250 dwelling units. This proposal includes a 1,000 square-foot surface area pool with a sun deck and spa.

Leisure areas are proposed as depicted on the Detail Plan (Exhibit C). These include a

shade structure with seating near the leasing office/restrooms and pool as well as a passive trail that meanders through open space at the center of the project. Stone seating benches are proposed along the trail at intervals of approximately 100 feet. A bicycle rack to accommodate 7 bicycles is provided along the trail near the pool and cedar pergola (arbor) amenity. The leisure area improvements specified by the GDC include:

- 1,000 square-foot area (over 18,000 square feet is proposed),
- Two (2) pieces of play equipment (none proposed), or
- Other outdoor amenities: such as, picnic areas with tables, barbeque pits, arbors, or gazebos (pergola amenity with seating and passive open space area with trail and seating benches are proposed).

14. Street improvements. A Traffic Impact Analysis was not required; however, the Transportation Department requires street improvements including, on Shiloh Road a variable width right-of-way dedication with a maximum width of nineteen (19) feet for the purpose of a right-turn lane at Campbell Road. Also, additional right-of-way dedication with a variable width at a maximum of eight (8) feet along Campbell Road extending east from Shiloh Road is required. In addition, at the site entrance on Campbell Road a new median break would allow left turn movement into the development. The project would implement these requirements. A right-turn lane is not required for the project at either of its entrances.

15. Six (6) foot high wood fences surround the backyards of the dwelling units. Along the south property line the wood backyard fence serves a dual function as a perimeter fence. In addition, along Shiloh Road the six (6) foot high perimeter screening masonry wall functions as the dwelling unit backyard fence with returns to the dwelling unit consisting of six (6) foot high wood fencing. The same condition is proposed for the western seventy-five (75) feet along Campbell Road. Front yard fences are allowed provided they are no more than three and one-half (3 ½) feet in total height. It is reasonable to allow the fences as proposed for two reasons. First, the positioning of the unit faces the dwelling units' backyards towards the overall project's front yard. In addition, the solid masonry wall obscures visibility into the front yard.

The project perimeter fences constructed of ornamental metal fence at a height of seven (7) feet are also located within the front setback. These fences connect to perimeter fencing required of the project by the GDC Chapter 4 landscape and screening requirements.

16. GDC Chapter 4 Article 3 – Screening & Landscaping, Section 4.34. Exceptions to these GDC provisions are proposed.

Section 4.34 (A) requires multi-family development with forty (40) percent of the site to be landscaped and the site layout proposes forty (40) percent of the site area in landscape area. A significant portion of the site's landscape area is contained in a creek bed and associated flood plain. The site design places an internal street and the leasing office/amenity area along the open space area offering a view of the undisturbed portion of the site.

Section 4.34 (B) requires landscape buffers of minimum fifteen (15) feet in depth along major thoroughfares for multi-family developments. These buffers are satisfied along both Campbell Road with a fifteen (15) foot buffer and Shiloh Road is proposed with a twenty-one (21) foot variable width buffer that widens to over thirty (30) feet at its south end.

The plantings in these buffers is required with one large canopy tree for every thirty feet of frontage along with seven shrubs or ornamental grasses. On sites with large frontages of more than one hundred and twenty feet, large canopy trees may be substituted with small ornamental trees at a rate of one large canopy tree equals three small ornamental trees.

The development proposed along Shiloh Road makes use of the equivalency for small ornamental trees. Thus that buffer incorporates twenty-two (22) large canopy trees (including six (6) small ornamental trees). The development landscaping along Campbell Road is required to include 26 large canopy trees and these are provided in total.

However, the buffers are also required to include shrubs or ornamental grasses for every thirty lineal feet of landscape buffer. The applicant's intent is to comply with the GDC and no deviation is requested of this GDC standard although these plants are not shown on the landscape plans. Staff suggests that a condition be included to assure these planting requirements.

The landscape plan includes supplemental landscaping at the corner of Shiloh Road and Campbell Road and at the site entrances.

Also, the planter zone for the trees is required at six (6) feet in total width. However, there are multiple easements that restrict it, along with the demands of the site layout; therefore, the planter width is reduced. A four (4) foot planter is proposed along Shiloh Road and a five (5) foot planter is proposed along Campbell Road. The development proposal includes this planter zone width as a deviation from standards for the PD District.

17. Parking lot landscaping is required per Chapter 4 Article 3. Though the landscape plans show some landscaping scattered throughout the parking areas, the application proposes to deviate from parking lot landscaping requirements. In compliance, one large canopy tree is provided for every ten (10) parking spaces.

The deviation is requested for the remainder of the parking lot landscaping requirements contained in Section 4.34 (A) and (B). Except, the requirement of up to thirty-five (35) percent of the required large canopy trees may substitute with small ornamental trees would be modified to up to fifty (50) percent. This is requested due to the compact style of development and associated need for meters, transformers, phone pedestals, sidewalks. The deviation justification indicates that if required, the parking area landscape requirements would be provided in other areas of the site. Landscaping is provided in other areas of the site including in the open spaces, at the entrances, and along the sidewalks between dwelling units. Additional landscaping is provided as part of the revised landscape plan, as mentioned earlier in this report.

18. Chapter 4 Article 3 Division 5 Section 4.39 requires screening between multi-family and single-family attached developments. A deviation is proposed for the area of the east property line where a thick tree stand, contained in a flood plain and adjacent to a creek, provide a natural screen between this property and the adjacent attached townhome development. The trees are proposed to remain in place to provide screening as shown on the Detail Plan.
19. Perimeter Screening Between Residential Development and Thoroughfares is required by GDC Chapter 4 Article 3 Division 5 Section 4.40. The screening is in addition to the above

mentioned landscape buffer. Along the north side of the property a six (6) foot high ornamental fence will be installed. At the west end of the north boundary, the ornamental fence transitions to a solid masonry fence also at a height of six (6) feet, placed where dwelling unit backyards face the street. Along the west side of the site a six (6) foot high brick masonry wall extends to the south entrance where a six (6) foot high ornamental fence encloses the site.

In addition, at the south side of the property the six (6) foot high ornamental fence extends east from the frontage of Shiloh Road to the first dwelling unit along the site's south property line. At that point, the ornamental fence terminates and the dwelling unit backyard's six (6) foot high wood cedar fence provides screening. The backyard fencing continues eastward to the east side of the eastern-most dwelling unit's backyard. From that point the fencing reverts to a six (6) foot high ornamental fence that extends to the west edge of a sanitary sewer line and extends north to join with a proposed retaining wall in the open space at the east side of the property.

The ornamental view fence is consistent with fencing of property in the area. The solid fencing and masonry wall is also consistent with the character of the general area and the masonry wall serves to screen the backyards of dwelling units along the street.

20. Refuse enclosures are provided throughout the development. The refuse enclosures are to comply with the GDC standards of Chapter 4 Article 3. The materials on the enclosure walls will be consistent with the building exteriors.
21. Three monument signs are proposed for the development. One is placed at the corner of Shiloh Road and Campbell Road integrated with the proposed brick perimeter wall. That sign conforms to the GDC sign requirements. The two other monument signs are located at each of the site's entrances. The project narrative proposes that these signs be allowed a total height of fifteen (15) feet. However, the plans show the signs are monument signs with a proposed height of fourteen (14) feet whereas the maximum GDC height for monument signs is seven (7) feet. The applicant has indicated that the additional one (1) foot of height proposed in the narrative will allow for adjustments if greater height need is discovered during construction. All signs meet the other sign requirements including a five foot minimum setback.
22. The Multi-Family (MF) District accommodates single-family detached dwelling units with development standards per the Single-Family-5 (SF-5) District and two-family (duplex) dwelling units per the 2F, Two-Family (Duplex) District. The resulting character of development of the SF-5 District would consist of a subdivision style development with individual lots being 5,000 square feet or 4,750 square feet on average. These developments would also have street frontages for each lot, five (5) foot setbacks between buildings, ten (10) foot rear yards, minimum dwelling sizes of 1,500 square feet, a maximum fifty (50) percent lot coverage, and a maximum building height of thirty-five (35) feet. The 2F District would exhibit similar characteristics, except with two-family (duplex) dwellings. Other requirements apply such as building materials and elements. The GDC includes the two-family and single-family as an option to develop a traditional subdivision within a Multi-Family (MF) District.

However, the subject application seeks to deviate from the GDC and proposes single- and two-family dwelling units in a multi-family regime with modified standards of development

that include both multi-family and single-family standards. The proposal introduces a concept not included in the GDC which was crafted and adopted in 2015. Deliberative and focused analysis was undertaken to craft the GDC in response to the Envision Garland Plan as well as community values desires and needs. A key area of which is to elevate the quality and aesthetic of Garland development. Consideration should be given as to whether this project achieves this.

In balance, the GDC offers flexible opportunities for deviations from its standards and development requirements. It is recognized that Garland's zoning environment contains multiple Planned Development Districts each with their own unique uses and standards. However, each one stands independent on its own merits.

COMPREHENSIVE PLAN

Located within the Vital Neighborhoods Building Block, the Envision Garland Plan designates the subject property as Urban Neighborhoods.

Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than twelve (12) dwelling units per acre. Developments within this category generally are predominantly residential, but may include compatible non-residential uses.

The Vital Neighborhoods Building Block recognizes that neighborhoods are an important asset in creating the community's desired future. The "Urban Neighborhoods" neighborhood type is one of three neighborhood types identified by the Envision Garland plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east, northeast and to the south of the subject property are zoned and developed for attached residential units including apartments and townhomes. At the northeast corner of Shiloh Road and Campbell Road is a commercial development consisting of a bank, minor automobile repair, and a shopping center anchored by a Kroger grocery store/supermarket. The proposed development's residents would likely bring additional customers to those commercial establishments, though the longer-term effect on the commercial center may depend on how the development ages over time.

The proposal is for single-story, one and two-dwelling units. The nearby and adjacent residential development consists of two-story single-family attached townhomes; and two separate three-story multi-family apartment developments. The densities of the townhome development is slightly less than the proposed development. However, the townhome and proposed development are separated by a creek with substantial tree and under-story growth which visually obscures any potential impacts. The densities of the multi-family apartments are over one and one-half times that of the proposed development. In sum, the proposed height and density characteristic of the proposed development is not incompatible with the existing development.

The Multi-Family (MF) District is intended for attached residential dwellings in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. This district allows low-rise to mid-rise multiple-family dwellings that are renter-occupied or owner occupied (condominiums). The character of the proposed development represents a compact horizontal rather than vertical development; minimizes distances between buildings; and eliminates multiple streets and alleyways between dwelling units. The development is intended to offer dwellings that are renter-occupied.

Attachments

Z 17-05 Nexmetro Development Attachments

Z 17-05 Nexmetro Development Responses



0 200 400 Feet
1 inch = 378 feet

ZONING Z 17-05



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-05

- I. Statement of Purpose:** The purpose of this Planned Development is to approve an amended Concept Plan and a Detail Plan for Dwelling, Multi-Family.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C; however, in the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply.

Detail Plan: Development shall conform to the Detail Plan set forth in Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply. Approval of a Detail Plan is required prior to any development on any of the tracts reflected on the Concept Plan.

V. Specific Regulations to the Detail Plan:

- A. Permitted Uses: All uses are prohibited except Multi-Family Uses as shown on the Detail Plan.
- B. Maximum Density: Ten (10) units per net acre.
- C. Maximum Building Height: The maximum building height shall be limited to twenty (20) feet.
- D. Minimum Yard Setback, Not Adjacent to a Street:
- Side ten (10) feet
 - Rear ten (10) feet

- E. Minimum Dwelling Unit Type and Area. The following are the specified dwelling unit number of bedrooms and areas. Efficiency units shall not be allowed and the maximum number of bedrooms per dwelling unit shall be three. Each dwelling unit type shall meet the following minimum dwelling unit area, however larger dwelling unit areas are allowed:
- One Bedroom 650 square feet
 - Two Bedroom 1,000 square feet
 - Three Bedroom 1,200 square feet
- F. Minimum Lot Width and Minimum Lot Depth. The development shall be on one lot as shown on the Detail Plan.
- G. Maximum Lot Coverage. The maximum lot coverage shall be in accordance with the Landscape Plan (Exhibit G).
- H. Yard setbacks in all Residential Districts. Yards adjacent to Streets. Garage Doors Facing Street or Alley. Garage doors facing the internal street shall be allowed with no setback from the street.
- I. Structures in Front Yards. Backyard fences and patio covers shall be allowed in the front yards. In addition, perimeter fencing shall be allowed in the front yards.
- J. Height limits in all Residential Districts. Height of Non-Occupied Structures. Non-occupied structures are allowed to a maximum height of 20-feet.
- K. Garage Parking (Enclosed Parking). Garage parking shall be provided as an option for the dwellings and shall be provided at a minimum ratio of 0.3 garage spaces per dwelling unit.
- L. Building Placement: Building placement is allowed with the building facades parallel to the adjacent street frontage.
- M. Building Separation: Except where greater separation is required for public safety standards, buildings shall be no closer than six (6) feet to one-another.
- N. Elevations: Building elevations shall be in general conformance with approved elevations set forth in

Exhibit E.

- Architectural relief is not required.
- Elevation variation shall be allowed as shown on the Elevation Distribution Plan (Exhibit F)
- Front porches shall be allowed with the option of an enclosed railing of at least thirty inches of height.
- Carport support columns shall be brick clad.
- Six of the units along Shiloh Road shall include backyard patio covers.

O. Amenities: The property amenities shall be provided as shown on the Detail Plan (Exhibit D) and Landscape Plan (Exhibit G) and shall include:

- A leasing office and two restrooms,
- A swimming pool with a minimum 1,000 square feet of water surface area,
- A leisure area with shade pergola structure, seating, bicycle parking, and
- An open space area with walking path/trail and seating benches.

P. Buffer Planter Zone Width:

- The width of the planter zone along Shiloh Road shall be no less than four (4) feet.
- The width of the planter zone along Campbell Road shall be no less than five (5) feet.

Q. Buffer Landscaping:

- In addition to large canopy trees shown on the Landscape Plan in Exhibit G, the buffers shall include seven ornamental trees or ornamental grasses for every thirty lineal feet of landscape buffer.

R. Parking Lot Landscaping:

- One large canopy tree shall be provided for every ten (10) parking spaces.
- Fifty (50) percent of the required large canopy trees may substitute with small ornamental trees.
- If parking lot landscaping is not provided within parking areas, then that landscaping shall be provided in other areas of the site rather than the parking lot.

- S. Screening From Single-Family Attached Residential District: The existing natural vegetation shall serve as screening between the proposed multi-family development and the single-family attached residential development located to the east of the subject site.
- T. Landscaping. Except as provided in these conditions, landscaping shall be in general conformity to the Landscape Plan in Exhibit G.
- U. Signs. One monument sign shall be allowed at each entrance to the development. The maximum height of the monument signs shall be ten (10) feet. Signs shall be placed as shown on the Detail Plan Exhibit D.

