



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

REMOTE MEETING

Tuesday, May 4, 2021
7:00 p.m.

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

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the City Council will hold this meeting by internet/telephonic remote means.

The meeting will be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_x_cQVW0pQrCBwyeRGOOfpmQ

Registration for the online meeting is required. The meeting will be recorded and will be available for viewing the next day at www.garlandtx.gov.

For those without internet access to the meeting, a dial-in option is available. The numbers are:

Additionally, the meeting may be accessed by phone at the following number:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 978 7288 8355

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized. Similarly, if you wish to provide a comment at the end of the agenda during the open public comments portion of the meeting, you must use the "raise hand" feature.

You are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Mayor as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes. Due to legal restrictions, the City Council is not able to answer questions during the public comments portion of the agenda.

If the City Council adjourns into Executive Session during this meeting, the Executive Session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.



COUNCIL HOUSE RULES

1. Decisions based on issues, goals and vision.
2. Do not take things personal.
3. Project a positive attitude.
4. Focus on issues, not on the person.
5. Be prepared to discuss issues.
6. Maintain decorum.
7. Keep your sense of humor.
8. Honor and respect each other; accept each other as individuals.
9. Follow goals, principles and action agenda.
10. Decide, vote and move on.
11. Avoid ambushes - Council or staff.
12. Talk to staff before meetings.
13. Vote our convictions, but be willing to compromise *"What is best for Garland."*
14. Follow Roberts Rules of Order consistently.
15. Agree to disagree.
16. Be open and honest.

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 April 20, 2021 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Arterial Pavement Maintenance Requirements** **Bid No. 0106-21**
Contract - Minor Repairs V

Jerusalem Corporation

\$520,233.00

This request is to approve a Change Order that will authorize Jerusalem Corporation to remove and replace additional quantities of existing concrete pavement at various locations throughout the city.

- b. Mayfield Avenue Paving and Water & Wastewater Mains Replacement** **Bid No. 0540-21**

New World Contracting, LLC	\$2,634,556.42
Optional Contingency	<u>315,000.00</u>
TOTAL:	\$2,949,556.42

This request is to provide construction services for installation of approximately 15,892 SY of 8-inch 4,000 psi reinforced concrete street paving, 4,611 linear feet of 8-inch water lines, and 796 linear feet of 8-inch sanitary sewer in Mayfield Avenue from Saturn Road to Kazak Drive and from Keele Drive to W. Centerville Road. An Optional Contingency is included for any additional work that may be required.

- c. Replacement of Water Mains on Camilla Lane, West Carolyn Drive and West Walnut Circle** **Bid No. 0523-21**

Tri-Con Services, Inc.	\$839,000.00
Optional Contingency	<u>83,900.00</u>
TOTAL:	\$922,900.00

This request is to provide construction services for the replacement of approximately 2,600 linear feet of existing water line along Camilla Lane from Stadium Drive to the end of the cul-de-sac. An Optional Contingency is included for any additional work that may be required.

- d. Municipal Court OnBase Workflow Enhancements** **Bid No. 0748-21**

DataBank IMX	\$121,688.00
---------------------	---------------------

This request is to upgrade the OnBase Electronic Content Management System used by Municipal Court to manage documents, workflows and process life cycles.

- e. TMPA Ben Davis to McCree Reconductor Construction Services** **Bid No. 1239-19**

Higher Power Electrical, LLC	\$316,050.00
-------------------------------------	---------------------

This request is to approve a Change Order for the cost of labor associated with pier foundation and guy anchor drilling.

- f. **Design Services for Bobtown Road,
Waterhouse Boulevard and S. Country Club
Road Improvements** **Bid No. 5703-15**

Huitt-Zollars, Inc. \$9,410.00

This request is to approve a Change Order for additional Engineering Design Services related to the redesign of the storm sewer at the intersection of Bobtown Road and McKenzie Lane.

- g. **Roof Replacements for North Garland Branch
Library and Police Forensics Building** **Bid No. 0764-21**

Supreme Roofing \$426,335.00
Optional Contingency 20,000.00
TOTAL: \$446,335.00

This request is for the replacement of roofs that have reached end of life at the North Garland Branch Library and the Police Forensics building.

- h. **Crane Body** **Bid No. 0768-21**

Versalift Southwest, LLC \$952,160.00

This request is for the replacement of a crane body specifically made for a Freightliner truck chassis to be utilized by GP&L.

- i. **Heavy Duty Trucks** **Bid No. 0772-21**

Freightliner of Austin \$888,445.00

This request is for the purchase of three replacement heavy duty trucks to be utilized by GP&L.

- j. **Commercial Container Repairs** **Bid No. 1250-20**

DFW Container Service \$25,000.00

This request is to approve a Change Order in order to maintain service demands for commercial container repairs and replacements due to significant growth in the Commercial Services Division.

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

a. Zoning File No. Z 21-02, Rodolfo V. Herrera Elizalde (District 5)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Guest House on a 0.415-acre tract of land zoned Single-Family-7 (SF-7) District and located at 1544 Flores Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 21-03, Alliance Architects, Inc. (District 6)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a High Risk Use on a 11.947-acre tract of land zoned Industrial (IN) District and located at 1600 South Jupiter Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

- 4. Consider an ordinance authorizing an amendment to the 2020-21 Operating Budget (Budget Amendment No. 3), providing for supplemental appropriation of funds in the Narcotic Seizure Fund; and providing an effective date.**

At the April 19, 2021 Work Session, Council considered an amendment to the 2020-2021 Adopted Budget to appropriate funds in the amount of \$15,000 in the Narcotic Seizure Fund to supply doses of Narcan Nasal Spray for Police Officers.

- 5. Consider an ordinance authorizing an amendment to the 2020-21 Operating Budget (Budget Amendment No. 4), providing for supplemental appropriation of funds in the General Fund, Public Health Grant Fund, Economic Development Fund, Electric Utility Fund, Water Utility Fund, Wastewater Utility Fund, Environmental Waste Services Fund, Firewheel Fund, Stormwater Utility Fund, Group Health Insurance Fund, Self Insurance Fund, Information Technology Fund, Facilities Management Fund, Hotel/Motel Tax Fund, Housing Assistance Fund, Community Development Block Grant Fund, Fair Housing Grant Fund, Infrastructure Repair and Replacement Fund, Downtown TIF Fund, and providing an effective date.**

At the May 3, 2021 Work Session, Council considered an amendment to the 2020-21 Adopted Budget to appropriate funds in the amount of \$2.5 million to provide a one-time, lump sum payment to City employees.

6. **Consider an ordinance providing for the refunding of Electric System Subordinate Lien Revenue Notes, Taxable Series 2021 and Electric Utility System Commercial Paper Notes, Series 2018, appointing a pricing officer and delegating to the pricing officer the authority to approve on behalf of the City the terms of sale of refunding bonds, and establishing parameters for the approval of such matters by the pricing officer.**

Consider refunding Electric System Subordinate Lien Revenue Notes, Taxable Series 2021 and Electric Utility System Commercial Paper Notes, Series 2018, appointing a pricing officer and delegating to the pricing officer the authority to approve on behalf of the City the terms of sale of refunding bonds, and establishing parameters for the approval of such matters by the pricing officer.

7. **Consider approval of the allocation of Community Development Block Grant, HOME Infill Grant and the Emergency Solutions Grant Programs for Fiscal Year 2021-2022**

Staff recommends approval of the allocation of grant funding for Fiscal Year 2021-2022.

8. **Consider a resolution of the City of Garland finding that Oncor Electric Delivery Company, LLC's application for approval of a Distribution Cost Recovery Factor pursuant to 16 Tex. Admin. Code 25.243 to increase distribution rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; requiring notice of this resolution to the company and legal counsel; and setting an effective date.**

Council is requested to approve a resolution denying the Oncor Rate Case Application.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

9. Hold public hearings on:

- a. Consider a Zoning [Planned Development] request by Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) to construct an apartment complex with 107 dwelling units. This property is located at 1010 State Highway 66 in District 2.

Consideration of the application of Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.), requesting approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use. This property is located at 1010 State Highway 66. (File No. Z 21-06, District 2)

- b. Consider a Detail Plan request by Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) to construct an apartment complex with 107 dwelling units. This site is located at 1010 State Highway 66 in District 2.

Consideration of the application of Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.), requesting approval of a Detail Plan for Multi-Family Use. This property is located at 1010 State Highway 66. (File No. Z 21-06, District 2)

- c. Consider a Major Waiver request by Good Samaritans of Garland, to build a 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This property is located at 212 and 214 North Twelfth Street in District 2.

Consideration of the application of Good Samaritans of Garland, requesting approval of a Major Waiver of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential (North) Sub-District. This property is located at 212 and 214 North Twelfth Street. (File No. DD 20-03, District 2)

- d. **Consider a Downtown Development Plan request by Good Samaritans of Garland, to build a 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This property is located at 212 and 214 North Twelfth Street in District 2.**

Consideration of the application of Good Samaritans of Garland, requesting approval of a Downtown Development Plan for a 2,700 square-foot food pantry building with storage, restrooms and office use. This property is located at 212 and 214 North Twelfth Street. (File No. DD 20-03, District 2)

10. Citizen comments.

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

11. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 05/04/2021

Item Title: Minutes April 20

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the April 20, 2021 Regular Meeting.

Attachments

Minutes April 20



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, April 20, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Mayor Pro Tem Jerry A. Nickerson
Deputy Mayor Pro Tem Deborah Morris
Council Member Ricky McNeal
Council Member B. J. Williams
Council Member Rich Aubin
Council Member Robert Vera
Council Member Dylan Hedrick
Council Member Robert John Smith

Staff Present: City Manager Bryan Bradford
Deputy City Manager Mitch Bates
Assistant City Manager John Baker
Assistant City Manager Judson Rex
City Attorney Brad Neighbor
City Secretary Eloyce René Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

Motion was made by Deputy Mayor Pro Tem Morris to adopt the Consent Agenda as presented, with the exception, of Item 5, which was pulled by Council Member Aubin for Individual Consideration, seconded by Council Member McNeal. Motion carried:

Vote: 9 ayes - 0 nays

1. **APPROVED** Consider approval of the minutes of the April 6, 2021 Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** Design Services for Watson Park
Improvements

Bid No. 0632-21

MHS Planning & Design

\$193,800.00

This request is to obtain professional services for the design and construction administration of improvements at Watson Park.