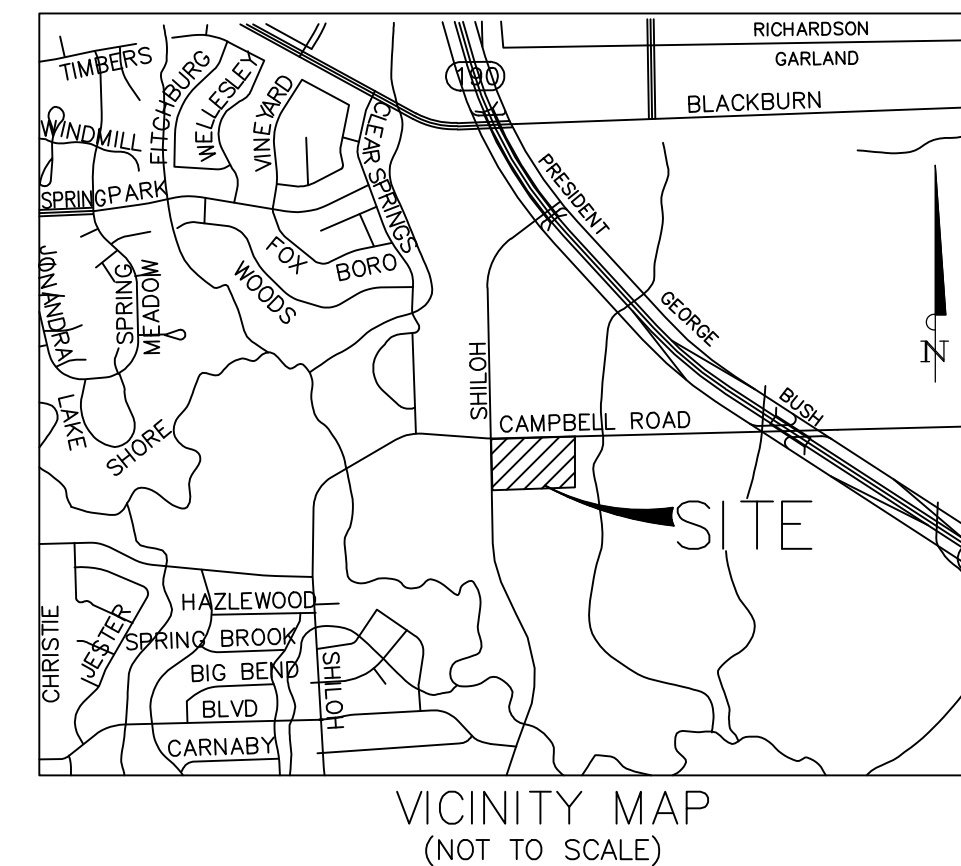
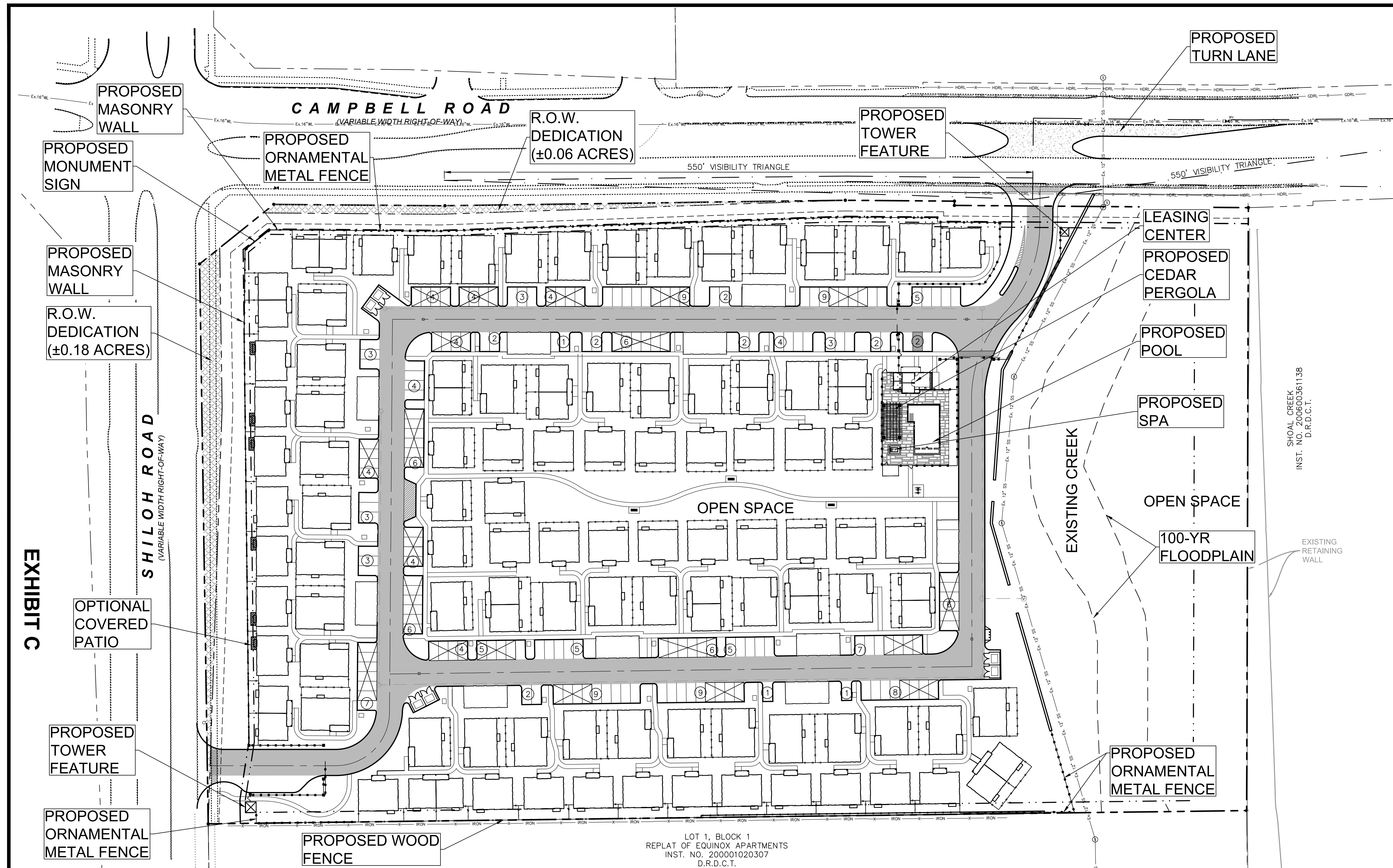
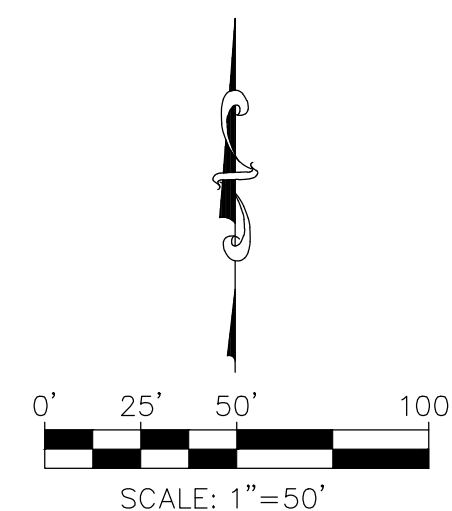


EXHIBIT C

- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- 4 CAR GARAGE
- COVERED PARKING (CARPORT)
- DUMPSTER ENCLOSURE
(6' MASONRY SCREENING WALL
TO MATCH BUILDING WITH 6'
SOLID METAL GATES)
- FIRE LANE (CONCRETE)



BENCHMARKS	
PRIMARY BENCHMARK	
CITY OF GARLAND MONUMENT #60	
N: 7044539.63	E: 2527286.32
	ELEV. = 584.25
ONSITE BENCHMARKS	
BM#1:	
SANITARY SEWER MANHOLE, APPROX.	
350 L.F. N.W. OF S.E. PROPERTY CORNER	
N: 7042293.90	E: 2531866.48
	ELEV. = 538.75

CONCEPT PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice
Survey
Abstract Number 1241
City of Garland
Dallas County, Texas
1 of 1



BGE, Inc.
500 West 7th St., Suite 1800
Forth Worth, TX 76102
Tel: 972-887-6130 • www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005

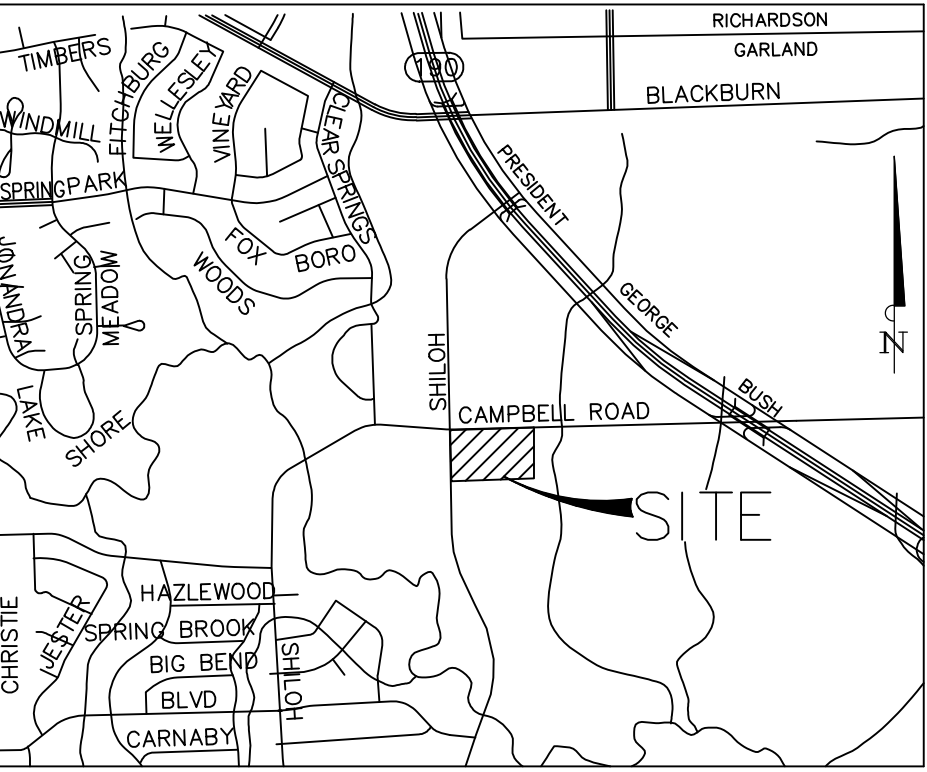
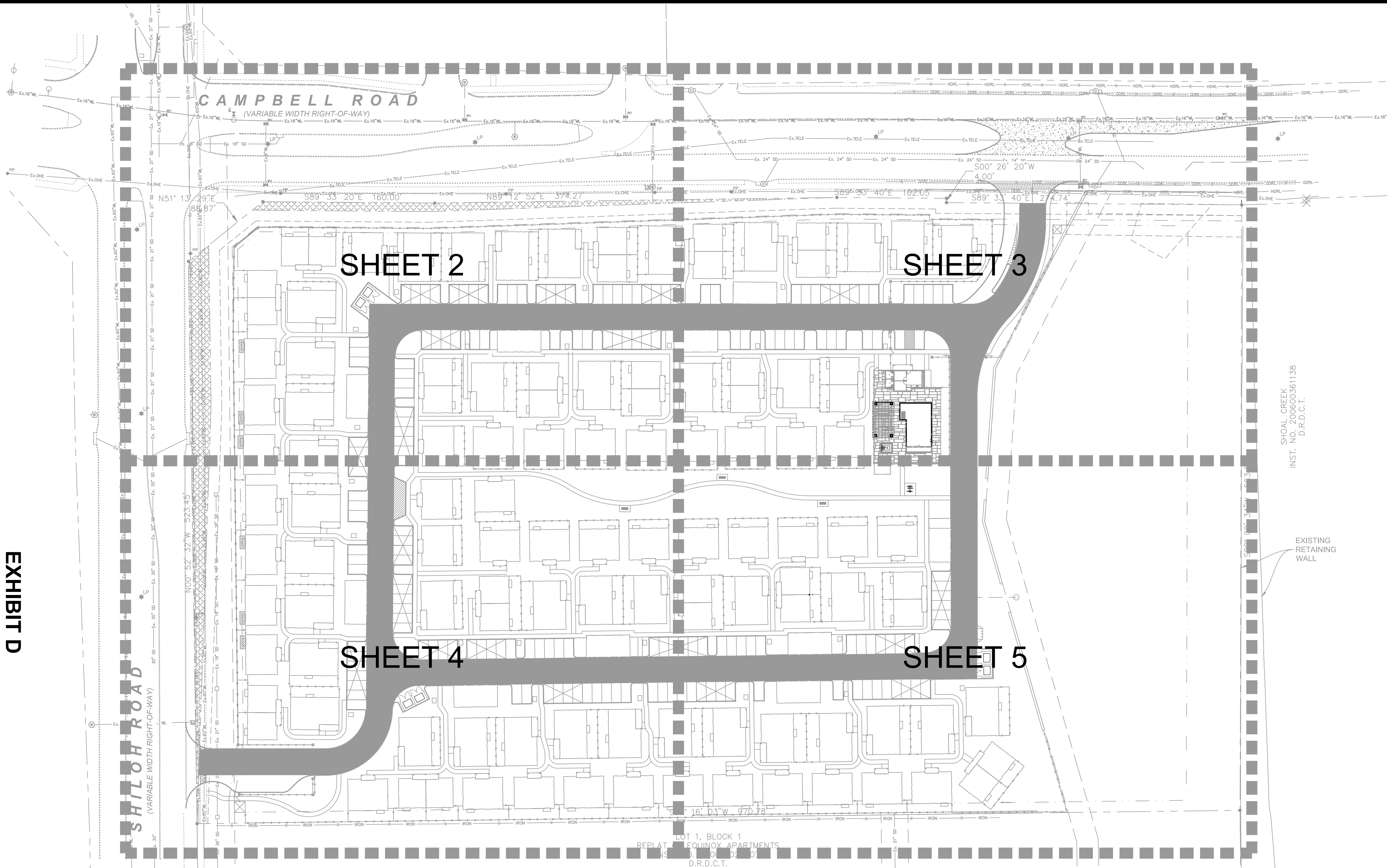
OWNER:
PETER W. BALDWIN
9400 N. CENTRAL EXPRESSWAY
SUITE 320
DALLAS, TX 75213

ENGINEER:
BGE, INC.
500 WEST 7TH ST., SUITE 1800
FORT WORTH, TX 76102
(817) 872-6005
CONTACT: DAVID GREER

DEVELOPER:
NEXMETRO COMMUNITIES
THREE ENERGY SQUARE
6688 N. CENTRAL EXPRESSWAY
SUITE, 278
DALLAS, TX 75206
(972) 795-00391

CITY CASE NUMBER: 160920-1
DATE: 06-08-2017

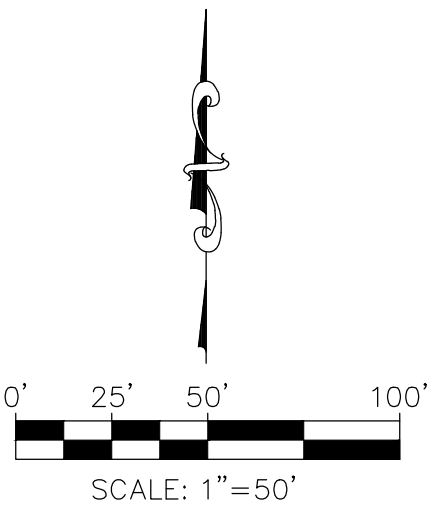
EXHIBIT D



SITE DATA SUMMARY TABLE

GENERAL SITE DATA			
ZONING - CURRENT	PD-85-50 (RETAIL)		
ZONING - CHANGE	PD WITH MF BASE		
LAND USE	RESIDENTIAL		
GROSS LOT AREA (SQUARE FEET / ACRES)	557,328	12.79	
NET LOT AREA MINUS ROW DEDICATION (SQUARE FEET / ACRES)	546,874	12.55	
BUILDING FOOTPRINT AREA (SQUARE FEET)			
1 BEDROOM	34	664	22,576
2 BEDROOM	41	1,041	42,681
3 BEDROOM	39	1,237	48,243
LEASING CENTER		624	624
TOTAL (UNITS / SQUARE FEET)	114		114,124
BUILDING HEIGHT (STORIES)			
RENTAL UNITS			1
LEASING CENTER			1
BUILDING HEIGHT (FEET - DIST. TO TALLEST BUILDING ELEMENT)			
RENTAL UNITS			20
LEASING CENTER			30
FLOOR AREA RATIO			0.2087:1
SITE COVERAGE (REFERENCE LANDSCAPE PLAN)			
PARKING COUNT			
REQUIRED PARKING RATIO (PER MF STANDARDS)			
1.5 SPACES PER 1 BEDROOM UNITS			51 SPACES
2 SPACES PER 2 BEDROOM UNITS OR LARGER			160 SPACES
TOTAL REQUIRED PARKING			211 SPACES
PROVIDED PARKING			
GARAGE SPACES (INCLUDING 1 MAINTENANCE BAY)			40 (18%)
COVERED SPACES			88 (41%)
SURFACE SPACES			88 (41%)
TOTAL PARKING PROVIDED*			216 SPACES
ACCESSIBLE / VAN REQUIRED			1
ACCESSIBLE / VAN PROVIDED			2
LOADING AREA (11'x30') PROVIDED			1
* PROVIDED PARKING SHALL MEET THE MINIMUM REQUIRED. ADDITIONAL SPACES IN EXCESS OF MINIMUM REQUIRED MAY BE CONVERTED TO OPEN SPACE AS NEEDED DURING PERMIT PHASE.			

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- FIRE LANE (CONCRETE)
- R.O.W. DEDICATION



BENCHMARKS	
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CITY OF GARLAND MONUMENT #60	
N: 7044539.63	E: 2527286.32
ELEV. = 584.25	
ONSITE BENCHMARKS	
BM#1: SANITARY SEWER MANHOLE, APPROX. 350 L.F. N.W. OF S.E. PROPERTY CORNER	
N: 7042293.90	E: 2531866.48
ELEV. = 538.75	

DETAIL PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice Survey
Abstract Number 1241
City of Garland
Dallas County, Texas
1 of 5

CITY CASE NUMBER: 160920-1
DATE: 06-08-2017

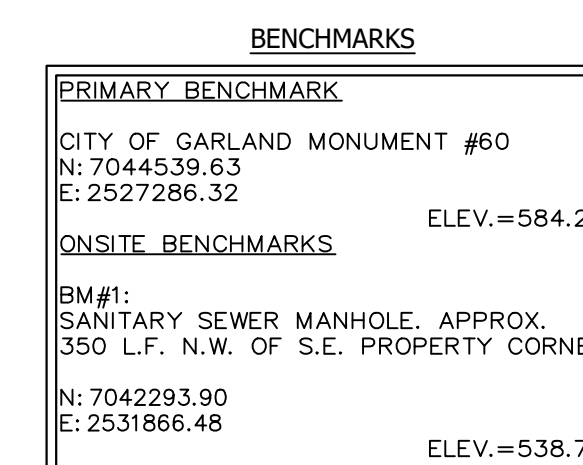


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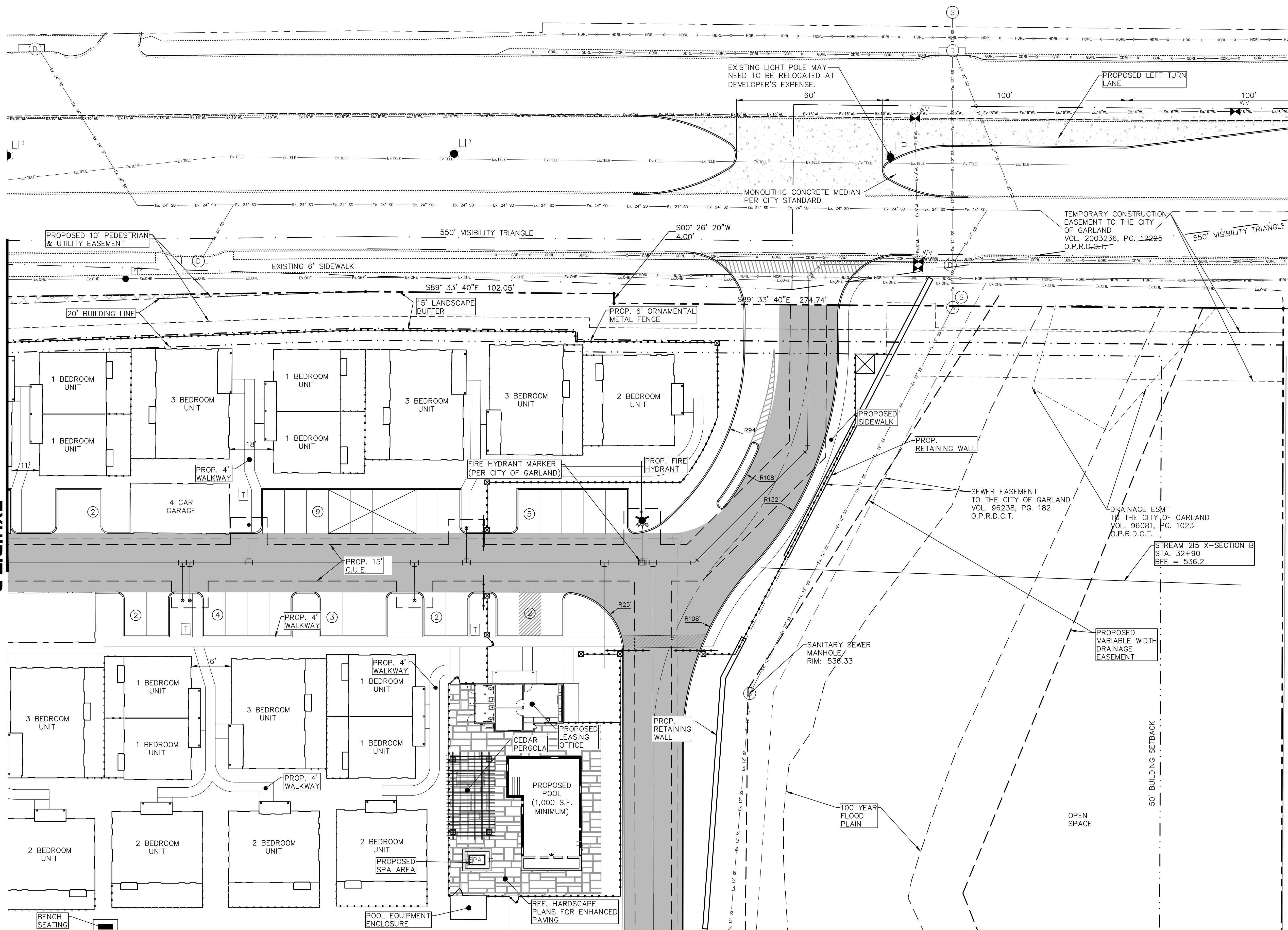
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MATCH LINE SHEET 2
EXHIBIT D



MATCH LINE SHEET 5

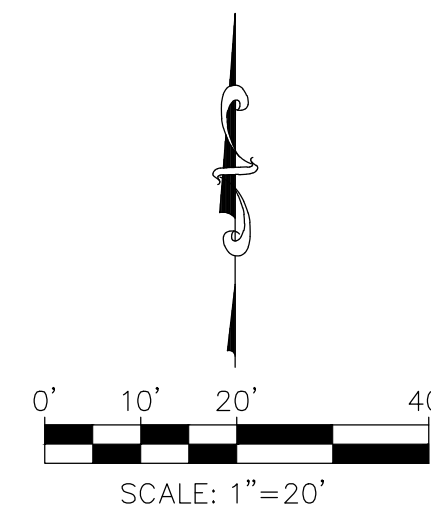


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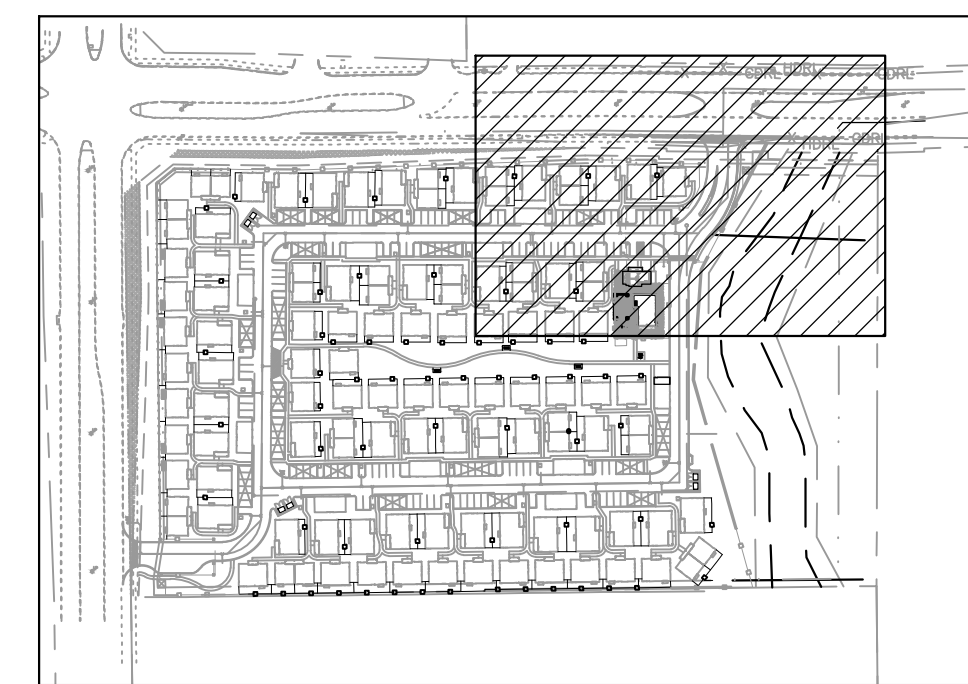
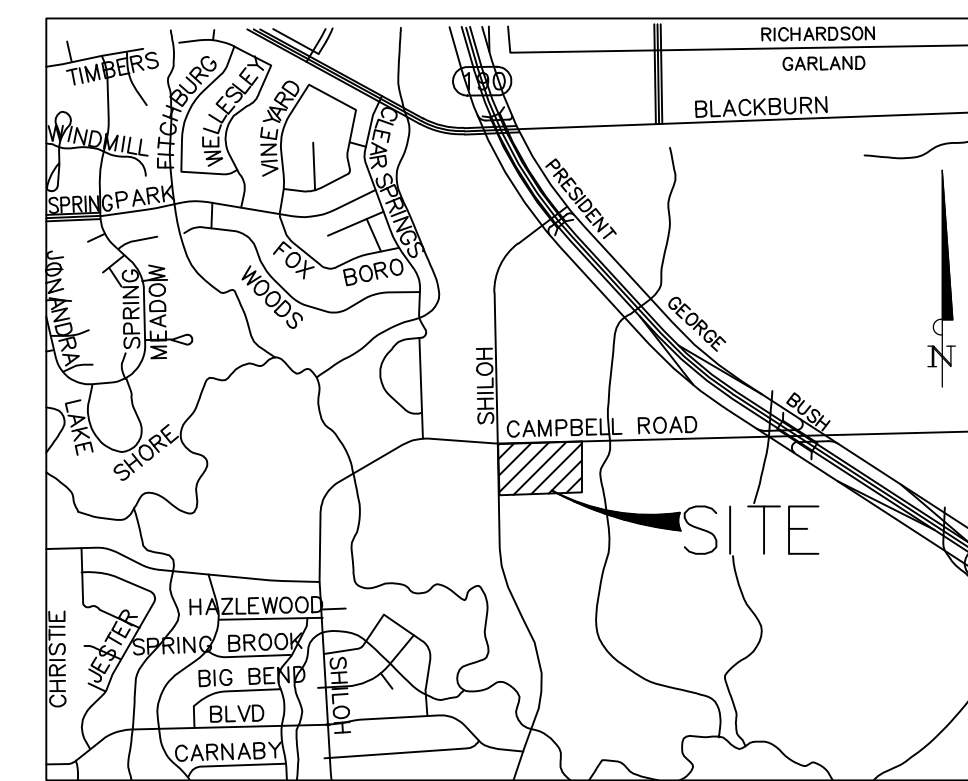
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City of Garland
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3 of 5

CITY CASE NUMBER: 160920-1
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SHILOH ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

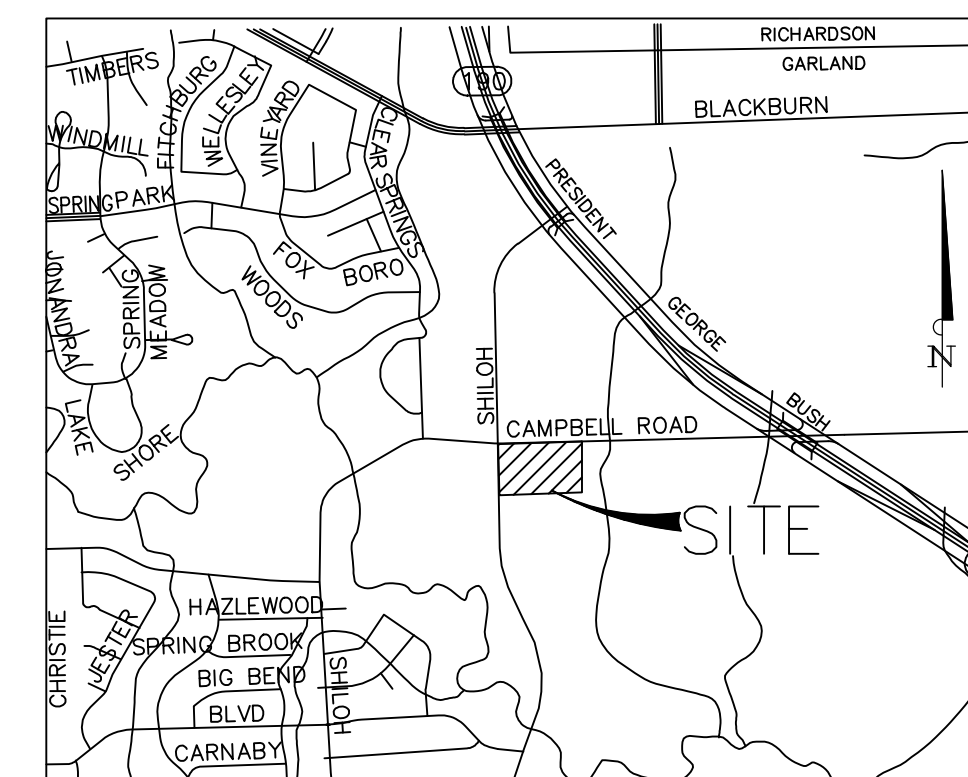
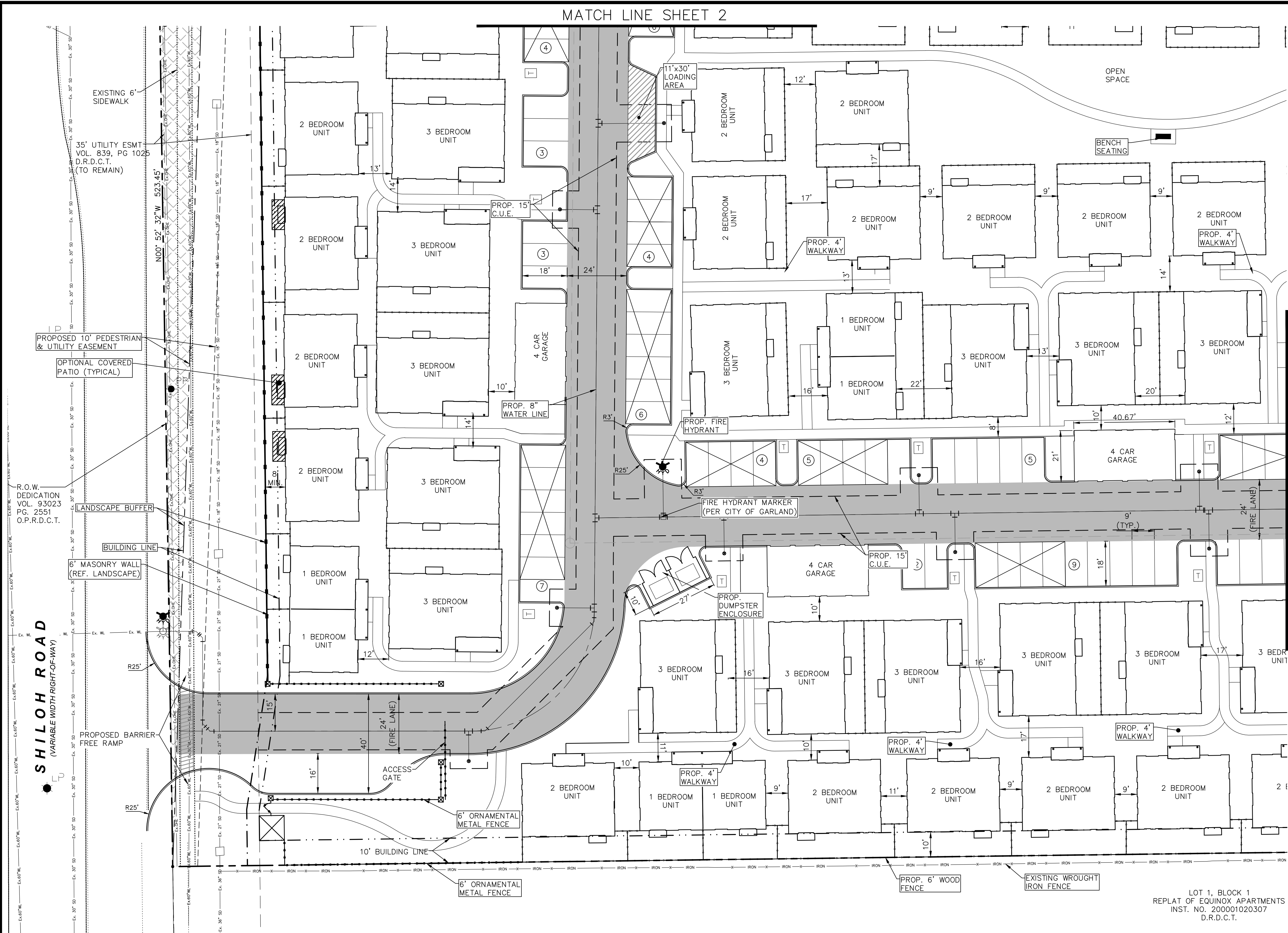


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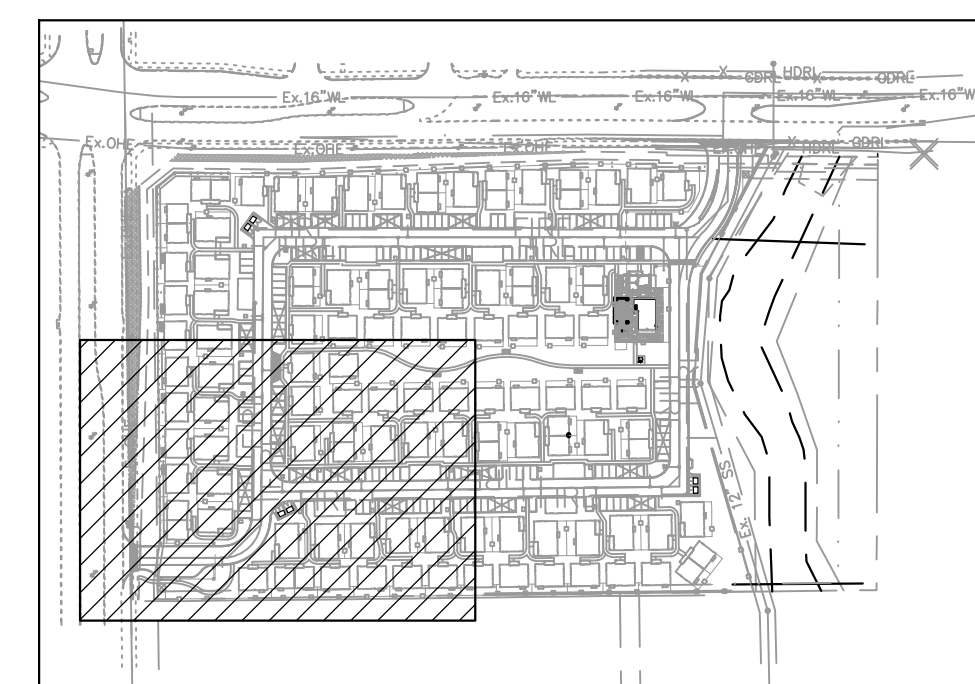
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VICINITY MAP
(NOT TO SCALE)



KEY MAP
N.T.S.