- b. APPROVED Professional Services for Tuckerville Park Development Bid No. 0697-21**

MHS Planning & Design \$641,250.00

This request is to provide professional design services for the development of a new tennis complex at Tuckerville Park.

- c. APPROVED Common Area Paving at Skatepark Bid No. 1113-17**

SPA Skateparks \$108,225.00

This request is to approve a Change Order for SPA Skateparks to include 6,000 square feet of additional paving into the skatepark scope for common area paving through the skatepark and Rick Oden Park.

- d. APPROVED Construction Material Testing for Shiloh Road from IH 635 to Kingsley Road Bid No. 0314-19**

Alliance Geotechnical Group, Inc. \$97,550.00

This request is to approve a Change Order to provide additional Construction Material Testing (CMT) services for the Shiloh Road – I.H. 635 to Kingsley Paving, Drainage and Utilities Improvements project.

- e. APPROVED GP&L Lookout Substation Capacitor Banks Bid No. 0514-21**

Texas Electric Cooperatives, Inc. \$233,950.00
Optional Contingency 23,995.00
TOTAL: \$257,945.00

This request is for the purchase of two (2) 138kV, 60 MVAR 3-phase capacitor banks for the GP&L Lookout Substation. An Optional Contingency is included for any additional work that may be required.

- f. APPROVED Commercial Corridor Design Services Bid No. 0705-21**

Teague Nall and Perkins, Inc. \$791,500.00

This request is to obtain professional services for the design of the corridor revitalization elements for First Street from Miller Road to Main Street/Lavon Drive.

- g. APPROVED Transportation Maintenance & Operations Facility Renovation Construction Services Bid No. 0469-21**

**Hill & Wilkinson General Contractors - Base \$1,477,171.00
Bid**

**Hill & Wilkinson General Contractors - 29,263.00
Alternate 1**

TOTAL: \$1,506,434.00

This request is to procure general construction services for renovations to the Transportation Maintenance & Operations Facility located at 409 Forest Gate Drive.

- h. APPROVED Access Controls for Police Property and Evidence Building Bid No. 0706-21**

Entech Sales and Service \$156,288.00

This request is for the purchase and installation of access controls at the new Police Property and Evidence Building.

- i. APPROVED Landfill Bulldozer Rebuild Bid No. 0716-21**

Holt Cat \$650,000.00

This request is to provide emergency repair services to a D8T bulldozer used at the Landfill.

- j. APPROVED Replacement Vehicles for Parks and EWS Department Bid No. 0728-21**

Caldwell Country Ford \$181,255.00

This request is for the purchase of replacement vehicles to be utilized by Parks and Environmental Waste Services.

- k. APPROVED Replacement Vehicles for GP&L and Parks Department Bid No. 0727-21**

Silsbee Ford \$130,713.75

This request is for the purchase of three replacement vehicles and one new vehicle to be utilized by GP&L and Parks.

- I. APPROVED Gale Fields Recreation Center Construction Services Bid No. 1130-20**

Core Construction \$887,432.00

This request is for the construction of the improvements at Gale Fields Recreation Center.

- m. APPROVED Downtown Garland Pedestrian Crossing Improvements Bid No. 0734-21**

Kansas City Southern Railway Company (KCS) \$508,338.00
Maximum Contingency 76,251.00
TOTAL: \$584,589.00

This request is to improve the Downtown Garland pedestrian crossings in an effort to further promote pedestrian connectivity.

- n. APPROVED Roof Replacements for Gale Fields Recreation Center and Head Start Child Care Center Bid No. 0726-21**

Supreme Roofing \$547,562.00

This request is for the replacement of roofs that have reached end of life at the Gale Fields Recreation Center and the Head Start Child Care Center.

- o. APPROVED TMPA Keith Switch to Steep Hollow Transmission Line Conductor Bid No. 0531-21**

KBS Electrical Distributors, Inc. \$420,542.00
Optional Contingency 42,054.20
TOTAL: \$462,596.20

This request is to provide conductor and guy wire for the rebuild of the TMPA Keith Switch to Steep Hollow Transmission Line. An Optional Contingency is included for any additional materials that may be required.

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

a. APPROVED Zoning File No. Z 20-42, II Stephens Development, LLC (District 5)

Ordinance No. 7214 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Single-Family-10 (SF-10) District to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses, and 2) a Detail Plan for Single-Family Detached Homes on a 15.265-acre property located at 2040 West Miller Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED Request for Development Assistance from Micropac Industries Inc.

Council approved the staff recommendations for a partial rebate of the applicable RE tax and certain City development fees.

5. APPROVED Partnership Agreement between the Garland Housing Finance Corporation (GHFC) and the City of Garland to Administer Donated GHFC Funding

At the April 19, 2021 Work Session, Council considered authorizing the City Manager to enter into a Partnership Agreement to administer new GHFC grant programs.

Council authorized the City Manager to enter into a Partnership Agreement to administer new Garland Housing Finance Corporation (GHFC) grant programs.

6. APPROVED Minute action approving two purchase and relocation assistance agreements negotiated to date with the property owners and tenants in the aggregate amount of \$208,000.

At the April 5, 2021 Executive Session, Council reviewed and discussed several purchase and relocation assistance agreements.

7. APPROVED Minute action approving two purchase agreements negotiated to date with the property owners in the aggregate amount of \$416,100.

At the April 5, 2021 Executive Session, Council reviewed and discussed several purchase and relocation assistance agreements regarding Fire Station 1 Land Acquisition.

8. APPROVED Minute action authorizing the Mayor to execute and convey the easement tract to Farmers Electric Cooperative in the amount of \$32,090.

At the April 5, 2021 Work Session, Council considered approving the easement tract as requested by Farmers Electric Cooperative.

9. APPROVED Minute action approving the easements related to the Hinton Landfill Gas-To-Energy Project

At the April 19, 2021 Work Session, Council considered two easements related to the Hinton Landfill Gas-To-Energy Project.

10. APPROVED Ordinance No. 7215 of the City of Garland, Texas, approving and authorizing the issuance of General Obligation Commercial Paper Notes, Series 2021, in an aggregate principal amount at any one time outstanding not to exceed \$50,000,000 to provide interim financing to pay project costs for eligible projects and to refund obligations issued in connection with an eligible project; authorizing such short term obligations to be issued, sold and delivered in various forms, including Commercial Paper Notes and a Bank Note, and prescribing the terms, features and characteristics of such instruments; approving and authorizing certain authorized officers and employees of the City to act on behalf of the City in the selling and delivery of such short term obligations, within the limitations and procedures specified herein; making certain covenants and agreements in connection therewith; providing for the levy, assessment and collection of a tax sufficient to pay the interest on Commercial Paper Notes and a Bank Note and to create a Sinking Fund for the redemption of a Bank Note; resolving other matters incident and related to the issuance, sale, security and delivery of Commercial Paper Notes, including the approval of an issuing and Paying Agent Agreement, a Reimbursement Agreement, a Fee Letter and a Dealer Agreement; approving the use of an Offering Memorandum in connection with the sale from time to time of such short term obligations; and providing an effective date.

Council approved a termination of the General Obligation Commercial Paper Program, Series 2015 and establish the General Obligation Commercial Paper Program, Series 2021.

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.

11. APPROVED Use of Community Development Block Grant (CDBG) Funding for the Demolition of 1922 Castle Drive in Partnership with the Garland Housing Finance Corporation (formerly Item 5 on the Consent Agenda)

At the April 19, 2021, Work Session, Council considered authorizing the City Manager to execute an agreement to provide CDBG funding in the amount of \$211,000 for the demolition of a blighted, abandoned structure located at 1922 Castle Drive.

Mayor LeMay provided comments on the Work Session discussion from April 19, which resulted in amendments to the contract.

Council Member Aubin presented commentary on the reason for the amendments. Motion was made by Council Member Aubin to approve the amended version of the agreement, which was provided to the full Council, seconded by Council Member Vera.

Council Member Williams requested clarification on the 30-day period (page 2 of the agreement) to clear all items; asking why the timeframe is 30 days?

Brian England, First City Attorney, confirmed that the 30-day period was negotiated by all parties, allowing time to clear up deficiencies; if they are not cleared, it could be a breach of the contract, which could result in future withholding of payments. Council Member Williams was satisfied with the clarification provided.

Mayor LeMay repeated the main motion. Motion carried:

Vote: 9 ayes - 0 nays

- 12. APPROVED Resolution No. 10484** of the City of Garland, Texas, authorizing the use of eminent domain for the acquisition of property rights for the construction and operation of a municipal fire complex in Garland, Dallas County, Texas; providing authorizations to acquire such property rights by condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of the resolution; and providing an effective date.

This matter was submitted to the Council by written briefing on the April 5, 2021 Work Session. Garland Voters approved Proposition B, an authorization for the City to issue obligation bonds for, among other things, the acquisition of property for the location of, and the construction of, a new fire station #1 complex. The new fire station will be located on an area of land east of First Street, north of Avenue D and south of Avenue B. The City has been able to successfully negotiate with most property owners to acquire the necessary property interests. However, the City has not been able to successfully negotiate a final purchase price with the final three remaining property owners named in the proposed resolution. For the remaining tracts, public convenience and necessity require the acquisition of property rights by condemnation.

Council Members McNeal and Smith were recused from this item, leaving the virtual meeting before the vote was cast.

Mayor LeMay called for discussion or speakers on this item; there was no discussion.