- 
 1-BEDROOM UNIT

 2-BEDROOM UNIT

 3-BEDROOM UNIT

 4 CAR GARAGE

 COVERED PARKING (CARPORT)

 DUMPSTER ENCLOSURE
 (6' MASONRY SCREENING WALL
 TO MATCH BUILDING WITH 6'
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 FIRE LANE (CONCRETE)

 R.O.W. DEDICATION

 OPTIONAL COVERED PATIO

DETAIL PLAN

for

Avilla Creekside

557,328 s.f. out of P.H. Rice Survey

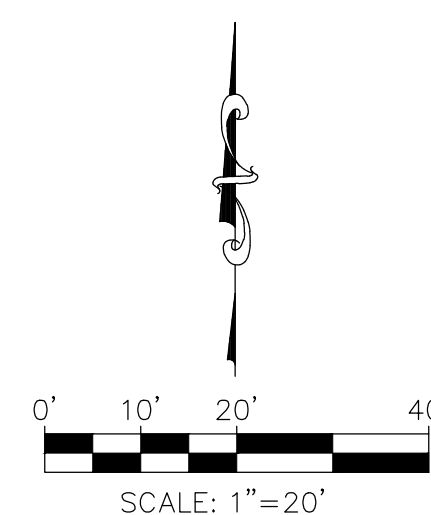
Abstract Number 1241

City of Garland

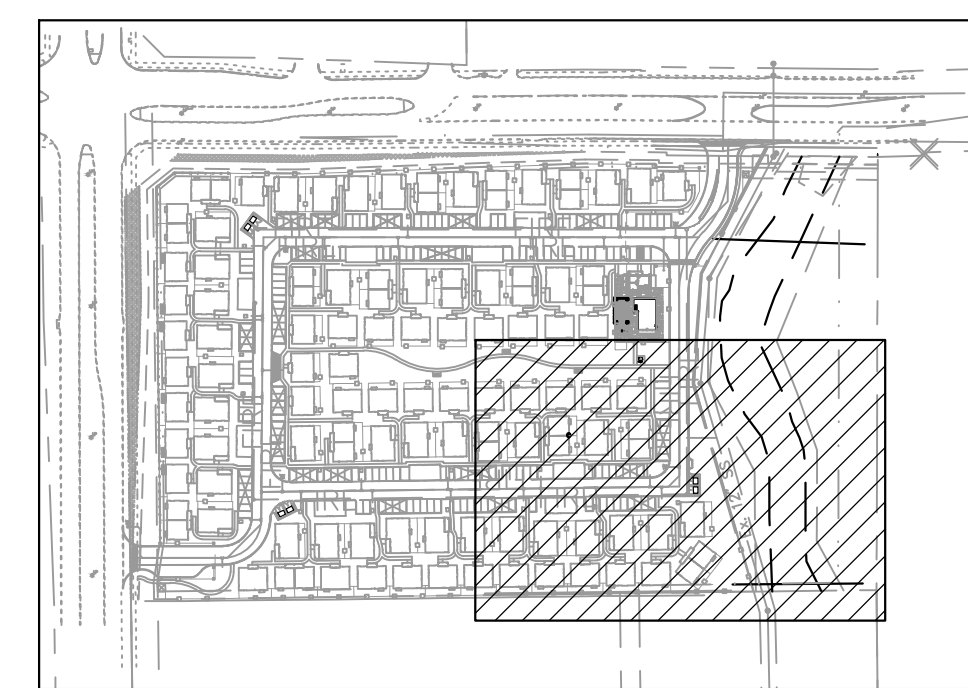
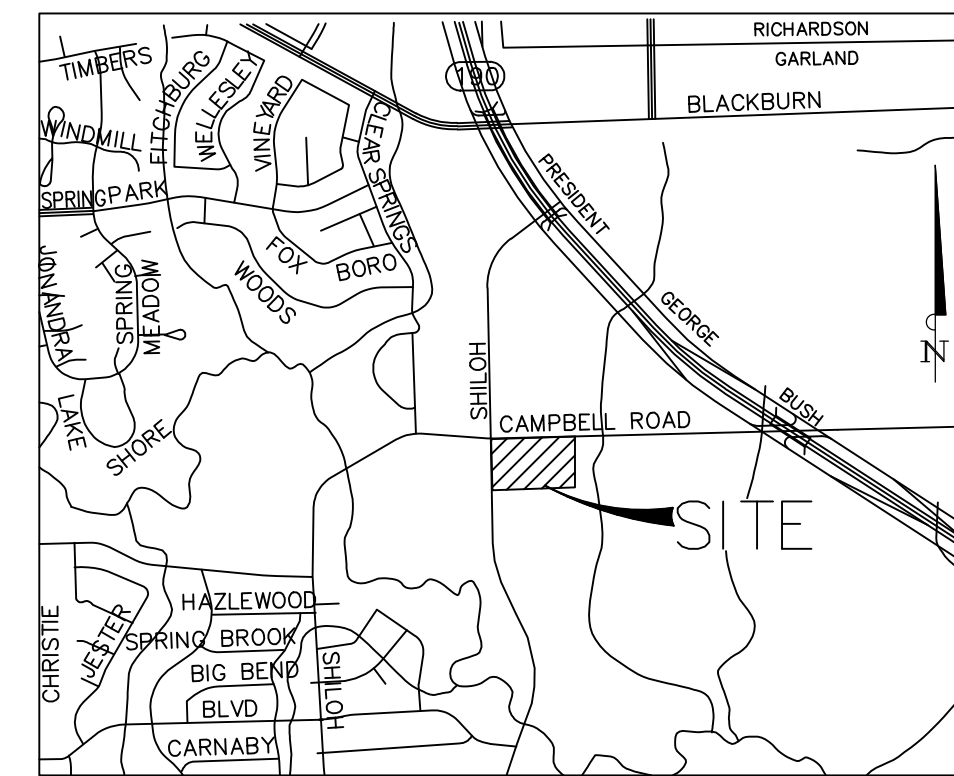
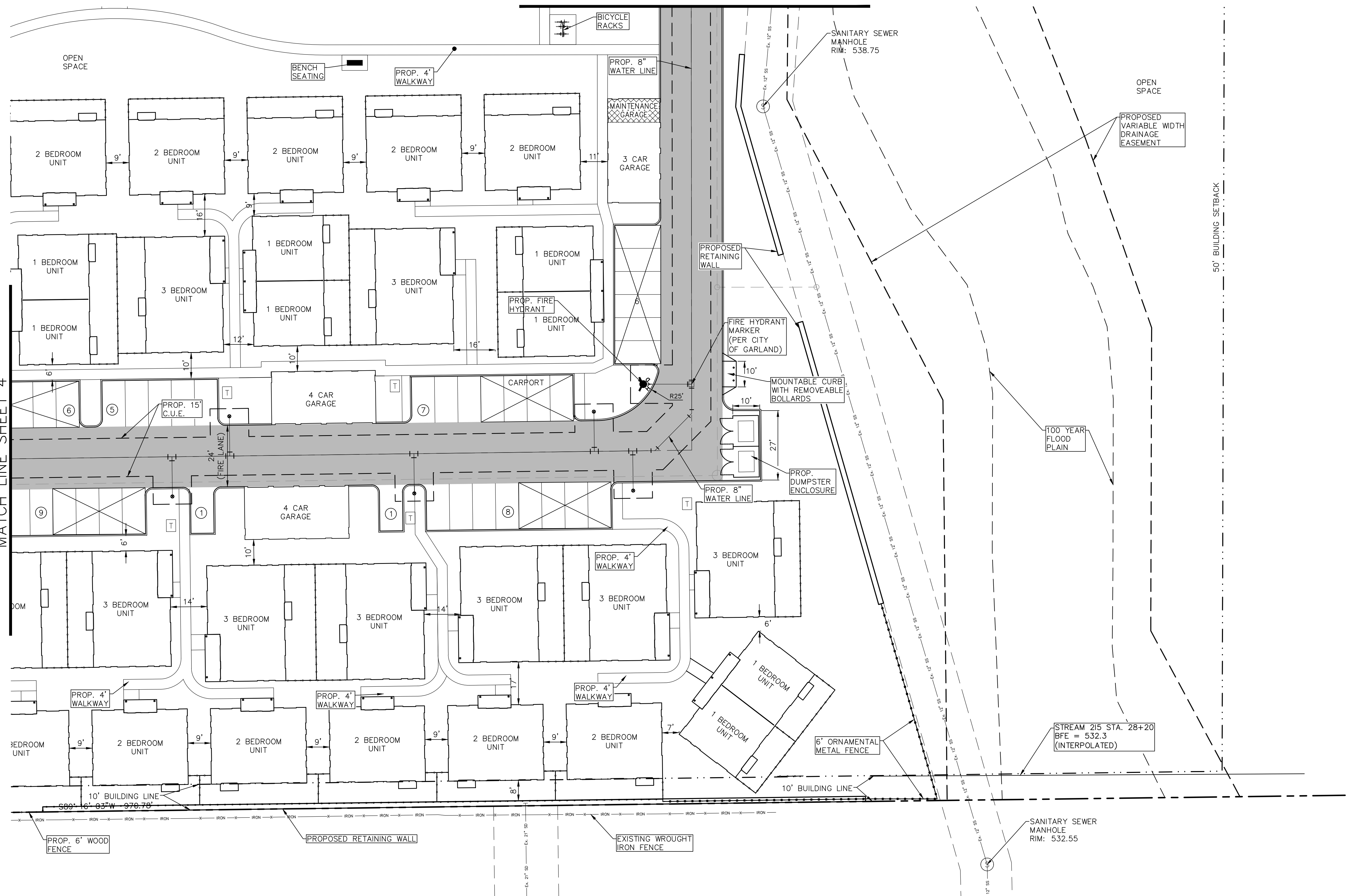
Dallas County, Texas

4 of 5

CITY CASE NUMBER: 160920-1
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- COVERED PARKING (CARPORT)
- DUMPSTER ENCLOSURE
(6' MASONRY SCREENING WALL TO MATCH BUILDING WITH 6' SOLID METAL GATES)
- FIRE LANE (CONCRETE)

DETAIL PLAN

for

Avilla Creekside

557,328 s.f. out of P.H. Rice Survey

Abstract Number 1241

City of Garland

Dallas County, Texas

5 of 5

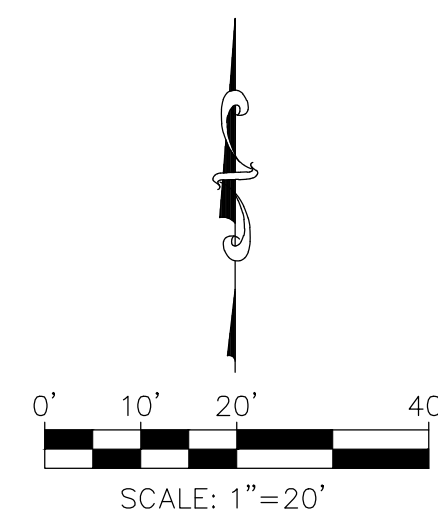
CITY CASE NUMBER: 160920-1
DATE: 06-08-2017

BGE, Inc.
500 West 7th St., Suite 1800
Forth Worth, TX 76102
Tel: 972-887-6130 • www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005

OWNER:
PETER W. BALDWIN
9400 N. CENTRAL EXPRESSWAY
SUITE 320
DALLAS, TX 75213

ENGINEER:
BGE, INC.
500 WEST 7TH ST., SUITE 1800
FORT WORTH, TX 76102
(817) 872-6005
CONTACT: DAVID GREER

DEVELOPER:
NEXMETRO COMMUNITIES
THREE ENERGY SQUARE
6688 N. CENTRAL EXPRESSWAY
SUITE, 278
DALLAS, TX 75206
(972) 795-00391



BENCHMARKS	
PRIMARY BENCHMARK	
CITY OF GARLAND MONUMENT #60	
N: 7044539.63	ELEV. = 584.25
E: 2527286.32	
ONSITE BENCHMARKS	
BM#1:	
SANITARY SEWER MANHOLE, APPROX. 350 L.F. N.W. OF S.E. PROPERTY CORNER	
N: 7042293.90	ELEV. = 538.75
E: 2531866.48	

Architectural Elements Table - 1A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.67



03 Rear Elevation
SCALE: 1:1.67



04 Left Elevation
SCALE: 1:1.67



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NexMetro Communities

Architect
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MEP Consultant
Jordan and Skala Engineers, Inc.

Structural Engineer
Childress Engineering Services

General Contractor
BBL Builders, LP

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IN PROGRESS

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Issued under the authority of
Robert L. Meckfessel, FAIA.
0 2 4 8'
scale = 1/4" = 1'-0"

Avilla - Creekside
Garland, Texas
1611.00

22 Feb 17 Case No: 160920.1
22 Mar 17 Case No: 160920.1
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Color Exterior
Elevations 1A

A1.02

Architectural Elements Table - 1B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.67



03 Rear Elevation
SCALE: 1:1.67



04 Left Elevation
SCALE: 1:1.67



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Color Exterior
Elevations 1B

A1.03

Architectural Elements Table - 1C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.67



03 Rear Elevation
SCALE: 1:1.67



04 Left Elevation
SCALE: 1:1.67



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Color Exterior
Elevations 1C

A1.04

Architectural Elements Table - 1D	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.67



03 Rear Elevation
SCALE: 1:1.67



04 Left Elevation
SCALE: 1:1.67



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09 Jun 17 Case No: 160920.1

Color Exterior
Elevations 1D

A1.05

Exhibit E

Architectural Elements Table - 2A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.54



03 Rear Elevation
SCALE: 1:1.54



04 Left Elevation
SCALE: 1:1.54



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Color Exterior
Elevations 2A

A2.17

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Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.54



03 Rear Elevation
SCALE: 1:1.54



04 Left Elevation
SCALE: 1:1.54



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0 2' 4' 8'
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1611.00

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Color Exterior
Elevations 2B

A2.18

Architectural Elements Table - 2C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.54



03 Rear Elevation
SCALE: 1:1.54



04 Left Elevation
SCALE: 1:1.54



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Color Exterior
Elevations 2C

A2.19

Exhibit E

Architectural Elements Table - 2D	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.54



03 Rear Elevation
SCALE: 1:1.54



04 Left Elevation
SCALE: 1:1.54



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Color Exterior
Elevations 2D

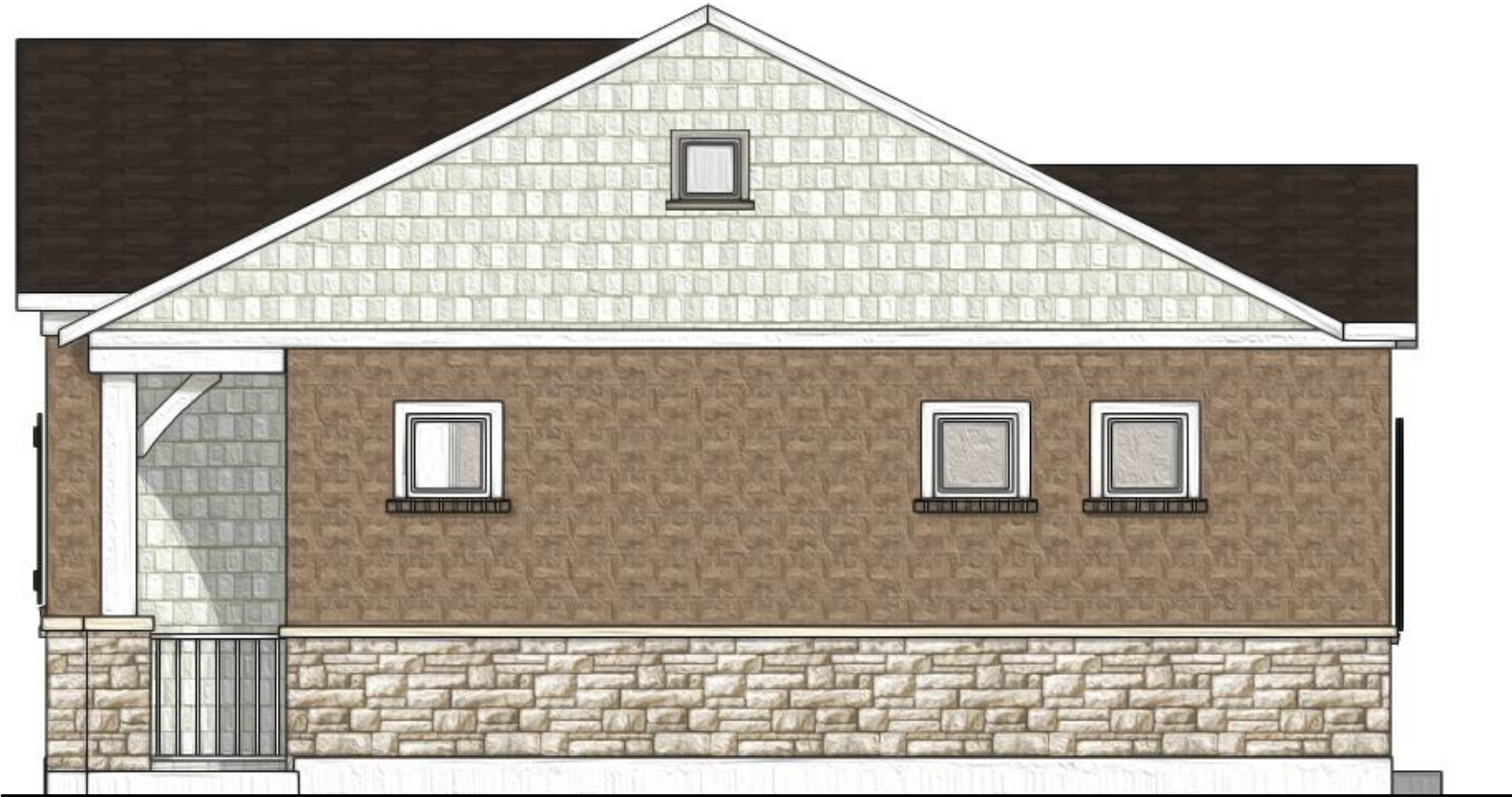
A2.20

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Architectural Elements Table - 3A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.54



03 Rear Elevation
SCALE: 1:1.54



04 Left Elevation
SCALE: 1:1.54



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Color Exterior
Elevations 3A

A2.22

Exhibit E

Architectural Elements Table - 3B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.54



03 Rear Elevation
SCALE: 1:1.54



04 Left Elevation
SCALE: 1:1.54



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Color Exterior
Elevations 3B

A2.23

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Architectural Elements Table - 3C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.54