Pursuant to Sec. 22.06.053 of the Texas Government Code a motion was made by Deputy Mayor Pro Tem Morris that the City Council of the City of Garland, Texas, authorize the use of the power of eminent domain to acquire the following properties located in the City of Garland, Dallas County, Texas:

- 406, 410 and 441 Ford – Lots, 9 and 10 in Block E, of the 1st Installment Coopers Addition, an Addition to the City of Garland, Dallas County, Texas according to the Map thereof recorded in Volume 7, page 423 of the Map Records of Dallas County, Texas; and Lot 1, in Block D of the 1st Installment Coopers Addition, an Addition to the City of Garland, Dallas County, Texas according to the Map thereof recorded in Volume 7, page 423 of the Map Records of Dallas County, Texas;
- 414 Hicks – Lot 6, in Block H, of the 2nd Installment Coopers Addition, an Addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 7, page 443, of the Map Records of Dallas County, Texas;

for the construction of a municipal fire complex. My motion includes approval of the proposed resolution and intends that the record vote on this matter applies to all units of property to be condemned, seconded by Council Member Aubin. Motion carried:

Vote: 7 ayes, 0 nays

- 13. APPROVED Resolution No. 10485** of the City of Garland, Texas, authorizing the use of eminent domain for the acquisition of property rights for the construction and expansion of a public right-of-way, Naaman School Road, in Garland, Dallas County, Texas; providing authorizations to acquire such property rights by condemnation and making certain findings pertaining thereto; providing further authorizations as may be necessary to carry out the purposes of the resolution; and providing an effective date.

This matter was submitted to the Council by written briefing on the April 5, 2021 Work Session. Naaman School Road (from Brand to S.H. 78 / Lavon Drive) is currently a two-lane asphalt street. It is being reconstructed to a four-lane divided roadway with curbs. Because the City does not already own all the property upon which the project will be constructed, the City has engaged in an effort to acquire certain property interests. The City has been able to successfully negotiate with most property owners to acquire the necessary property interests. However, the City has not been able to successfully negotiate a final purchase price with the property owner named in the proposed resolution. For the remaining tract, public convenience and necessity require the acquisition of property rights by condemnation.

Pursuant to Sec. 2206.053 of the Texas Government Code: Motion was made by Deputy Mayor Pro Tem Morris that the City Council of the City of Garland, Texas, authorize the use of the power of eminent domain to acquire the following property located in the City of Garland, Dallas County, Texas:

- 227 E. Brand Road and 229 E. Brand, being All the certain tracts being situated in the Onofre Alvarado Survey, Abstract No. 2, Page 55, tract 22, ACS 0.19 and tract 36, ACS 0.2875, Dallas County, Texas;

for the expansion of, and construction of improvements to, a certain public right-of-way, commonly known as Naaman School Road.

My motion includes approval of the proposed resolution and intends that the record vote on this matter applies to all units of property to be condemned, seconded by Council Member Smith. Motion carried:

Vote: 9 ayes, 0 nays

14. Hold public hearings on:

- a. APPROVED Consider a Zoning [Planned Development] request by Rodolfo V. Herrera Elizalde to allow an approximately 700 square-foot Guest House to be located behind the primary house. This site is located at 1544 Flores Drive in District 5.**

Consideration of the application of Rodolfo V. Herrera Elizalde, requesting approval of a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses. This property is located at 1544 Flores Drive. (File No. Z 21-02, District 5)

Mayor LeMay requested to process all related items together; Council Member Aubin concurred.

The staff report was presented by Will Guerin, Director of Planning. Speaker on this item was Raul Lopez, applicant. During his comments, Mr. Lopez explained that he was speaking on behalf of his in-laws, who own the property. He informed Council there was a misunderstanding with the contractor regarding the requested 698 square foot size for the guest house; the applicants are willing to reduce the size to 393 square feet, which complies with Garland Development Code.

There was discussion by the Council. Brad Neighbor, City Attorney, requested clarification regarding the dwelling size. Mr. Lopez confirmed they are willing to conform to the size limitations of the GDC.

Council Member Aubin asked if the dwelling use could be limited? Mr. Neighbor explained it could not be used for a short term rental, which would be a violation of the zoning ordinance and could be enforced. There were additional questions by Council Member Aubin.

Motion was made by Council Member Aubin denying the Planned Development, approval of the Specific Use Provision for five years, with the revised 393 square feet, and approval of a revised Detail Plan in compliance with the GDC, seconded by Council Member Williams. Motion carried:

Vote: 9 ayes, 0 nays

- b. **APPROVED** Consider a Specific Use Provision request by Rodolfo V. Herrera Elizalde to allow an approximately 700 square-foot Guest House to be located behind the primary house. This site is located at 1544 Flores Drive in District 5.

Consideration of the application of Rodolfo V. Herrera Elizalde, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7

(SF-7) District. This property is located at 1544 Flores Drive. (File No. Z 21-02, District 5)

- c. **APPROVED** Consider a Detail Plan request by Rodolfo V. Herrera Elizalde to allow an approximately 700 square-foot Guest House to be located behind the primary house. This site is located at 1544 Flores Drive in District 5.

Consideration of the application of Rodolfo V. Herrera Elizalde, requesting approval of a Detail Plan for a Guest House on a property zoned Single-Family-7 (SF-7) District This property is located at 1544 Flores Drive. (File No. Z 21-02, District 5)

- d. **APPROVED** Consider a Specific Use Provision request by Alliance Architects, Inc. to receive, store, and distribute hand sanitizer in an existing 216,335 square-foot building. This property is located at 1600 South Jupiter Road in District 6.

Consideration of the application of Alliance Architects, Inc., requesting approval of a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District. This property is located at 1600 South Jupiter Road. (File No. Z 21-03, District 6)

Mayor LeMay requested to take action on both items in one vote; Council Member Vera concurred.

The staff report was presented by Will Guerin, Director of Planning. Speakers on this item were Chief Eric Lovett, Carlos deSaracho and Tom Fleming, Ecolab.

There was discussion by the Council.

Motion was made by Council Member Vera to approve the Specific Use Provision and the Site Plan, seconded by Mayor Pro Tem Nickerson. Motion carried:

Vote: 9 ayes, 0 nays

- e. **APPROVED** Consider a Site Plan request by Alliance Architects, Inc. to receive, store, and distribute hand sanitizer in an existing 216,335 square-foot building. This property is located at 1600 South Jupiter Road in District 6.

Consideration of the application of Alliance Architects, Inc., requesting approval of a Site Plan for a High Risk Use on a property zoned Industrial (IN) District. This property is located at 1600 South Jupiter Road. (File No. Z 21-03, District 6)

- f. **POSTPONED** Consider a request by MVAH Partners to re-zone the property to allow an apartment complex. This property is located at 1102 North Shiloh Road in District 8.

Consideration of the application of MVAH Partners, requesting approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District. This property is located at 1102 North Shiloh Road. (File No. Z 21-04, District 8) **(The applicant requests postponement to the May 18, 2021, Regular City Council Meeting.)**

Motion was made by Council Member Smith to postpone this item to May 18, 2021, seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

15. **Citizen comments:** Joshua Garcia, Jennifer Ernst, Cary Hodson, Travis Ehlers, Samuel Irby and Jason Lain.
16. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:21 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 05/04/2021

Item Title: Arterial Pavement Maintenance Requirements Contract - Minor Repairs V

Submitted By: Steve Oliver, Streets Director

Bid Number: 0106-21

Purchase Justification:

This request is to approve a Change Order that will authorize Jerusalem Corporation to remove and replace additional quantities of existing concrete pavement at various locations throughout the city.

Evaluation:

Jerusalem Corporation was awarded the original PO 31066 in the amount of \$2,080,933 at the November 10, 2020, City Council Meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Jerusalem Corporation	All	\$520,233.00
TOTAL:		\$520,233.00

Basis for Award: Change Order

Purchase Requisition #: 45272

Fiscal Impact

Total Project/Account:	\$31,602,243
Expended/Encumbered to Date:	20,438,906
Balance:	\$11,163,337
This Item:	520,233
Proposed Balance:	\$10,643,104
Account #:	831-4693-7111

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 211

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/22/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/21/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 05/04/2021

Item Title: Mayfield Avenue Paving and Water & Wastewater Mains Replacement

Submitted By: Wes Kucera, Managing Director

Bid Number: 0540-21

Purchase Justification:

This request is to provide construction services for installation of approximately 15,892 SY of 8-inch 4,000 psi reinforced concrete street paving, 4,611 linear feet of 8-inch water lines, and 796 linear feet of 8-inch sanitary sewer in Mayfield Avenue from Saturn Road to Kazak Drive and from Keele Drive to W. Centerville Road. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Fifteen (15) bids were received and evaluated with New World Contracting, LLC, submitting the Straight Low Bid.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	New World Contracting, LLC	All	\$2,634,556.42
	Optional Contingency		315,000.00
		TOTAL:	\$2,949,556.42

Basis for Award: Straight Low Bid

Purchase Requisition #: 44939

Fiscal Impact

Total Project/Account: \$32,551,108
Expended/Encumbered to Date: 19,154,929
Balance: \$13,396,179
This Item: 2,949,556
Proposed Balance: \$10,446,623
Account #: 831-4693-7111, 220-4049-3019100-9214, & 235-4149-3212400-9305

Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Construction	\$2,000,691
Water CIP / Distribution Lines (Up to 14-Inch)	820,827
Wastewater CIP / Infiltration Correction - Various	128,038

	Total	\$2,949,556
--	-------	-------------

Attachments

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

Fiscal Reference:

Budget Type: Operating Budget
 CIP

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 211; CIP - Pages 235 & 257

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	04/22/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	04/22/2021

[illegible]

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 05/04/2021

Item Title: Replacement of Water Mains on Camilla Lane, West Carolyn Drive and West Walnut Circle

Submitted By: Wes Kucera, Managing Director

Bid Number: 0523-21

Purchase Justification:

This request is to provide construction services for the replacement of approximately 2,600 linear feet of existing water line along Camilla Lane from Stadium Drive to the end of the cul-de-sac. The project also includes replacing approximately 1,475 linear feet of existing water line along West Carolyn Drive from South First Street to South Fifth Street and approximately 500 linear feet of existing water line along West Walnut Circle. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Fourteen (14) bids were received and evaluated with Tri-Con Services, Inc., submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri-Con Services, Inc.	All	\$839,000.00
Optional Contingency		83,900.00
TOTAL:		\$922,900.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 44934

Fiscal Impact

Total Project/Account: \$15,365,524
Expended/Encumbered to Date: 11,653,700
Balance: \$3,711,824

This Item: 922,900
Proposed Balance: \$2,788,924
Account #: 220-4049-3019100-9214
Fund/Dept/Project – Description and Comments:
Water CIP / Distribution Lines (Up to 14-Inch)

Attachments

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

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2021
Document Location: Page 235

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 04/22/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/22/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 05/04/2021

Item Title: Municipal Court OnBase Workflow Enhancements

Submitted By: Steven Niekamp, Chief Information Officer

Bid Number: 0748-21

Purchase Justification:

This request is to upgrade the OnBase Electronic Content Management System used by Municipal Court to manage documents, workflows and process life cycles. The system is in need of updates and modifications to better match the Municipal Court's current processes which have changed due to legislative mandates and the addition of court dockets.