03 Rear Elevation
SCALE: 1:1.54



04 Left Elevation
SCALE: 1:1.54



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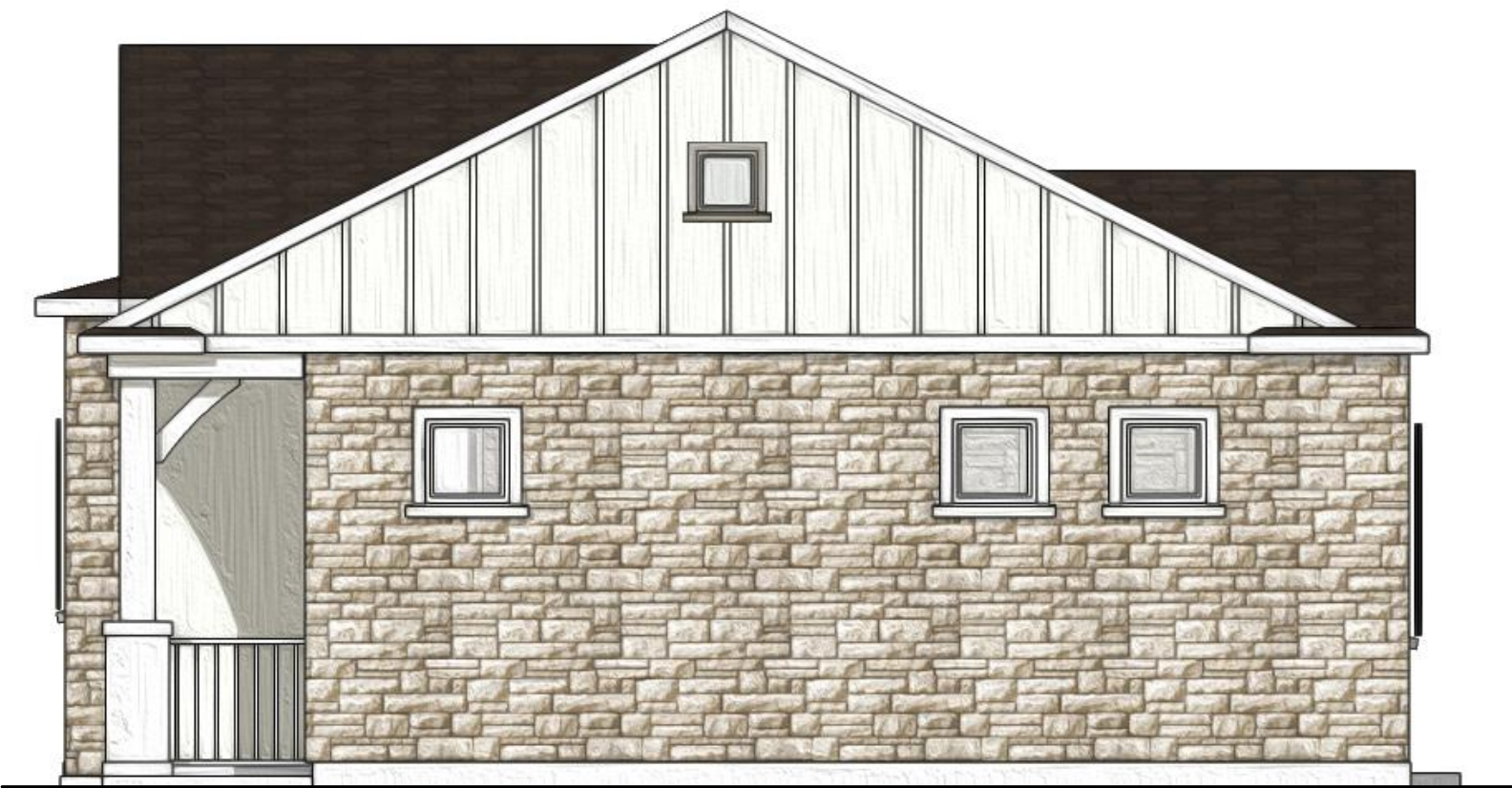
Color Exterior
Elevations 3C

A2.24

Architectural Elements Table - 3D	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



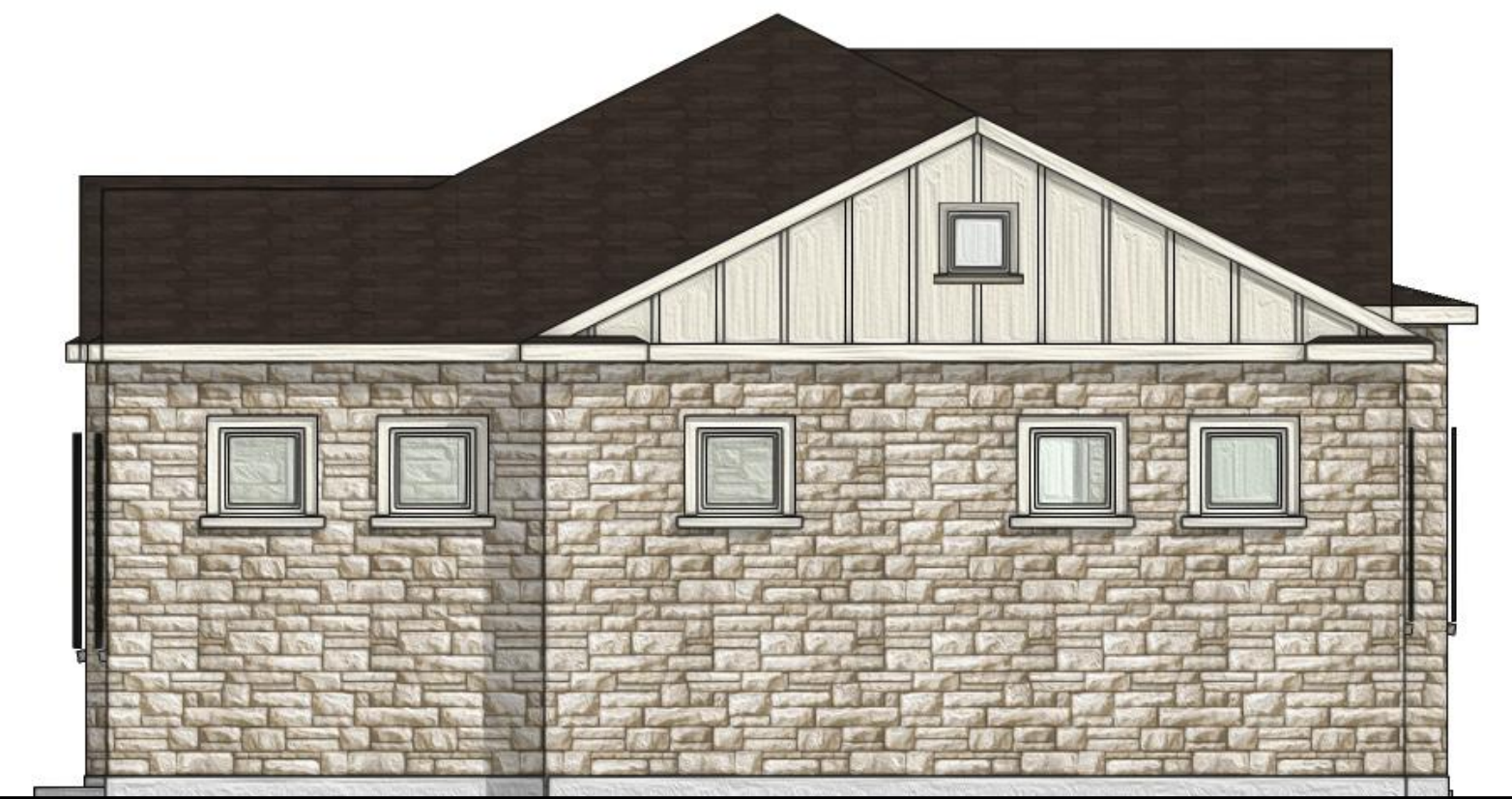
01 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.54



03 Rear Elevation
SCALE: 1:1.54



04 Left Elevation
SCALE: 1:1.54



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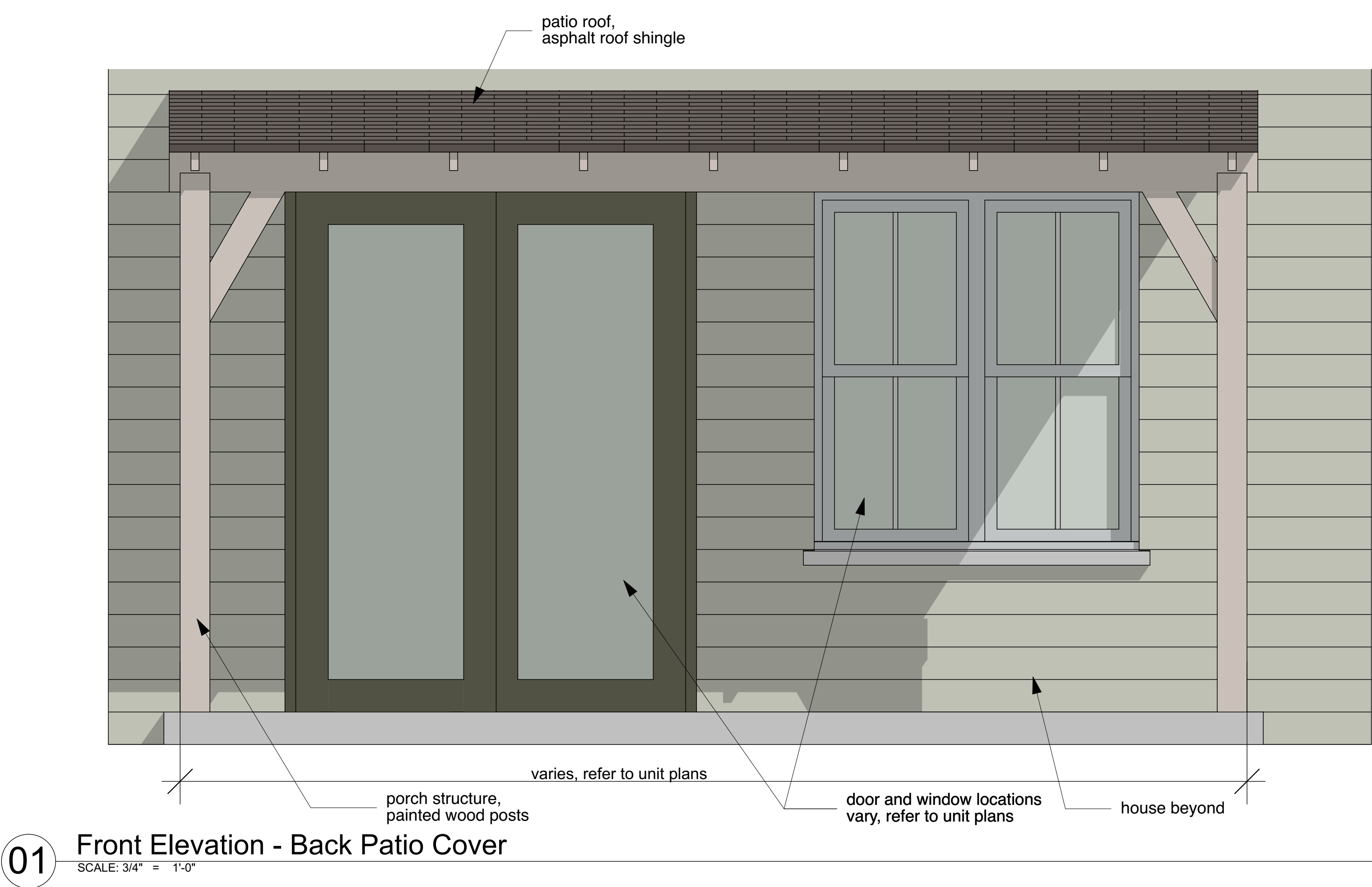
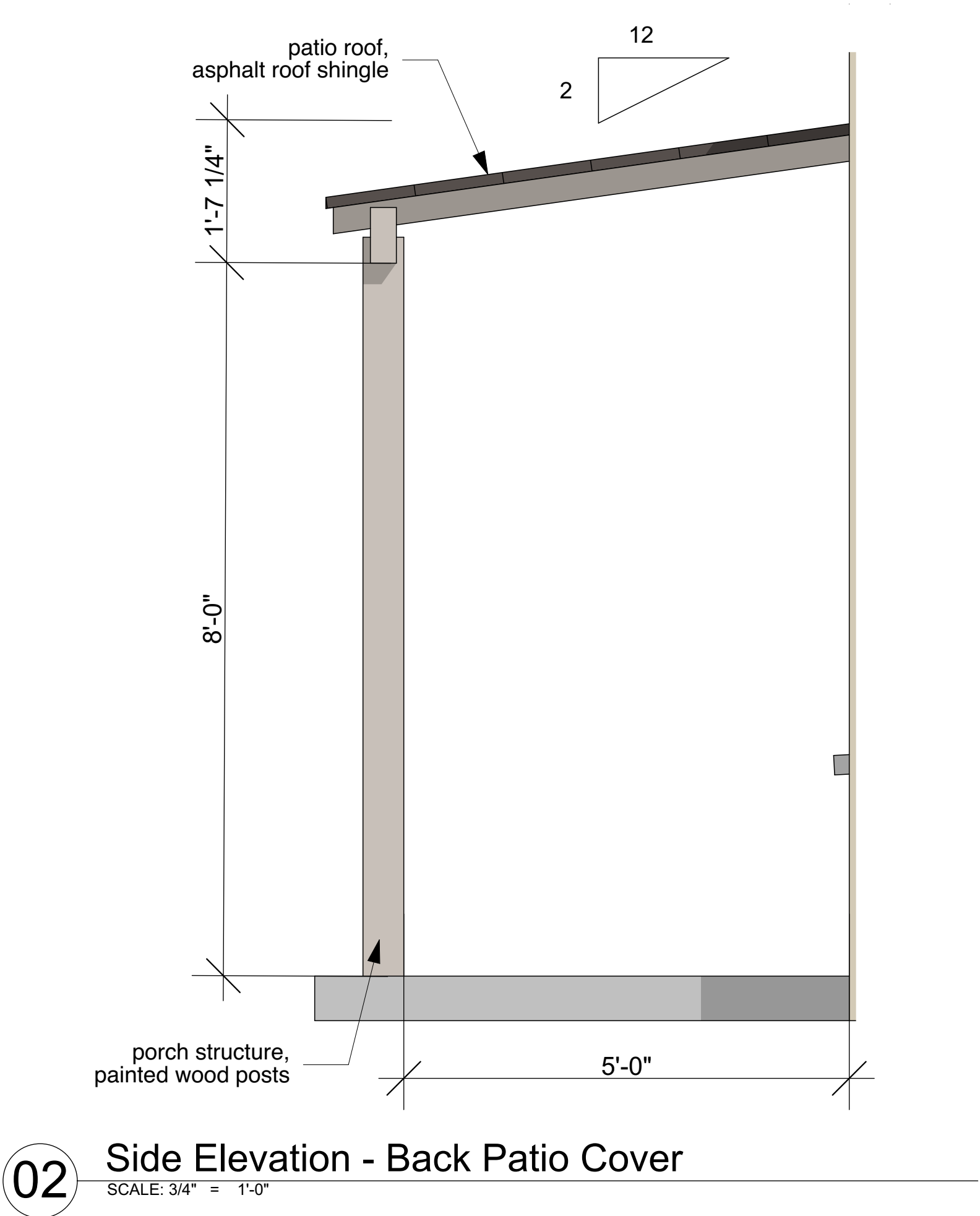
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0 2 4 8'
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Color Exterior
Elevations 3D

A2.25



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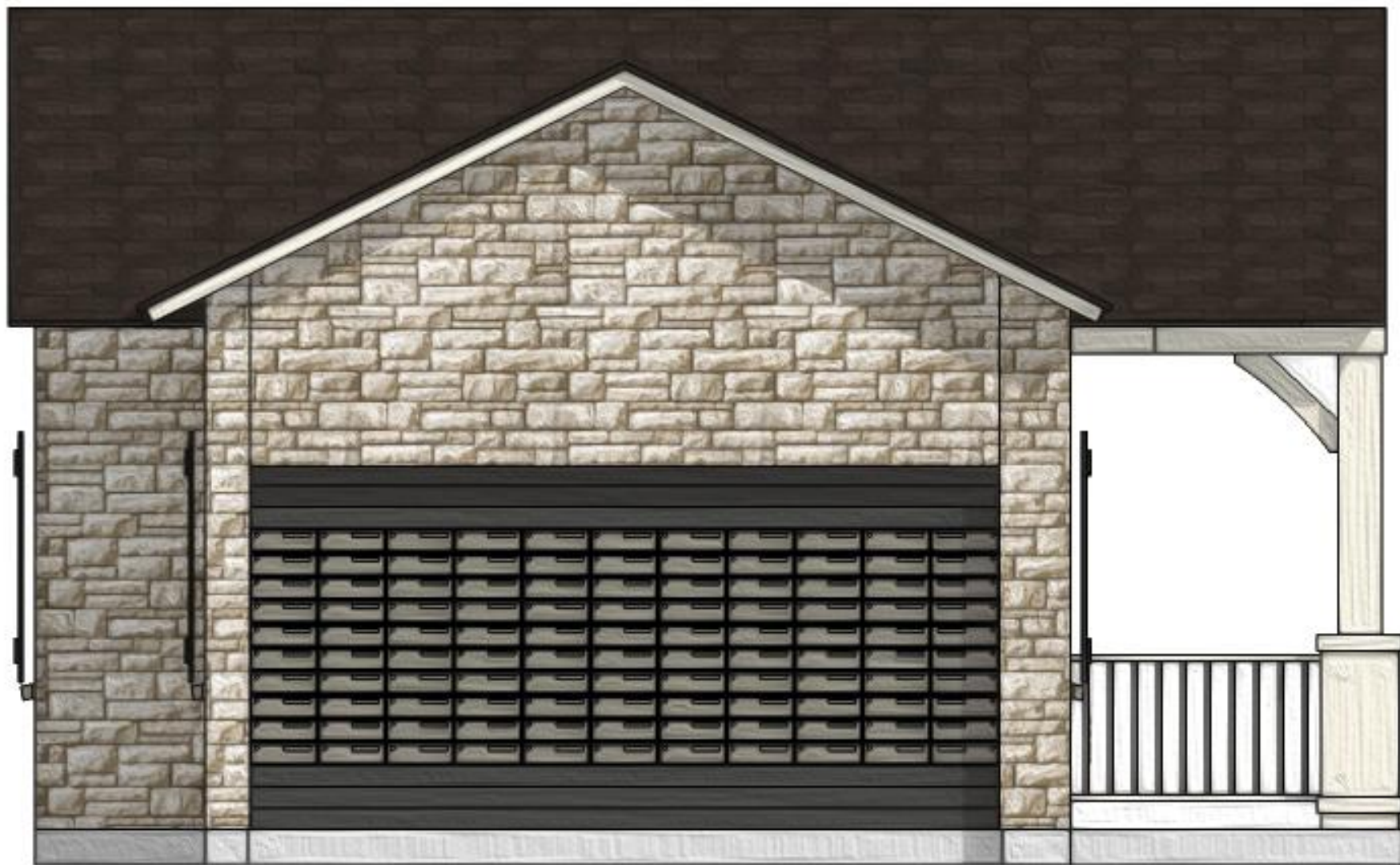
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09 Jun 17 Case No: 160920.1

Covered Back Patio
Details

A6.02

Architectural Elements Table - Leasing	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Gable windows



04 Left Elevation
SCALE: 1:1.05



03 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.05



01 Rear Elevation
SCALE: 1:1.05



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Color Exterior
Elevations - Leasing
Office

A2.27

Architectural Elements Table - Garage	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Minimum 8:12 roof pitch
3.	Split garage door with separate door per bay