Evaluation:

The upgrades will be performed by DataBank IMX through the Texas Department of Information Resources (DIR) Cooperative Purchasing Contract DIR-TSO-4342.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	DataBank IMX	All	\$121,688.00
		TOTAL:	\$121,688.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 45225

Fiscal Impact

Total Project/Account:	\$175,000
Expended/Encumbered to Date:	50,679
Balance:	\$124,321
This Item:	121,688
Proposed Balance:	\$2,633
Account #:	415-4599-2342220-9029 & 415-4599-2340419-9029

Fund/Dept/Project – Description and Comments:

IT Project Fund / Courts OnBase Workflow Update	\$106,688
IT Project Fund / OnBase Upgrades	15,000
Total	\$121,688

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Page 317

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/22/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/21/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 05/04/2021

Item Title: TMPA Ben Davis to McCree Reconductor Construction Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1239-19

Purchase Justification:

This request is to approve a Change Order for the cost of labor associated with pier foundation and guy anchor drilling. At the time this project was bid out, the volume of the pier foundations was unknown. The vendor supplied a pier foundation drilling rate that would be used at a later date to determine the total drilling cost. This is part of the approved TMPA Ben Davis to McCree Reconductor CIP project and will be reimbursed at 100%.

Evaluation:

Higher Power Electrical, LLC, was awarded the original PO 29592 in the amount of \$4,226,273 at the September 17, 2019, City Council Meeting.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Higher Power Electrical, LLC	All	\$316,050.00
TOTAL:		\$316,050.00

Basis for Award: Change Order

Purchase Requisition #: 44872

Fiscal Impact

Total Project/Account: \$2,324,800
Expended/Encumbered to Date: 786,944
Balance: \$1,537,856
This Item: 316,050
Proposed Balance: \$1,221,806

Account #: 215-3542-3126101-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / TMPA Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: CIP - Page 284

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/22/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/20/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 05/04/2021

Item Title: Design Services for Bobtown Road, Waterhouse Boulevard and S. Country Club Road Improvements

Submitted By: Michael Polocek, Engineering Director

Bid Number: 5703-15

Purchase Justification:

This request is to approve a Change Order for additional Engineering Design Services related to the redesign of the storm sewer at the intersection of Bobtown Road and McKenzie Lane. The redesign is to accommodate the construction of a Hike and Bike Trail in accordance with the Parks Trail Master Plan. Also included is funding for resubmittal to TDLR for the trail and associated ramp design review. A location map is attached for reference.

Evaluation:

Huitt-Zollars, Inc., was awarded the original PO 24318 in the amount of \$557,142 at the August 18, 2015, City Council Meeting.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Huitt-Zollars, Inc.	All	\$9,410.00
		TOTAL:	\$9,410.00

Basis for Award: Change Order

Purchase Requisition #: 45212

Fiscal Impact

Total Project/Account: \$6,308,327
Expended/Encumbered to Date: 5,897,340
Balance: \$410,987
This Item: 9,410

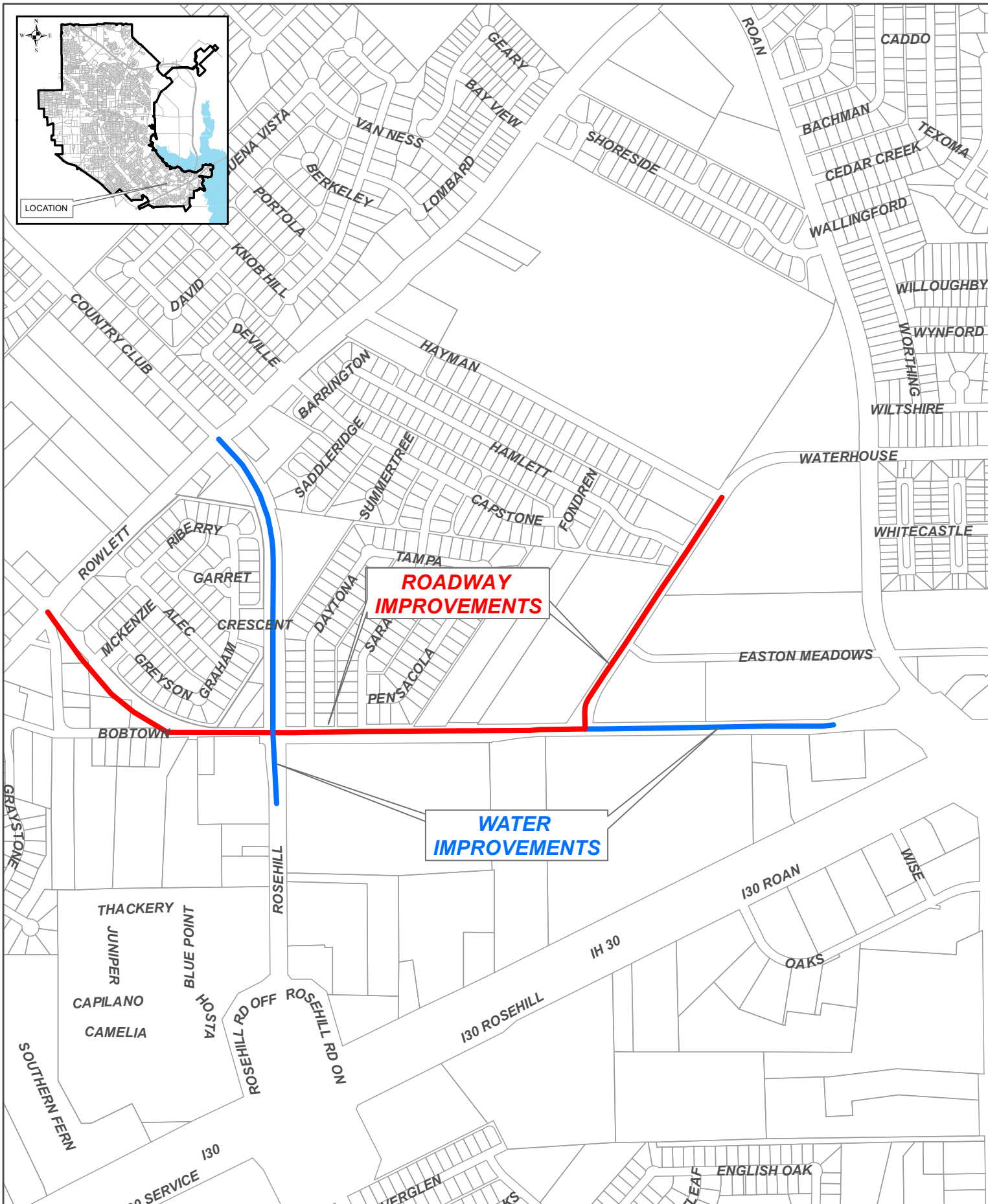
Proposed Balance: \$401,577
Account #: 624-1409-1427204-7101, 654-1429-1856519-710120
Fund/Dept/Project – Description and Comments:
Park CIP / 2019 Bond Trail Development Program / Bobtown Road Trail: \$2,000
Street/Transportation CIP / Bobtown Road - Rowlett to Waterhouse: \$7,410

Attachments

Bid Recap
Bobtown Road Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2021
Document Location: CIP - Pages 88 and 97

Budget Director Approval:	Allyson Bell Steadman	Approval Date: 04/22/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/20/2021





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 05/04/2021

Item Title: Roof Replacements for North Garland Branch Library and Police Forensics Building

Submitted By: Ginny Holliday, Facilities Management Director

Bid Number: 0764-21

Purchase Justification:

This request is for the replacement of roofs that have reached end of life at the North Garland Branch Library and the Police Forensics building.

Evaluation:

The services are being provided by Supreme Roofing through TIPS Cooperative Purchasing Contract 180702.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Supreme Roofing	All	\$426,335.00
Optional Contingency		20,000.00
TOTAL:		\$446,335.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 45249

Fiscal Impact

Total Project/Account: \$3,570,444
Expended/Encumbered to Date: 693,497
Balance: \$2,876,947
This Item: 446,335
Proposed Balance: \$2,430,612
Account #: 692-4749-1603800-9002
Fund/Dept/Project – Description and Comments:

Municipal Facilities & Miscellaneous Tax Supported / Roof Replacement

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: CIP - Page 186

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/22/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/20/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 05/04/2021

Item Title: Crane Body

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0768-21

Purchase Justification:

This request is for the replacement of a crane body specifically made for a Freightliner truck chassis to be utilized by GP&L.

Evaluation:

Versalift Southwest, LLC, is the Sole Source provider due to design patents and specifications.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Versalift Southwest, LLC	All	\$952,160.00
TOTAL:		\$952,160.00

Basis for Award: Sole Source

Purchase Requisition #: 45253

Fiscal Impact

Total Project/Account: \$1,366,000
Expended/Encumbered to Date: 326,026
Balance: \$1,039,974
This Item: 952,160
Proposed Balance: \$87,814
Account #: 210-3599-3144601-9009
Fund/Dept/Project – Description and Comments:
Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: CIP - Page 284

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/22/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/20/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 05/04/2021

Item Title: Heavy Duty Trucks

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0772-21

Purchase Justification:

This request is for the purchase of three (3) replacement heavy duty trucks to be utilized by GP&L.