04 Left Elevation
SCALE: 1:1.05



03 Front Elevation
SCALE: 1:1.05



02 Right Elevation
SCALE: 1:1.05



01 Rear Elevation
SCALE: 1:1.05



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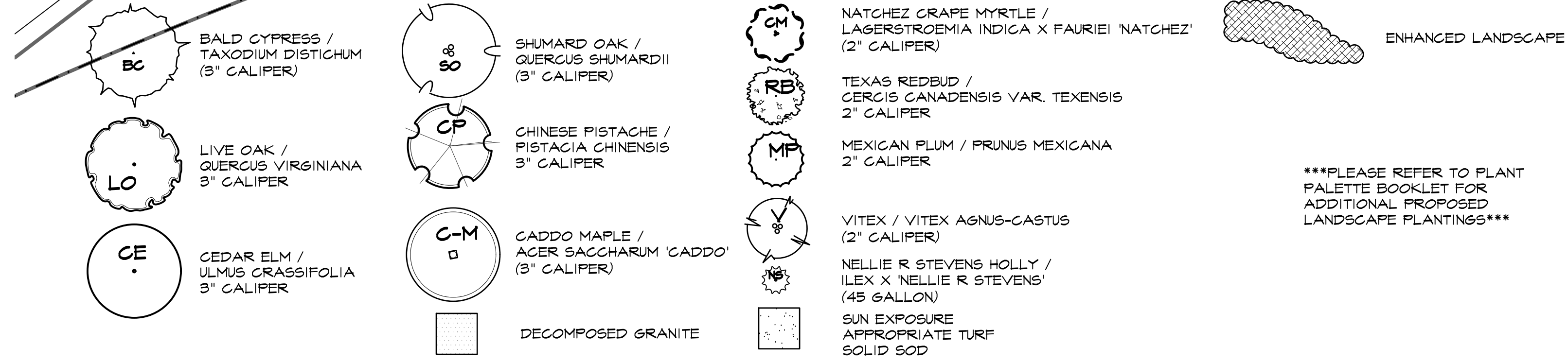
Color Exterior
Elevations - Garage

A2.29

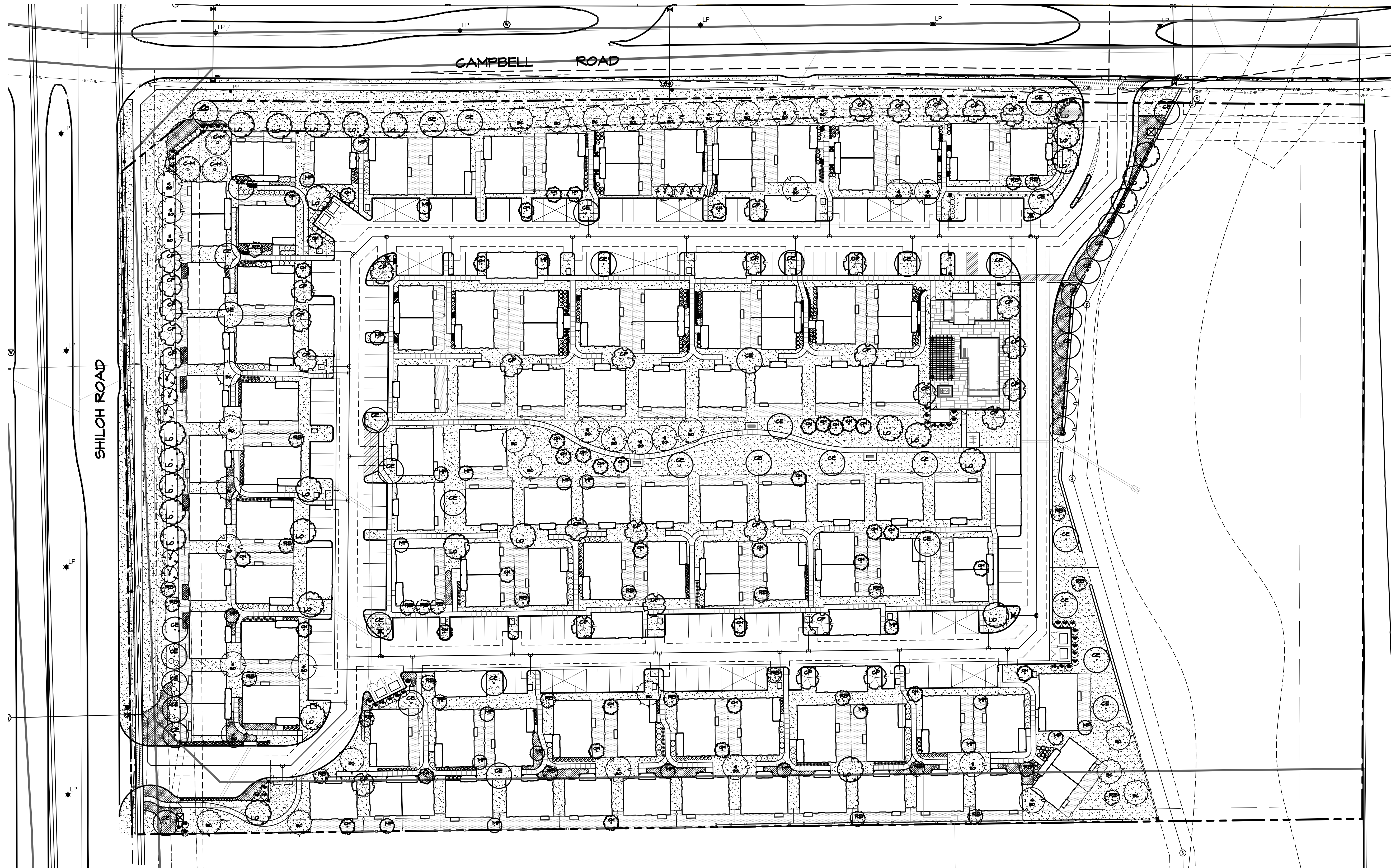
LEGEND		ELEVATION DISTRIBUTION																																																																							
Plan 2	← floor plan designation	<table><tr><th>Floor Plan</th><th colspan="4">Elevation</th><th>Total</th></tr><tr><td>1</td><td>A</td><td>B</td><td>C</td><td>D</td><td></td></tr><tr><td>2</td><td>13</td><td>13</td><td>10</td><td>7</td><td>41</td></tr><tr><td>3</td><td>10</td><td>12</td><td>9</td><td>8</td><td>39</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td>97</td></tr></table>		Floor Plan	Elevation				Total	1	A	B	C	D		2	13	13	10	7	41	3	10	12	9	8	39						97	<table><tr><th>Floor Plan</th><th colspan="2">Elevation</th><th>Total</th></tr><tr><td>L*</td><td>-</td><td></td><td>1</td></tr></table> * Leasing Office		Floor Plan	Elevation		Total	L*	-		1	<table><tr><th>Floor Plan</th><th colspan="2">Elevation</th><th>Total</th></tr><tr><td>G*</td><td>-</td><td>M**</td><td>10</td></tr></table> *Garage **M = w/ maintenance garage bay		Floor Plan	Elevation		Total	G*	-	M**	10	<table><tr><th>Floor Plan</th><th colspan="2">Elevation</th><th>Total</th></tr><tr><td>L*</td><td>-</td><td></td><td>1</td></tr></table> * Leasing Office		Floor Plan	Elevation		Total	L*	-		1	<table><tr><th>Floor Plan</th><th colspan="2">Elevation</th><th>Total</th></tr><tr><td>G*</td><td>-</td><td>M**</td><td>10</td></tr></table> *Garage **M = w/ maintenance garage bay		Floor Plan	Elevation		Total	G*	-	M**	10
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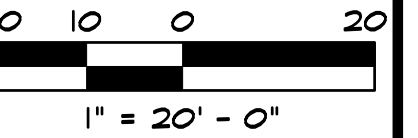
TREE LEGEND



***PLEASE REFER TO PLANT
PALETTE BOOKLET FOR
ADDITIONAL PROPOSED
LANDSCAPE PLANTINGS***



BAE Firm #BR643



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

ne Inch

Overall Landscape Layout

Avilla Creekside

City of Garland, Dallas County, Texas

#	REVISED BASE	PLAN REVIEW REVISIONS	BY	DATE
1			LWR	6-9-2017

PROJECT
BGE001

HEET

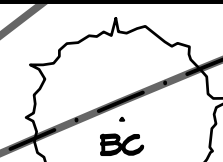
L6 of 6

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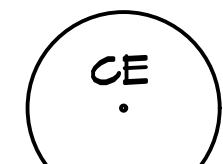
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EXHIBIT G

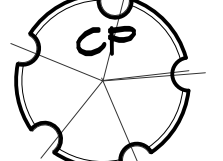
TREE LEGEND

BALD CYPRESS /
TAXODIUM DISTICHUM
(3" CALIPER)

LIVE OAK /
QUERCUS VIRGINIANA
3" CALIPER

CEDAR ELM /
ULMUS CRASSIFOLIA
3" CALIPER

SHUMARD OAK /
QUERCUS SHUMARDII
(3" CALIPER)

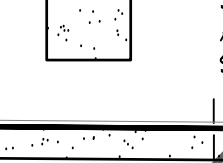
CHINESE PISTACHE /
PISTACIA CHINENSIS
3" CALIPER

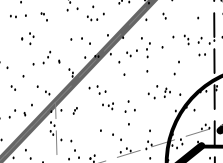
CADD O MAPLE /
ACER SACCHARUM 'CADD O'
(3" CALIPER)

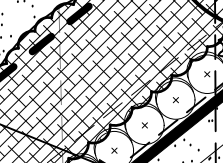
NATCHEZ GRAPE MYRTLE /
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'
(2" CALIPER)

TEXAS REDBUD /
CERCIS CANADENSIS VAR. TEXENSIS
2" CALIPER

MEXICAN PLUM / PRUNUS MEXICANA
2" CALIPER

VITEX / VITEX AGNUS-CASTUS
(2" CALIPER)

NELLIE R STEVENS HOLLY /
ILEX X 'NELLIE R STEVENS'
(45 GALLON)

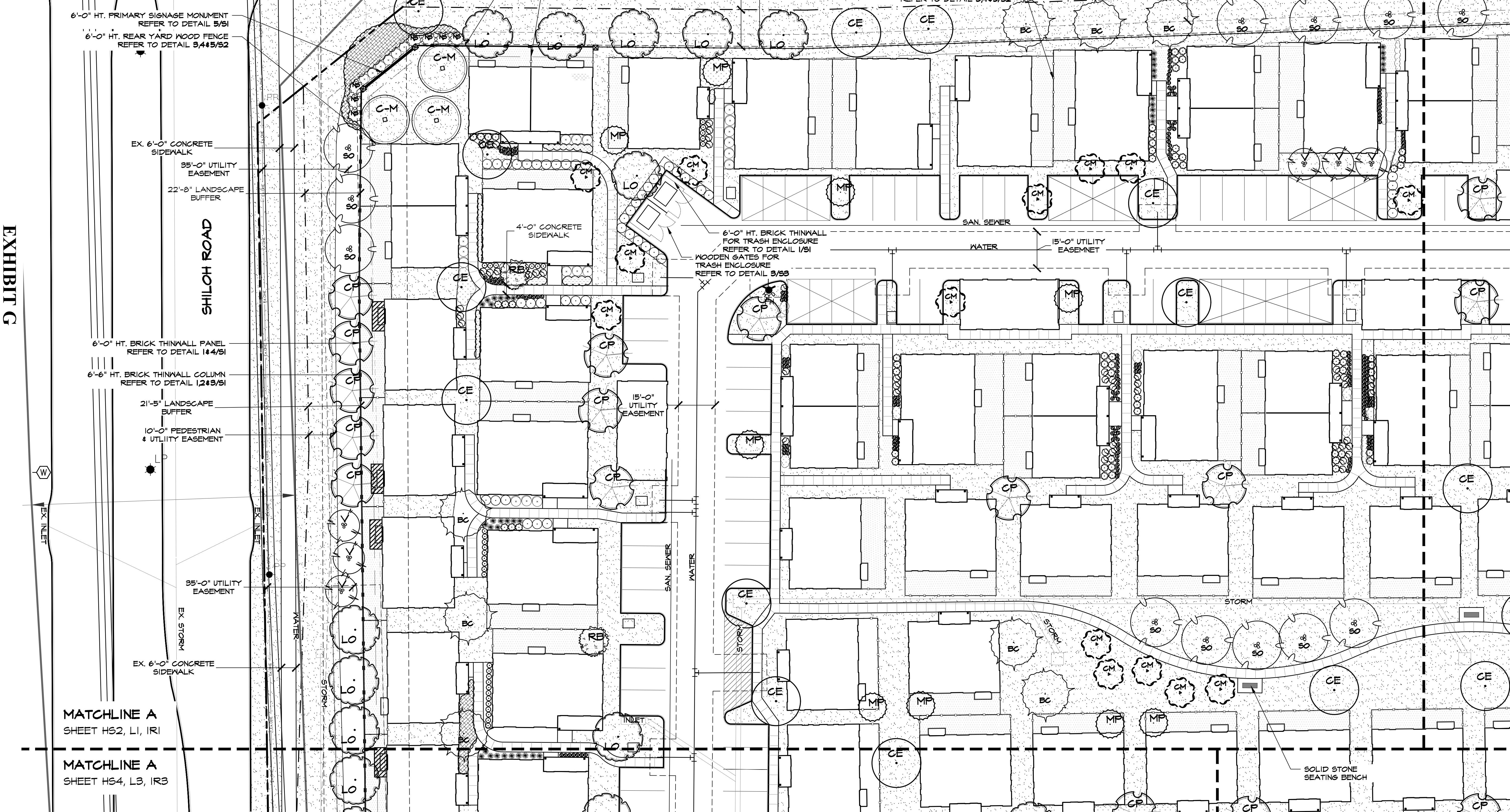
SUN EXPOSURE
APPROPRIATE TURF
SOLID SOD

DECOMPOSED GRANITE

ENHANCED LANDSCAPE

****PLEASE REFER TO PLANT
PALETTE BOOKLET FOR
ADDITIONAL PROPOSED
LANDSCAPE PLANTINGS****

NOTE: THE REQUIRED LANDSCAPE BUFFER
ALONG SHILOH ROAD IS 15'-0". THE OWNER
PROVIDED A VARIABLE WIDTH LANDSCAPE
BUFFER RANGING FROM 21'-0" TO 35'-0". THE
PLANS SHOW DIMENSIONS OF THE LANDSCAPE
BUFFER AT VARIOUS LOCATIONS ALONG SHILOH
ROAD FOR REFERENCE.

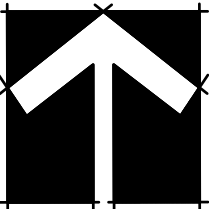


STUDIO
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TB&E Firm #BR643



June 9, 2017



NORTH

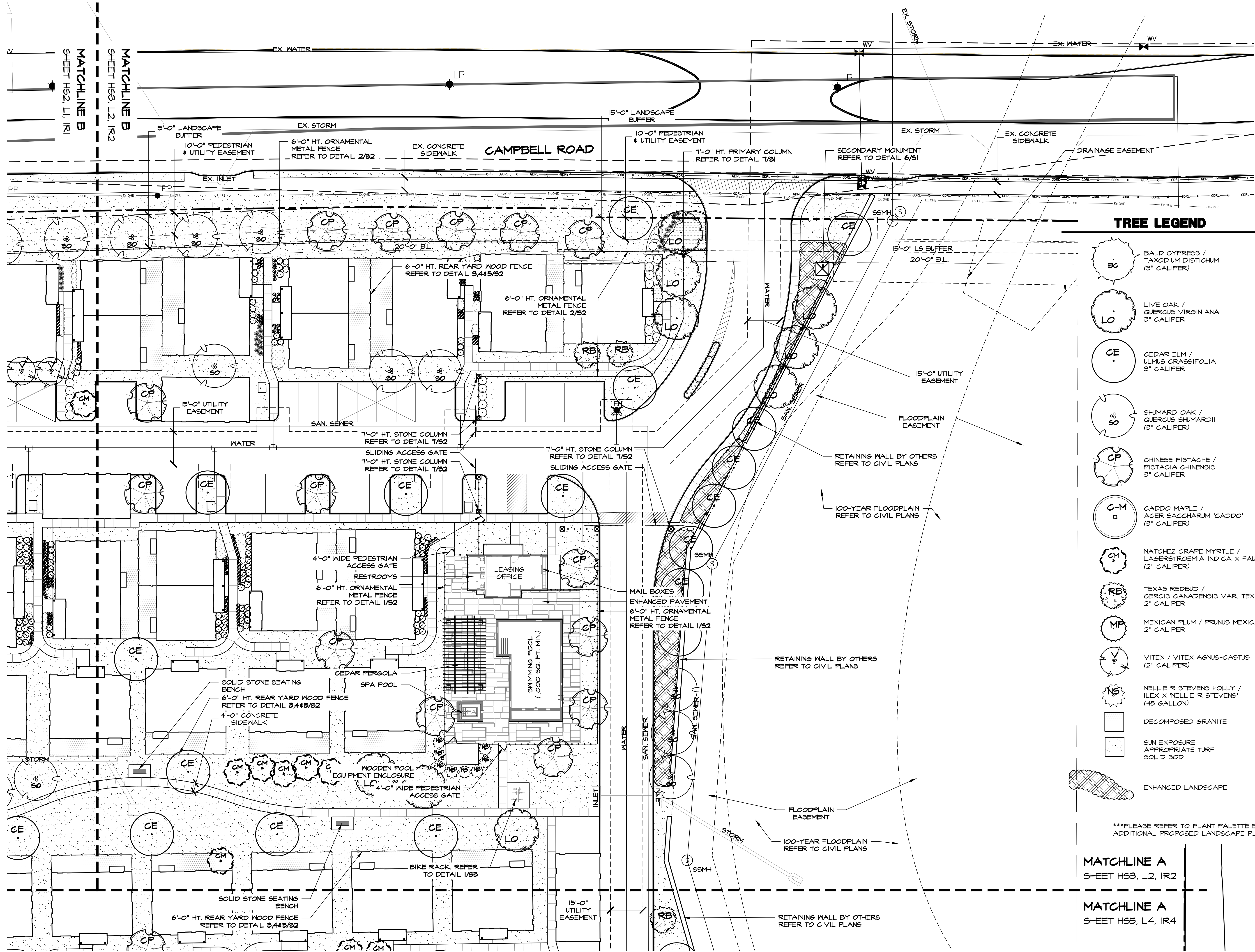


20 10 0 10 20
1" = 20' - 0"

Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING				
PLAN REVIEW REVISIONS		BY	DATE	
#	1	REVISED BASE	LWR	6-9-2017



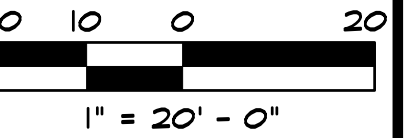
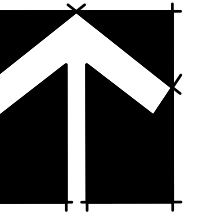
TREE LEGEND

- BC BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER)
- LO LIVE OAK / QUERCUS VIRGINIANA 3" CALIPER
- CE CEDAR ELM / ULMUS CRASSIFOLIA 3" CALIPER
- SO SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER)
- CP CHINESE PISTACHE / PISTACIA CHINENSIS 3" CALIPER
- C-M CADDY MAPLE / ACER SACCHARUM 'CADDY' (3" CALIPER)
- CM NATCHEZ GRAPE MYRTLE / LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' (2" CALIPER)
- RB TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS 2" CALIPER
- MF MEXICAN PLUM / PRUNUS MEXICANA 2" CALIPER
- VV VITEX / VITEX AGNUS-CASTUS (2" CALIPER)
- NS NELLIE R STEVENS HOLLY / ILEX X 'NELLIE R STEVENS' (45 GALLON)
- DECOMPOSED GRANITE
- SUN EXPOSURE APPROPRIATE TURF SOLID SOD
- ENHANCED LANDSCAPE

PLEASE REFER TO PLANT PALETTE BOOKLET FOR ADDITIONAL PROPOSED LANDSCAPE PLANTINGS

MATCHLINE A
SHEET HS3, L2, IR2

MATCHLINE A
SHEET HS5, L4, IR4



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Avilla Creekside

City of Garland, Dallas County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1	LWR	6-9-2017

#	REVISIONS
1	

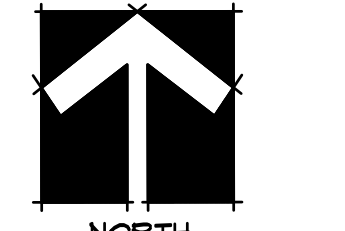
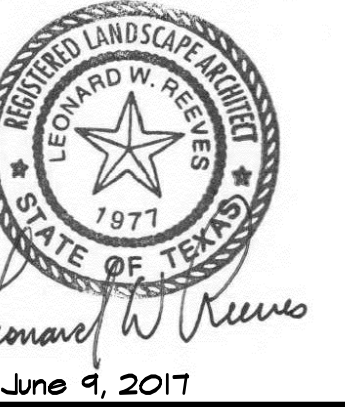


Diagram illustrating the subtraction of two numbers using a number line. The number line has markings at 10, 0, and 20. A black bar is drawn from 10 to 0, and another black bar is drawn from 0 to 20. Below the number line, the equation $1'' = 20' - 0''$ is written.

ing. If not one inch on this
et, adjust scale as necessary.

One Inch

Landscape Plans

Avilla Creekside

City of Garland, Dallas County, Texas

[illegible]

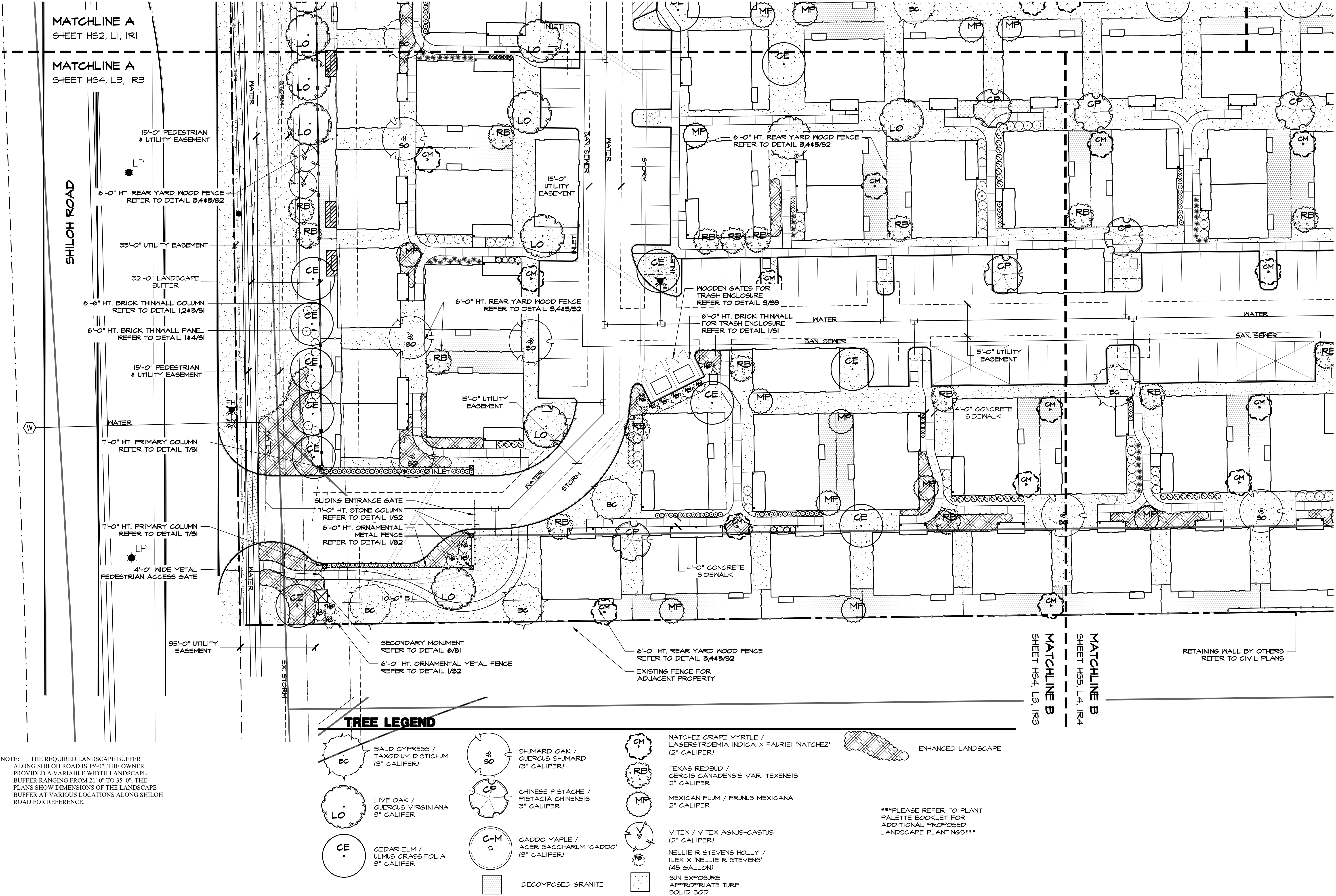
PROJECT
BGE001

L3 of 6

Plotted by: ##### Plot Date: 6/9/2017 9:32 AM

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EXHIBIT G



Plotted by: ##### Plot Date: 6/9/2017 9:32 AM EXHIBIT G Drawing: S:\Projects\BGE001 - Garland Avila\DWG\BGE001-LS.dwg Saved By: Leonard Save Time: 6/9/2017 9:32 AM

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF GARLAND APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVER USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF GARLAND.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM STREETS OR RIGHT-OF-WAY LINE, AND CANNOT BE CLOSER THAN EIGHT FEET (8') TO A PUBLIC UTILITY LINE (UNLESS NO OTHER ALTERNATIVE IS AVAILABLE). THIS SITE IS NEW CONSTRUCTION, MANY ALTERNATIVES ARE AVAILABLE. THE CITY OF GARLAND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 9" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES MUST ALLOW A CLEAR HEIGHT OF 8- FEET OVER SIDEWALKS AND PEDESTRIAN PATHWAYS, AND A CLEAR HEIGHT OF AT LEAST 14- FEET OVER STREETS, DRIVE AISLES, AND OTHER VEHICULAR TRAFFIC WAYS.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF GARLAND.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND NEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENGROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3" HORIZONTAL TO 1" VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT CITY OF GARLAND'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF GARLAND AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER AFFURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF GARLAND'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY AFFURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

TREE LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
BC	BALD CYPRESS / TAXODIUM DISTICHUM	9" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	9" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CE	CEDAR ELM / ULMUS CRASSIFOLIA	9" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
SO	SHUMARD OAK / QUERCUS SHUMARDII	9" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	9" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
C-M	CADDO MAPLE / ACER SACCHARUM 'CADDO'	9" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CM	NATCHEZ GRAPE MYRTLE / LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
NRS	NELLIE R STEVENS HOLLY / ILEX x 'NELLIE R STEVENS'	6'-8' HT.	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 9-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROWN
RB	TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
MP	MEXICAN PLUM / PRUNUS MEXICANA	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
V	VITEX / AGNUS-CASTUS	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN

PLEASE REFER TO PLANT PALETTE BOOKLET FOR ADDITIONAL PROPOSED LANDSCAPE PLANTINGS

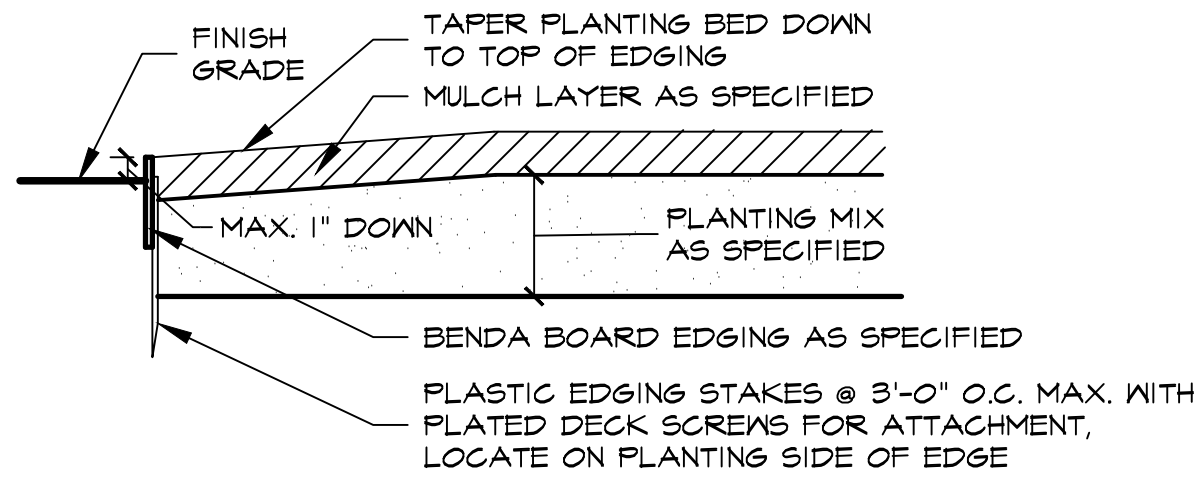
LANDSCAPE PROVIDED

SHILOH ROAD

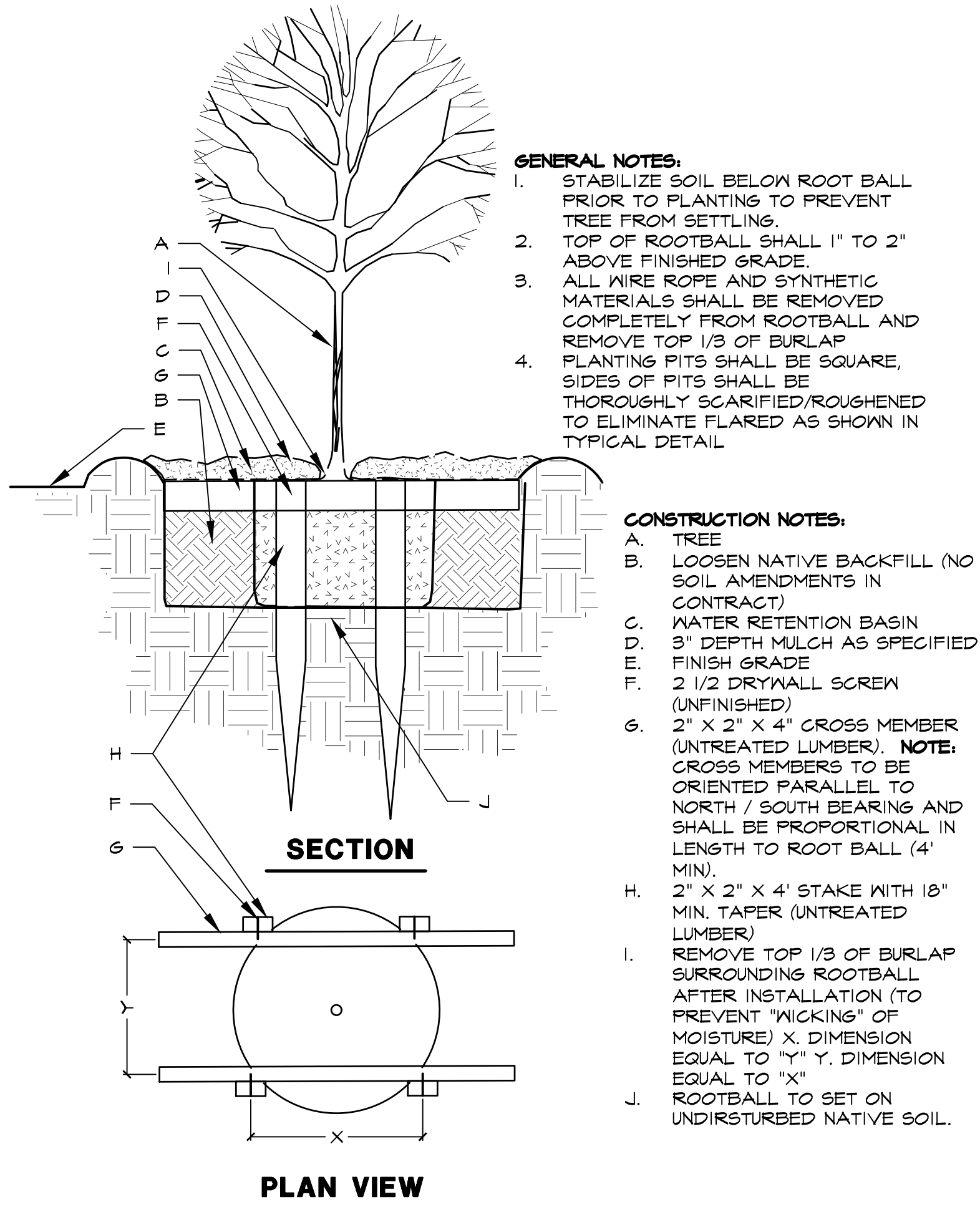
- A. MINIMUM TWENTY-ONE (21) FOOT TO MAXIMUM THIRTY-FIVE (35) FOOT LANDSCAPE EDGE PROVIDED
- B. 6' HT. MASONRY SCREENING WALL PROVIDED.
- C. 1-3" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE AND 7 SHRUBS OR ORNAMENTAL GRASSES PER EACH 30 LF 584 LF OF FRONTAGE / 30 LF = 29 - 3" CAL. TREES REQUIRED AND 138 SHRUBS OR ORNAMENTAL GRASS REQUIRED PROVIDED: 22 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED 7 - 2" CALIPER ORNAMENTAL TREES PROVIDED 143 SHRUBS OR ORNAMENTAL GRASS PROVIDED
- D. 25% OF THE LINEAR FOOTAGE OF SCREENING WALL SHALL HAVE SHRUB AND GROUNDCOVER BEDS.

CAMPBELL ROAD

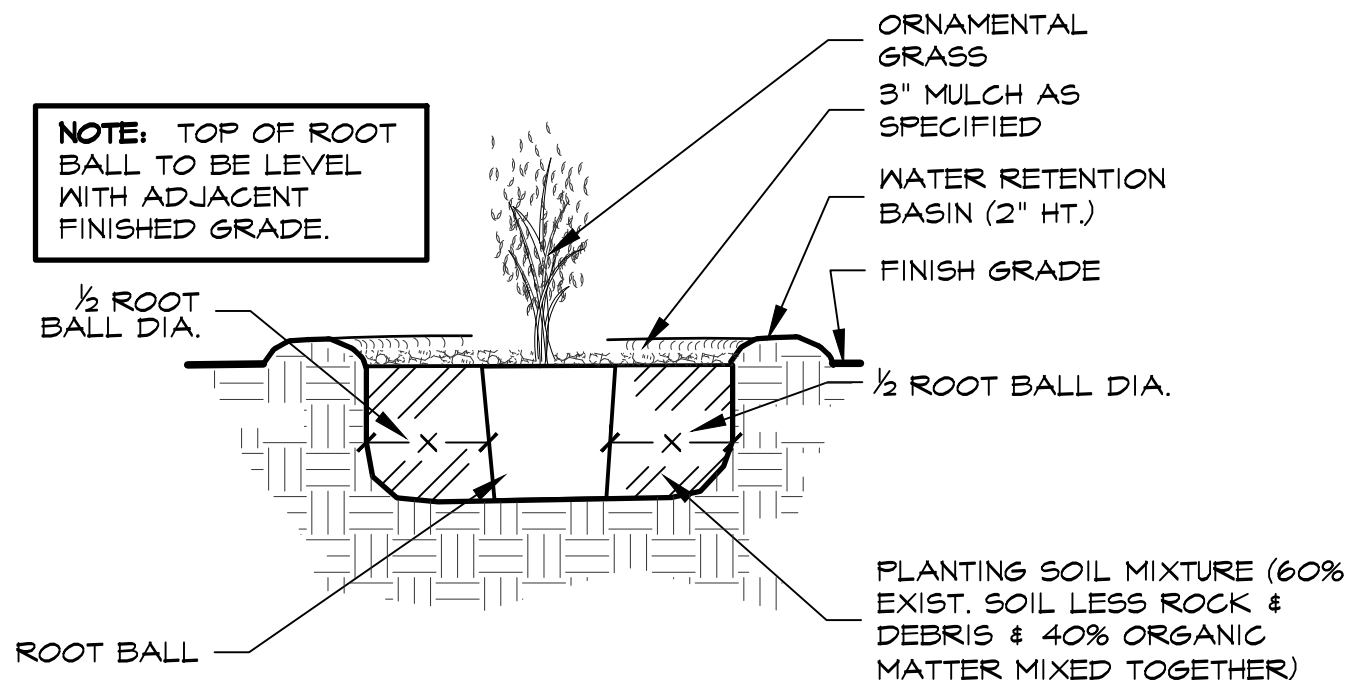
- A. MINIMUM FIFTEEN (15) FOOT LANDSCAPE EDGE PROVIDED
- B. 6' HT. MASONRY SCREENING WALL AND 6' HT. ORNAMENTAL METAL FENCE PROVIDED.
- C. 1-3" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE AND 7 SHRUBS OR ORNAMENTAL GRASSES PER EACH 30 LF 800 LF OF FRONTAGE / 30 LF = 26 - 3" CAL. TREES REQUIRED AND 186 SHRUBS OR ORNAMENTAL GRASSES REQUIRED. PROVIDED: 26 - 3" CALIPER CANOPY TREES PROVIDED 198 SHRUBS OR ORNAMENTAL GRASSES PROVIDED
- D. 25% OF THE LINEAR FOOTAGE OF SCREENING WALL SHALL HAVE SHRUB AND GROUNDCOVER BEDS.