Evaluation:

The heavy duty trucks are available from Freightliner of Austin through the TIPS Cooperative Purchasing Contract 200206.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Freightliner of Austin	All	\$888,445.00
TOTAL:		\$888,445.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 45260

Fiscal Impact

Total Project/Account: \$2,790,217
Expended/Encumbered to Date: 1,126,987
Balance: \$1,663,230
This Item: 888,445
Proposed Balance: \$774,785
Account #: 444-3226-9009
Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / Electric Utility

\$262,786.00 - Replaces 320-0198, Bucket Truck

248,150.00 - Replaces 320-332, Digger Truck with Auger

377,509.00 - Replaces 320-394, Hole Digger

\$888,445.00 = Total

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 275

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/22/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/21/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 05/04/2021

Item Title: Commercial Container Repairs

Submitted By: Uriel Villalpando, EWS Director

Bid Number: 1250-20

Purchase Justification:

This request is to approve a Change Order in order to maintain service demands for commercial container repairs and replacements due to significant growth in the Commercial Services Division. Over the past two (2) years, the Commercial Services Division has added nearly 500 new commercial accounts, generating approximately \$361,000 per year in additional revenue.

Evaluation:

DFW Container Service was awarded the original BL 8150 in the amount of \$75,000.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DFW Container Service	All	\$25,000.00
TOTAL:		\$25,000.00

Basis for Award: Change Order

Purchase Requisition #: 45229

Fiscal Impact

Total Project/Account:	\$1,714,887
Expended/Encumbered to Date:	1,227,976
Balance:	\$486,911
This Item:	25,000
Proposed Balance:	\$461,911
Account #:	241-4314-6051

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 255

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/23/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/23/2021



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. a.

Meeting Date: 05/04/2021

Item Title: Z 21-02 Rodolfo V. Herrera Elizalde (District 5)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-02 Rodolfo V. Herrera Elizalde

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-02 Ordinance

Z 21-02 Exhibit A

Z 21-02 Exhibit B

Z 21-02 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A GUEST HOUSE ON A 0.415-ACRE TRACT OF LAND ZONED SINGLE-FAMILY-7 (SF-7) DISTRICT LOCATED AT 1544 FLORES DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of March, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a Guest House made by **Rodolfo V. Herrera Elizalde**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Guest House on a 0.415-acre tract of land zoned Single-Family-7 (SF-7) District and located at 1544 Flores Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

ZONING FILE NO. Z 21-02

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

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-02

Being Lot 53 of Bella Vista Addition Second Installment Revised, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 13, Page 93, of the Official Public Records of Dallas County, Texas, being commonly known as 1544 Flores Drive, and containing 0.415 of an acre of land, more or less.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-02

1544 Flores Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Guest House.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-7 (SF-7) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

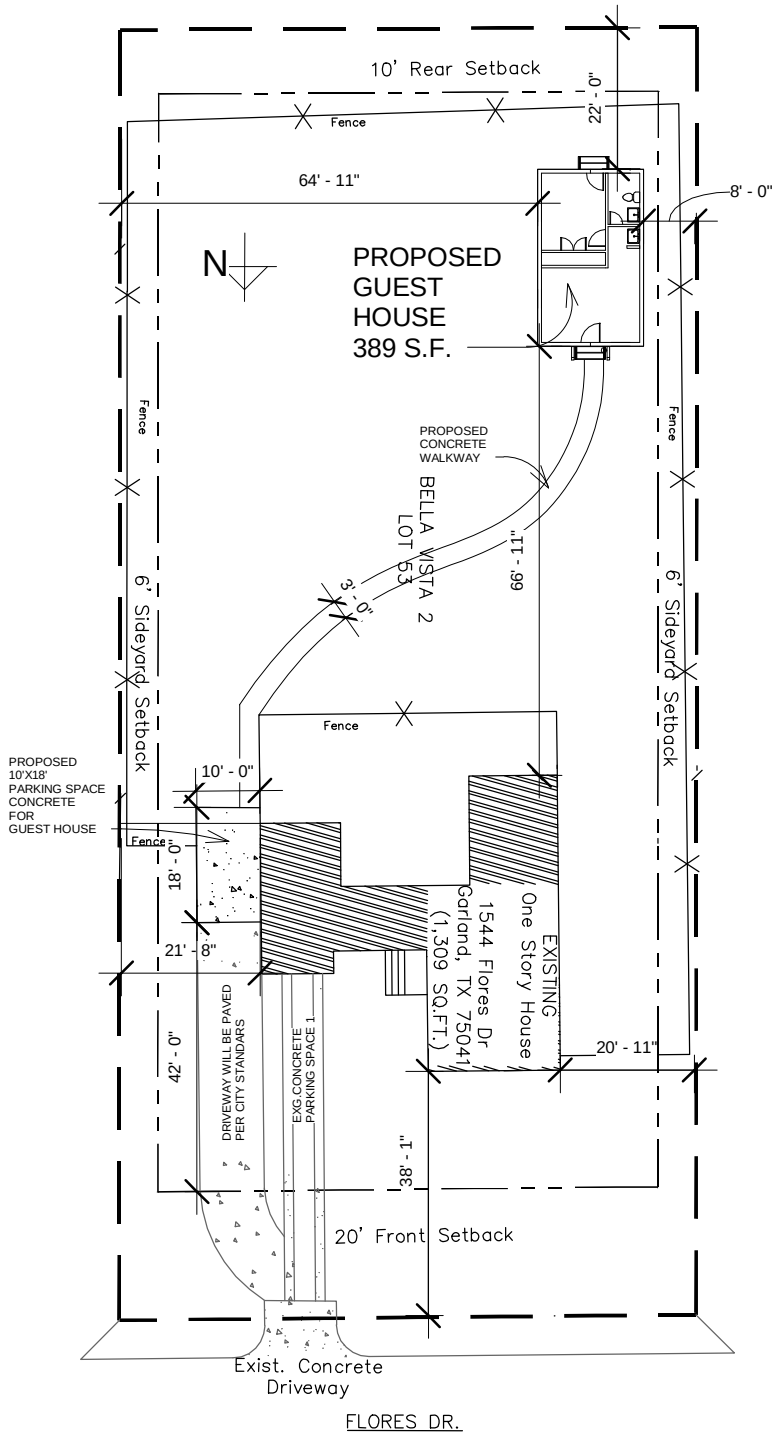
IV. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan and Elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

V. Specific Use Provision:

- A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for a time period of five (5) years.
- B. Building Area: The maximum building area for the Guest House shall be 393 square feet.

EXHIBIT C



VICINITY MAP

SQUARE FOOTAGE

AREA	S.F.
PROP. GUEST HOUSE	389
EXG. HOUSE TO REMAIN	1,309
TOTAL	1,698
BLDG. FOOTPRINT	1,698
PROPERTY LOT AREA	18,112
LOT COVERAGE	9.38%



OPTIMAL DESIGN
architectural consulting

Office:
8055 E. R.L. Thornton Fwy
Ste. 255
Dallas, Tx. 75228

Contact:
odplans@gmail.com

Phone: (214) 774-9990

<https://optimaldesigntx.vpweb.com>

<https://www.facebook.com/optimaldesigntx>

GENERAL NOTES

- THE GENERAL CONTRACTOR/ BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS / DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/ OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
- THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
- ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

REVISIONS

NO.	DESCRIPTION

PROJECT NAME:
GUEST HOUSE

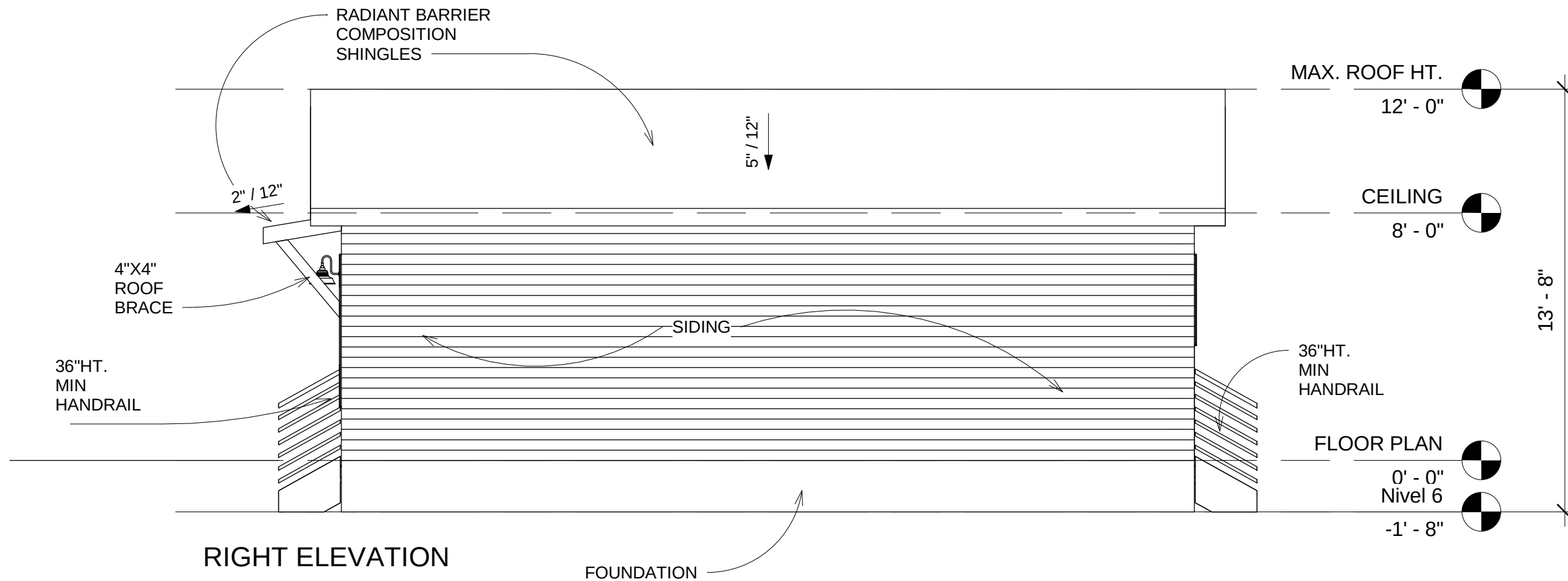
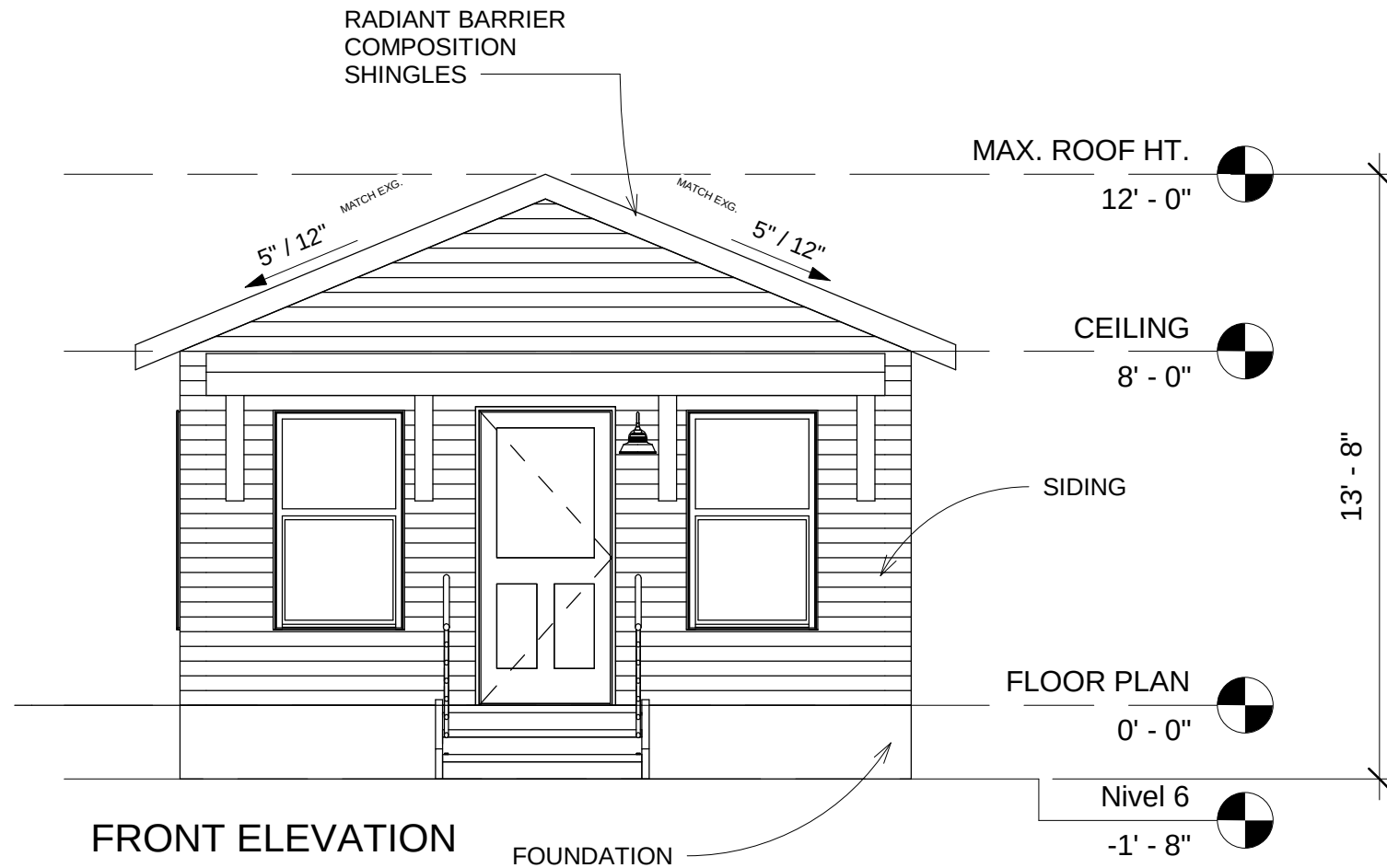
PROJECT ADDRESS:
1544 Flores Dr, Garland, TX 75041
Legal Description: BELLA VISTA 2
LOT 53

PLAN NAME:

SITE PLAN

DATE: 04/22/21	SCALE: 1"=30'-0"
-------------------	---------------------

SHEET :
A100



GENERAL NOTES

1. THE GENERAL CONTRACTOR/ BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS / DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND / OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

REVISIONS

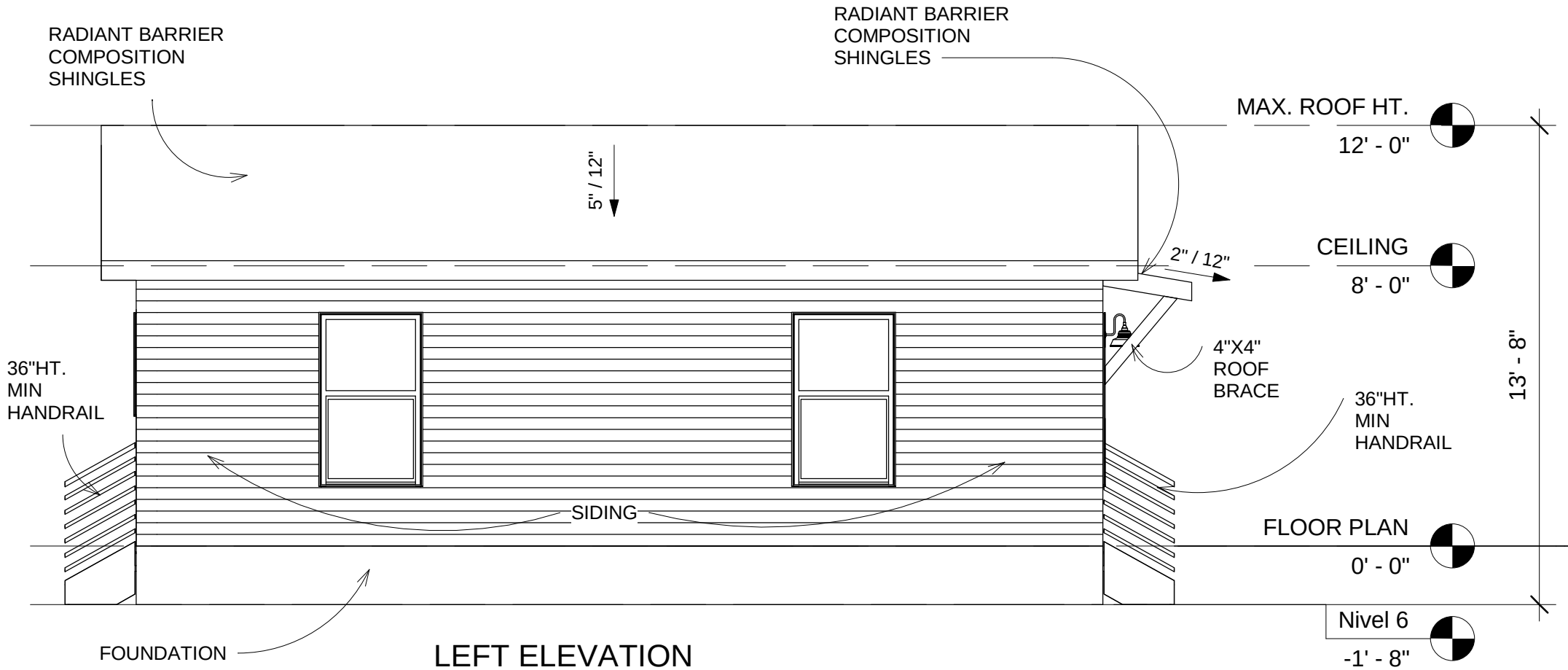
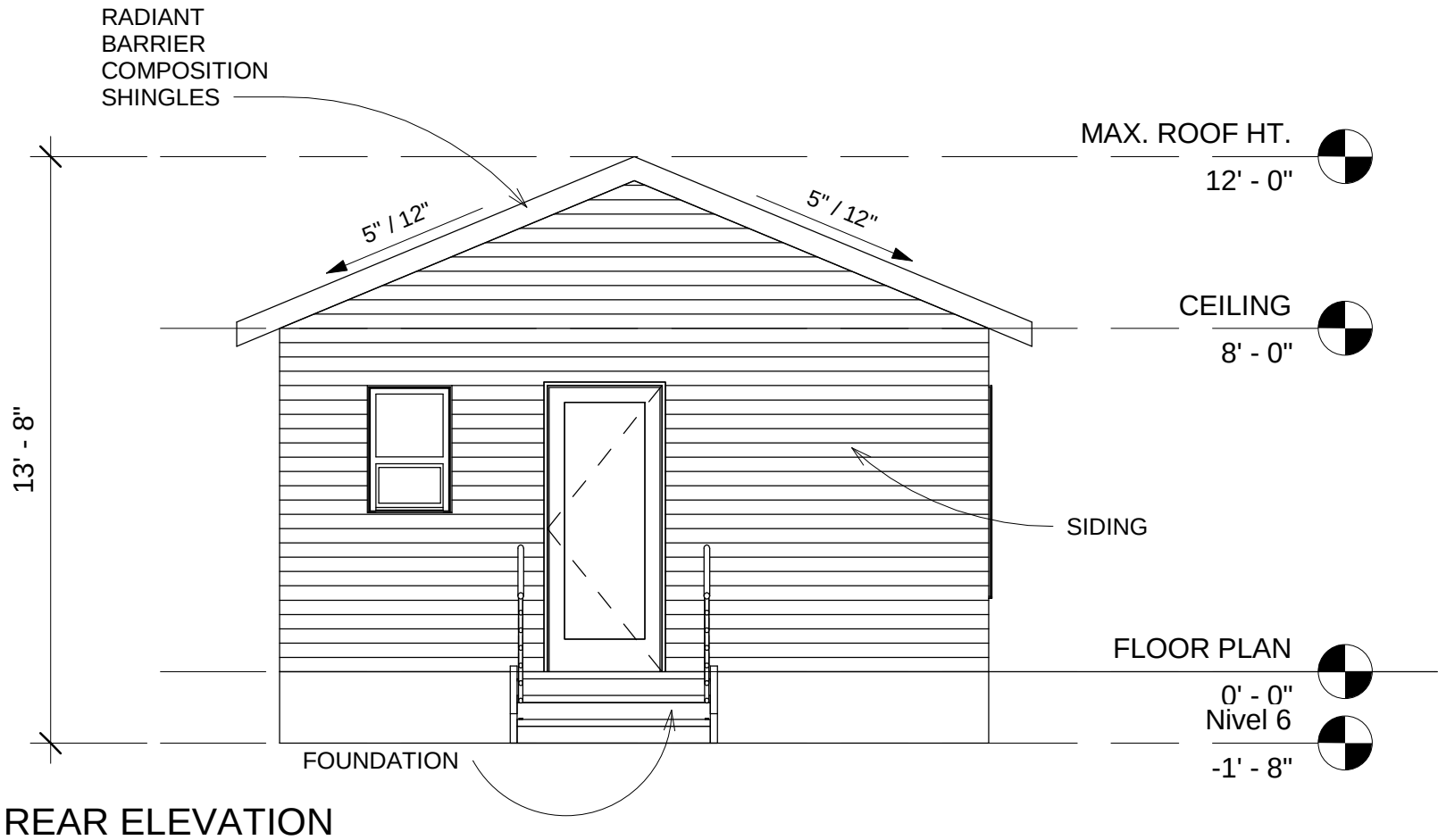
PROJECT NAME:
GUEST HOUSE