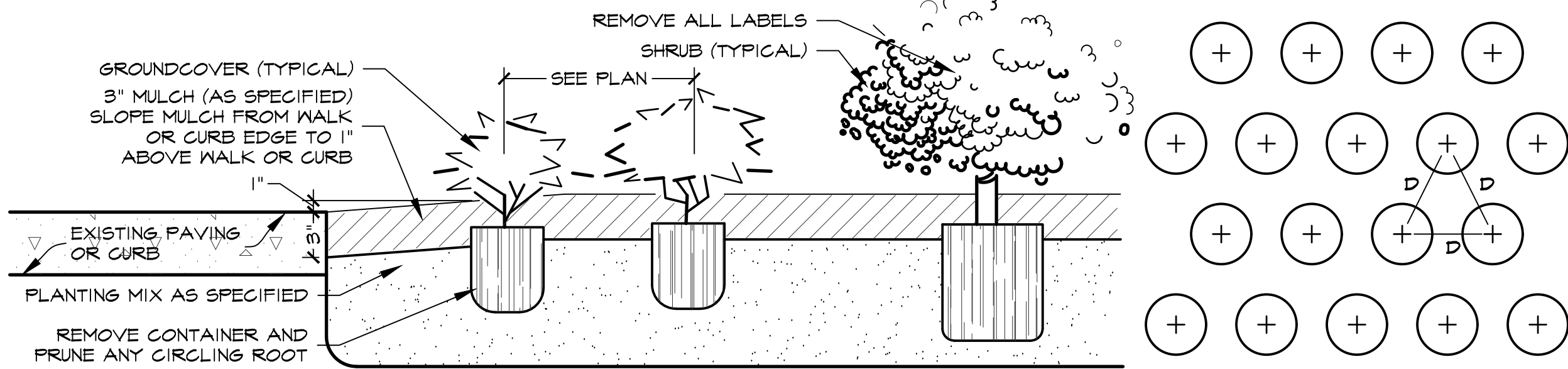
3 L5 TYPICAL BED EDGING DETAIL NOT TO SCALE



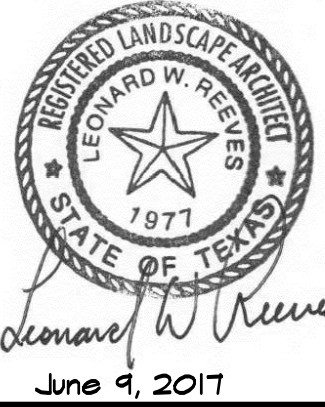
4 L5 TREE PLANTING NOT TO SCALE



1 L5 POCKET PLANTING ORNAMENTAL GRASS DETAIL NOT TO SCALE



2 L5 SHRUB AND GROUNDCOVER PLANTING DETAIL NOT TO SCALE



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING

Landscape Details

Avilla Creekside

City of Garland, Dallas County, Texas

DATE	BY	PLAN REVIEW REVISIONS	REVISD BASE	#
6-9-2017	LWR			1

PROJECT
BGE001

SHEET
L5 of 6

PUBLIC STREET

CONCRETE WALK AS PER CITY REQUIREMENTS
LANDSCAPING
BERM (6:1 SLOPE-MAX)
PEDESTRIAN BARRIERS
CONCRETE PARKING & DRIVE
ORNAMENTAL & SHADE TREES
ALL LANDSCAPED AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM.

SHILOH ROAD & BIG SPRINGS ROAD
TYPICAL SIDEWALK DETAIL
SCALE: 1"=20'

STROTHER DRIVE
COLLINS BLVD.
SHUTTUCK DRIVE
SHILOH SPRINGS DEVELOPED SF7/H-7
OPEN SPACE FLOODWAY (PROBABLE CITY PARK)
OPEN SPACE FLOODWAY 15.5 AC.
FLOODWAY
PRIOR DEDICATION 50'
POWER LINE
WATER LINE
SHILOH ROAD 100' R.O.W.
NEW BRIDGE
USABLE AREA 18,200 SF
OPEN SPACE FLOODWAY 18 AC. (PROBABLE CITY PARK)
FLOODWAY TO BE DEDICATED TO THE CITY OF GARLAND
USEABLE LAND TO BE DEVELOPED WITH ADJOINING LAND UNDEVELOPED AG 1

TRACT 2
6 STORY OFFICE
5 STORY OFFICE
6' SCREEN WALL
2 STORY
2 STORY
2 STORY
10 UTILITY EASEMENT
TRACT 1
EXISTING SCA ZONING
RETAIL
SERVICE COURT
TRACT 1
FLOODWAY TO BE DEDICATED TO THE CITY OF GARLAND
PROPOSED COLLECTOR STREET 80' R.O.W.
BIG SPRING ROAD 100' R.O.W.
2 STORY OFFICE
6 STORY OFFICE
2 STORY OFFICE
11 STORY

CONCEPT SITE PLAN

0, 50 100 200

SITE DATA	
TRACT 1	TRACT 2
PROPOSED ZONING PD-SCA 13.7 ACRES GROSS *	PROPOSED ZONING PD-A- 22 ACRES NET
PROPOSED 117,500 S.F. BUILDING AREA	396 DWELLING UNITS
EXISTING ZONING AG/L & SCA	MAXIMUM 18 DU/ACRE
* INCLUDES FLOOD PLAIN	EXISTING ZONING AG/L

**APPROVED BY
CITY PLAN COMMISSION**

zoning File # 85-50



A LAND USE STUDY FOR
BIG SPRINGS ROAD
AT SHILOH ROAD
BALDWIN COMPANY
GARLAND, TEXAS

QARLANS
Palm Springs

Yes!

John M. ...

REPORT & MINUTES

P.C. Meeting, April 24, 2017

Consideration of the application of Nexmetro Development, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of West Campbell Road and North Shiloh Road. (District 7) (File Z 17-05) (This item was postponed from the April 10, 2017 Plan Commission meeting).

The applicant Jon VanDeVoorde, 6688 North Central Expressway, Suite 275, Dallas, TX highlighted components of their request that coincides with the Envision Garland 2030 Comprehensive Plan. Mr. VanDeVoorde further provided additional information regarding mass grading, project viability, the distance between each unit, and proposed amenities.

Commissioner Luckie asked the applicant if there were any additional locations in Plano they explored other than the location where they built and requested clarification on the proposed elevations and excavation process.

Commissioner Moore asked the applicant on the viability of the proposed project.

Commissioner Ott questioned the distance between each unit.

Commissioner Dalton questioned the amenities available for families with children and expressed his objection to the project.

Commissioner Hedrick expressed his support of this project.

Representing the applicant, Bill Dahlstrom, 2323 Ross Avenue, Ste. 600, Dallas, TX spoke of the land use in relation to the Envision Garland 2030 Comprehensive Plan.

Chairman Roberts questioned the age of the company and if the applicant will be retaining the properties to build their portfolio or sell them off.

Motion was made by Commissioner Hedrick, seconded by Commissioner Moore to close the public hearing and open the case for discussion. **Motion carried: 6 Ayes, 1 Nay** from Commissioner Welborn.

Commissioner Moore, Luckie and Ott spoke of long term viability, demographics, affordable housing and support of the project.

Chairman Roberts spoke of the orientation and elevation of the homes and spoke of reservations of the location of the proposed project.

Motion was made by Commissioner Hedrick, seconded by Commissioner Moore to approve the request with the inclusion of a ten foot sign, brick adorning the posts of the carports and landscaping per staff recommendation. **Motion carried: 4 Ayes, 3 Nays** by Chairman Roberts and Commissioners Dalton and Welborn.



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

GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, February 27, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Nexmetro Development**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses and 2) a Detail Plan for Multi-Family (MF) Uses. The property is shown on the enclosed sketch and is described as follows:

Being 12.794-acre tract or parcel of land, situated in the P.H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road in Garland, Texas. (District 7).

Note: Approval of the request will allow for a multi-family development consisting of approximately 115 units.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002**, fax to 972-205-2474, deliver to the Planning Department at 800 Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Too many multi family complexes already exist. A new large complex is under construction across George Bush on Campbell. Property s/b commercial or single family

(Please complete the following information)

Your Property Address: 6404 Wildlife Trail

Printed Name

John W. Pearce

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature

Title

Date:

2/22/2017

Owner

Allmendinger, Tracy

From: John Pearce <john@dpctx.com>
Sent: Wednesday, February 22, 2017 10:02 AM
To: Planning Group
Subject: Reply to potential zoning change File- 17-05
Attachments: scanner@dpctx.com_20170222_102452.pdf

Attached is my response to the proposed zoning change for the property located at the southeast corner of North Shiloh Road and West Campbell Road in Garland, TX.

It is my opinion that too many multi-family buildings already exist in the area. A large multi-family development is under construction just north of this location on Campbell Road. Land should be used zoned commercial.

John W. Pearce
6404 Wildlife Trail
Garland, TX 75044

-----Original Message-----

From: scanner@dpctx.com [mailto:scanner@dpctx.com] On Behalf Of scanner@
Sent: Wednesday, February 22, 2017 9:58 AM
To: John Pearce
Subject: Scanned image from MX-M365N

Reply to: scanner@dpctx.com <scanner@dpctx.com> Device Name: Not Set Device Model: MX-M365N
Location: Not Set

File Format: PDF (Medium)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

<http://www.adobe.com/>



GARLAND

February 15, 2017

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

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, February 27, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Nexmetro Development**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses and 2) a Detail Plan for Multi-Family (MF) Uses. The property is shown on the enclosed sketch and is described as follows:

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address: 6505 EAGLE NEST DRIVE

DEAN KENYON
Printed Name

6505 EAGLE NEST DRIVE GARLAND, TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Dean Kenyon MR. HOME OWNER
Signature Title

Date: 2/20/17



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

GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address: 6509 EAGLE NEST DR.

GARLAND TX 75044 JOHN CREWS

Printed Name

6509 EAGLE NEST DR.

GARLAND TX

75044

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

John Crews

Signature

Title

Date: 2/24/17



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address: 6509 Wildlife Trail Garland TX 75044

Daria & Harold Wood
Printed Name

Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Daria L. Wood
Signature Title

Date: 2/18/17

FEB 27 2017 PM 1:42



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, February 27, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Nexmetro Development**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses and 2) a Detail Plan for Multi-Family (MF) Uses. The property is shown on the enclosed sketch and is described as follows:

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

There are already too many being built in the area. We are being surrounded by apartments. I would be greatly disappointed and would want to sell. It would lower the value of my townhome, which backs directly to the greenbelt. Traffic would be greatly increased.

Your Property Address: 6601 WILDLIFE TRAIL

Printed Name

ROYANNE STEVEN GARLAND TX 75044

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature

Date:

Royanne Steven

Title

Homeowner / Sheep Creek Townhomes

2/19/17

FEB 23 2017 PM 1:56



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request. ⓐ No public transit to mitigate congestion.

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

(1) Further environmental damage to the Shoal Creek watershed.
(2) Traffic congestion. Its impossible to turn onto Campbell during peak hrs now. These units will make traffic worse. (3) Degradation of property values. (Please complete the following information)

Your Property Address: 6602 Wildlife Trail, Garland, 75044

Scott + Priscilla Dickson

Printed Name

6602 Wildlife Trail, Garland, TX 75044

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Scott Dickson Priscilla Dickson Homeowner

Signature

Title

Date: 2-21-17

FEB 24 2017 PM 2:00



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Our property looks out over the proposed land which sits higher than the surrounding area. A multi-family unit(s) would lower the value because the view/landscape of the original development (our property) would be compromised.

Your Property Address: 6609 Wildlife Trail, Garland, TX 75044

Darrian Moric

Printed Name

6609 Wildlife Trail Garland, TX 75044

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature

Owner

Title

Date: 2-20-17

FEB 27 2017 PM 1:42

**GARLAND**

February 15, 2017

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002**HEARING DATE/TIME:** Plan Commission: February 27, 2017 – 7:00 PM**APPLICANT:** Nexmetro Development**File:** Z 17-05

Dear Property Owner:

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(Please Check One Below)

☐ I am in favor of the request.☒ I am opposed to the request.

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

There are too many multi-family apartments in the immediate area.

(Please complete the following information)

Your Property Address: 6607 Eagle Nest Drive Garland, TX 75044
BEVERLY NGHE

Printed Name

6607 EAGLE NEST DRIVE GARLAND, TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature

Title

Date:

3/09/2017



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

THE TRAFFIC IS ALREADY CONGESTED IN THIS AREA. IF I WANT TO SPEND MORE TIME SITTING IN TRAFFIC, I CAN MOVE TO RICHARDSON OR PLANO.
(Please complete the following information)

Your Property Address: 7409 SOUTHWICK

MARK BUELTNER

Printed Name

7409 SOUTHWICK

GARLAND, TX

75044

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature

Title

Date: 2/23/17

Outside the Notification Area

FEB 27 2017 PM 1:4



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

11.

Meeting Date: June 20, 2017

Item Title: Canvassing of June 13 Runoff Election Results

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Formal canvassing of the returns and declaring results of the June 13, 2017 Runoff Election held for the purpose of electing a candidate to the Office of the City Council of the City of Garland for Council Member Districts 3.

Recommendation/Action Requested and Justification

It is recommended that Council adopt the ordinance canvassing the returns of the runoff election.

Attachments

June 10 Runoff Canvass

ORDINANCE NO.

AN ORDINANCE CANVASSING THE RESULTS OF A RUN-OFF ELECTION HELD FOR THE PURPOSE OF ELECTING A CANDIDATE TO THE OFFICE OF CITY COUNCIL FOR DISTRICT 3 OF THE CITY OF GARLAND, TEXAS FOR AN ELECTION HAVING BEEN HELD ON JUNE 10, 2017; DECLARING THE RESULTS OF THAT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 20th of June, 2017, at a meeting of the City Council of the City of Garland, Texas, the City Council canvassed the results of an election held on the 10th day of June, 2017 for the purpose of electing a candidate to the office of City Council for District 3 of the City of Garland, Texas, such election having been duly ordered by the Mayor and City Council under the authority of the Constitution and laws of this State; and

WHEREAS, the City Council has determined that the election officials of the voting district have, in compliance with the law, made returns to the City Council in the time and manner required, and the City Council, having canvassed the votes, does find the total number of ballots cast in the district are 929 and that the total number of votes cast for each candidate is as follows:

NAMES OF CANDATES

TOTAL NUMBER OF VOTES

Council Member, District 3

Jerry A. Nickerson	480
Ed Moore	<u>449</u>
	929

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

Section 1

That the election, having been duly called, and that notice of the election having been given in accordance with law, the following person was elected to the following position:

Council Member, District 3

Jerry A. Nickerson

and that the foregoing person is hereby declared elected to office subject to his taking of the oath of office, as provided by the Constitution of the State of Texas.

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

PASSED AND APPROVED this the 20th day of June, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

City Council Regular Session Agenda

Meeting Date: June 20, 2017

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Mayor Douglas Athas

- Eric Elmore - Plan Commission
-

Attachments

Eric Elmore - Plan Commission



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 06/14/2017

Name: Eric Elmore

Phone: _____
(Home)

Address: _____ Phone: _____
(Other)

City, State, Zip: Garland, TX 75040

Email: _____

Resident of Garland for 31 years Resident of Texas for 35 years

Dallas County Voter Registration Number _____ 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.

Academic and Professional experiences in Management, Strategy, Operations, Finance, Credit, Lending, ⁺

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.

Tutor At-Risk Youth - Trinity River Mission, Dallas TX

What is your educational background?

Diploma - Garland High School. BA Economics - The University of Texas at Dallas. MBA - Finance - Durh ⁺

What is your occupational experience?

Investment Management; Series 65 License - Active, Stockbroker; Series 7&63 License - Inactive, Busine ⁺

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

Eric Elmore

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

☐ Board of Adjustment

☐ Building and Fire Codes Board

☐ Citizens Environmental and Neighborhood Advisory Committee

☐ Community Multicultural Commission

☐ Electrical Board

☐ Garland Cultural Arts Commission

☐ Garland Youth Council **

☐ Property Standards Board

☐ Library Board

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Plumbing and Mechanical Codes Board

☐ Senior Citizens Advisory Committee

* Plan Commission members must live in district

** Garland Youth Council has a separate application

Return completed application to:

City Secretary's Office
200 North Fifth Street
Garland, TX 75040
Fax: 972-205-2504
Email: rdowl@GarlandTx.gov

Revised 03/2015