PROJECT ADDRESS:
1544 Flores Dr, Garland, TX 75041
Legal Description: BELLA VISTA 2
LOT 53

PLAN NAME:
ELEVATIONS

DATE: 04/22/21	SCALE: 1/4" = 1'-0"
-------------------	------------------------

SHEET:
A104



Office:
8055 E. R.L. Thornton Fwy
Ste. 255
Dallas, Tx. 75228

Contact:
odplans@gmail.com

Phone: (214) 774-9990

https://optimaldesigntx.vpweb.com
https://www.facebook.com/optimaldesigntx

GENERAL NOTES

1-THE GENERAL CONTRACTOR/ BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS / DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/ OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

2-THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.

3-THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.

4-ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.

5-IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

REVISIONS	

PROJECT NAME:
GUEST HOUSE

PROJECT ADDRESS:
1544 Flores Dr, Garland, TX 75041
Legal Description: BELLA VISTA 2
LOT 53

PLAN NAME: ELEVATIONS	
DATE: 04/22/21	SCALE: 1/4" = 1'-0"
SHEET: A104.1	



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3. b.

Meeting Date: 05/04/2021

Item Title: Z 21-03 Alliance Architects, Inc. (District 6)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-03 Alliance Architects, Inc.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-03 Ordinance

Z 21-03 Exhibit A

Z 21-03 Exhibit B

Z 21-03 Exhibits C & D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A HIGH RISK USE ON A 11.947-ACRE TRACT OF LAND ZONED INDUSTRIAL (IN) DISTRICT AND LOCATED AT 1600 SOUTH JUPITER ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of March, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a High Risk Use made by **Alliance Architects, Inc.** ; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a High Risk Use on a 11.947-acre tract of land zoned Industrial (IN) District and located at 1600 South Jupiter Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

ZONING FILE NO. Z 21-03

PASSED AND APPROVED this _____ day of _____, 2021.

CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-03

BEING described as Lot 2R, Block 1, of the Jupiter Miller Business Center, an addition to the City of Garland, Texas, as recorded in Instrument No. 201800030306 of the Official Public Records of Dallas County, Texas, and containing 11.947 (12) acres.

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-03

1600 South Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a High Risk Use on a property zoned Industrial (IN) District.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:** Development is to be in general conformance with the approved site plan and elevations labeled Exhibits C and D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Conditions:**
 - A.** The High Risk Use authorized by this Specific Use Provision shall include Hand Sanitizer 80% Alcohol Antiseptic and other cleaning and disinfectant liquids stored in a separate storage room from other materials in the facility. No other product or any greater volume of such product may be stored on the subject property without an amendment to this Specific Use Provision. No liquid classified as a Class 1A flammable liquid shall be stored in the separate storage room. All operations conducted under this Specific Use Provision shall comply fully with all applicable local, State, and Federal laws and regulations, including permitting and inspections requirements. The operator of the permitted premises shall, on no less than an annual basis, provide access to the Garland Fire Department for purpose of inspection to determine compliance. The operator of the permitted premises shall keep

and maintain documentation of the most recent annual inspection(s) on the premises; this documentation must be produced to the City of Garland upon request.

B. The storage of chemicals shall be limited to the storage room shown in Exhibit C and D. There shall be no processing or mixing of products, and no open containers may be stored in the storage room.

C. Time Period: The Specific Use Provision shall be in effect until September 30, 2029.

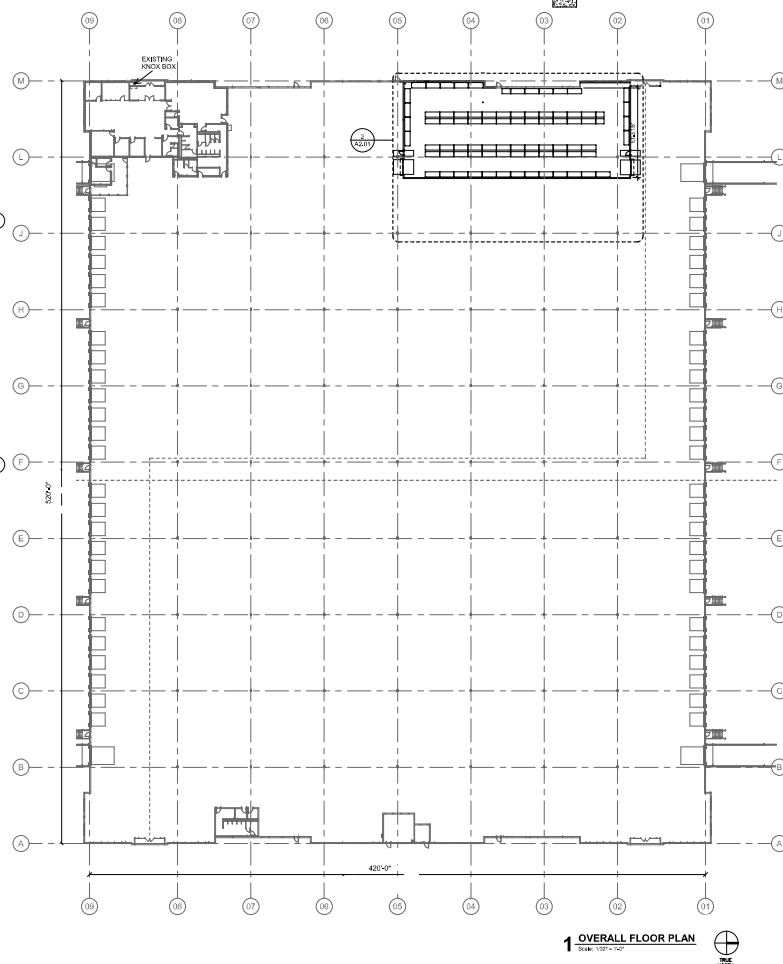
[illegible]

	EXIST. TO REMAIN
	NEW CONSTRUCTION
	PARTITION TYPE SYMBOL
	RECESSED FIRE EXTINGUISHER CABINET
	SURFACE MOUNTED FIRE EXTINGUISHER CABINET
	BRACKET MOUNTED FIRE EXTINGUISHER
	CARD READER

- ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.
- CEILING LIGHT FIXTURES AND OTHER ITEMS SCREENED ON DRAWINGS SHALL BE LOCATED PER REFLECTED CEILING PLANS. THE CONTRACTOR SHALL USE EXTENSIVE CARE IN COORDINATING THEIR WORK TO FIT THE PATTERN SHOWN ON THE REFLECTED CEILING PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MECHANICAL SYSTEMS AND THE COORDINATION OF LIGHT FIXTURES ABOVE THE CEILING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE CONTRACTOR TO SUMMIT ANY REVISION /AVOUT TO THE ARCHITECT PRIOR TO INSTALLATION.
- LIGHT ANCHORS SHALL BE 1/2" DIA. STEEL ANCHORS. PRECASTS MOUNTING HEIGHT SHALL BE 4" IF 1/2", UNLESS NOTED OTHERWISE.
- SWITCHING SHALL BE GROUPED AT MINIMUM ANCHOR DISTANCE APART.
- ALL DOWNLIGHTS ARE TO BE CENTRIFIED WITH AN OCEING THE UGUA.
- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF BACK OF THE WALL LIGHTS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE LOCAL BUILDING CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LIGHTS TO REMAIN EXCEPT AS NOTED.
- REFER TO MEP DRAWINGS FOR ELECTRICAL FIXTURES.
- PROPERLY EXTEND FIRE SPRINKLER SYSTEM SO AS TO PROVIDE COMPLETE COVERAGE. THE DESIGN, INSTALLATION AND MAINTENANCE SHALL COMPLY WITH NFPA 13.

	SUSPENDED PENDANT LIGHT FIXTURE
	RECESSED DOWNLIGHT
	RECESSED WALL WASHER DOWNLIGHT
	EXIT LIGHT FIXTURES (CEILING-MOUNTED OR WALL MOUNTED)
	EMERGENCY LIGHT FIXTURE
	TELEVISION OUTLET
	SPEAKER
	JUNCTION BOX
	2'X2' RECESSED LED FIXTURE
	2'X4' RECESSED LED FIXTURE
	MOTORIZED PROJECTION SCREEN
	1'X3' STRIP LED LIGHT FIXTURE
	1'X4' STRIP LED LIGHT FIXTURE
	PROJECTOR, PROVIDED BY OTHERS
	2'X2' ACOUSTICAL LAY-IN CEILING
	2'X4' ACOUSTICAL LAY-IN CEILING
	PAINTED GYPSUM BOARD CEILING

- ALL WALL AND CEILINGS TO BE PAINTED P1, U.N.O.
- FLOORING TO REMAIN EXISTING SEALED CONCRETE





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 05/04/2021

Item Title: 2020-21 Budget Amendment No. 3

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

At the April 19, 2021 Work Session, Council considered an amendment to the 2020-2021 Adopted Budget. For Council's consideration is an ordinance amending the 2020-2021 Adopted Budget to appropriate funds in the amount of \$15,000 in the Narcotic Seizure Fund to supply doses of Narcan Nasal Spray for Police Officers.

Recommendation/Action Requested and Justification

Consider approval of the ordinance amending the FY 2020-2021 Adopted Budget.

Attachments

Budget Amendment No. 3 Ordinance

Exhibit A - Policy Report

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2020-21 OPERATING BUDGET (BUDGET AMENDMENT NO. 3); PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE NARCOTIC SEIZURE FUND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2020-21 Operating Budget and appropriated the necessary funds out of the Narcotic Seizure Fund for various operations and activities of the City that may be lawfully funded through such source;

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the budget as deemed necessary; and

WHEREAS, the City Council has reviewed and concurred with a Policy Report that establishes the need for changes to the appropriations from the Narcotic Seizure Fund;

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

Section 1

The City Council hereby authorizes and approves an amendment to the 2020-21 Operating Budget (Budget Amendment No. 3) for the purpose and in the amount as shown in Exhibit A (Policy Report), attached hereto and incorporated herein by reference.

Section 2

The City Council hereby amends Ordinance No. 7172, Section 1, adjusting the operating appropriation in the Narcotic Seizure Fund in the amount and for the purposes specified in Exhibit A (Policy Report), attached hereto.

Section 3

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

PASSED AND APPROVED this the ____ day of May, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

POLICY REPORT

City Council Work Session Agenda

Work Session Item 3.d.

Meeting Date: April 19, 2021

Item Title: 2020-21 Budget Amendment No. 3

Submitted By: Allyson Bell Steadman, Budget Director

Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend the 2020-21 Adopted Budget in order to appropriate available funds to supply 300 doses of Narcan Nasal Spray for Police Officers.

OPTIONS

- A. Approve Budget Amendment No. 3 as proposed.
- B. Do not approve Budget Amendment No. 3.

RECOMMENDATION

Option (A) – Approve Budget Amendment No. 3 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 4, 2021 Regular Meeting.

BACKGROUND

The Police Department is requesting \$15,000 to supply 300 doses of Narcan Nasal Spray for Police Officers. The use of fentanyl by drug dealers and drug users is increasing, which creates a significant Officer safety issue when Officers come in contact with the potent, lethal substance.

Budget Amendment No. 3 proposes to increase the Narcotic Seizure Fund's FY 2020-21 appropriations by \$15,000 to supply Narcan Nasal Spray to Police Officers. Funding for this request will come from excess fund balance reserves and higher-than-anticipated revenue awarded year-to-date.

2020-21 Narcotic Seizure Adopted Budget	\$180,160
Proposed One-Time Expenditure for Narcan Nasal Spray Doses	15,000
2020-21 Narcotic Seizure Revised Budget	\$195,160

CONSIDERATION

Staff seeks the Council's concurrence for approving the proposed amendment to the 2020-21 Adopted Budget.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 05/04/2021

Item Title: 2020-21 Budget Amendment No. 4

Submitted By: Allyson Bell Steadman, Budget Director

Summary of Request/Problem

At the May 3, 2021 Work Session, Council considered an amendment to the 2020-21 Adopted Budget. For Council's consideration is an ordinance amending the 2020-21 Adopted Budget to appropriate funds in the amount of \$2.5 million to provide a one-time, lump sum payment to City employees.

All funds required to cover the increases in appropriations are in the respective fund balances.

Recommendation/Action Requested and Justification

Consider approval of the ordinance amending the FY 2020-21 Adopted Budget.

Attachments

Budget Amendment No. 4 Ordinance

Exhibit A - Policy Report

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2020-21 OPERATING BUDGET (BUDGET AMENDMENT NO. 4), PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND, PUBLIC HEALTH GRANT FUND, ECONOMIC DEVELOPMENT FUND, ELECTRIC UTILITY FUND, WATER UTILITY FUND, WASTEWATER UTILITY FUND, ENVIRONMENTAL WASTE SERVICES FUND, FIREWHEEL FUND, STORMWATER UTILITY FUND, GROUP HEALTH INSURANCE FUND, SELF INSURANCE FUND, INFORMATION TECHNOLOGY FUND, FACILITIES MANAGEMENT FUND, FLEET SERVICES FUND, WAREHOUSE FUND, CUSTOMER SERVICE FUND, HOTEL/MOTEL TAX FUND, HOUSING ASSISTANCE FUND, COMMUNITY DEVELOPMENT BLOCK GRANT FUND, FAIR HOUSING GRANT FUND, INFRASTRUCTURE REPAIR AND REPLACEMENT FUND, DOWNTOWN TIF FUND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2020-21 Operating Budget and appropriated the necessary funds out of the general revenues, grants, and other revenues for the maintenance and operation of various departments, activities, and improvements of the City;

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the budget as deemed necessary; and

WHEREAS, Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the General Fund, Public Health Grant Fund, Economic Development Fund, Electric Utility Fund, Water Utility Fund, Wastewater Utility Fund, Environmental Waste Services Fund, Firewheel Fund, Stormwater Utility Fund, Group Health Insurance Fund, Self Insurance Fund, Information Technology Fund, Facilities Management Fund, Fleet Services Fund, Warehouse Fund, Customer Service Fund, Hotel/Motel Tax Fund, Housing Assistance Fund, Community Development Block Grant Fund, Fair Housing Grant Fund, Infrastructure Repair and Replacement Fund, and Downtown TIF Fund;

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2020-21 Operating Budget (Budget Amendment No. 4) for the purpose and in the amounts as shown in Exhibit A (Policy Report), attached hereto and incorporated herein by reference.

Section 2

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7172, Section 1, adjusting operating appropriations in the General Fund, Public Health Grant Fund, Economic Development Fund, Electric Utility Fund, Water Utility Fund, Wastewater Utility Fund, Environmental Waste Services Fund, Firewheel Fund, Stormwater Utility Fund, Group Health Insurance Fund, Self Insurance Fund, Information Technology Fund, Facilities Management Fund, Fleet Services Fund, Warehouse Fund, Customer Service Fund, Hotel/Motel Tax Fund, Housing Assistance Fund, Community Development Block Grant Fund, Fair Housing Grant Fund, Infrastructure Repair and Replacement Fund, and Downtown TIF Fund, in the amounts and for the purpose specified in Exhibit A (Policy Report), attached hereto.

Section 3

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

PASSED AND APPROVED this the 4th day of May, 2021.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND POLICY REPORT

City Council Work Session Agenda

Work Session Item . 0.

Meeting Date: May 3, 2021
Item Title: 2020-21 Budget Amendment No. 4
Submitted By: Allyson Bell Steadman, Budget Director
Strategic Focus Areas: Sound Governance and Finances

ISSUE

Amend the 2020-21 Adopted Budget in order to appropriate available funds to provide a one-time, lump sum payment to City employees.

OPTIONS

- A. Approve Budget Amendment No. 4 as proposed.
- B. Do not approve Budget Amendment No. 4.

RECOMMENDATION

Option (A) – Approve Budget Amendment No. 4 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 4, 2021, Regular Meeting.

BACKGROUND

Based on the assumption that COVID-19 would continue to negatively impact the economy, the 2020-21 Adopted Budget did not award pay increases and asked employees to absorb additional increases in health insurance premiums. As a result of the City's better-than-expected financial performance through the second quarter of the fiscal year, the City Manager is proposing to award a one-time, lump sum payment to City employees as a "Thank You" for their hard work during a challenging year.

Budget Amendment No. 4 proposes to increase the following Funds' FY 2020-21 appropriations by a total of \$2.5 million to provide a one-time, lump sum payment to City employees. Funding for this request will come from excess fund balance reserves as well as higher-than-anticipated revenue to date for the General Fund.

General Fund	\$1,412,716
Public Health Grant Fund	9,527
Economic Development Fund	3,573
Electric Utility Fund	264,380

Water Utility Fund	75,027
Wastewater Utility Fund	113,136
Environmental Waste Services Fund	107,719
Firewheel Fund	27,390
Stormwater Utility Fund	27,390
Group Health Insurance Fund	17,211
Self Insurance Fund	4,764
Information Technology Fund	72,645
Facilities Management Fund	35,727
Fleet Services Fund	41,682
Warehouse Fund	10,718
Customer Service Fund	102,417
Hotel/Motel Tax Fund	4,764
Housing Assistance Fund	15,482
Community Development Block Grant Fund	9,528
Fair Housing Grant Fund	1,190
Infrastructure Repair & Replacement Fund	97,654
Downtown TIF Fund	1,190
Total All Funds	\$2,455,830

CONSIDERATION

Staff seeks the Council's concurrence for approving the proposed amendment to the 2020-21 Adopted Budget.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: 05/04/2021

Item Title: Bond Refunding - Electric Utility Revenue Refunding Bonds

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

Consider refunding Electric System Subordinate Lien Revenue Notes, Taxable Series 2021 and Electric Utility System Commercial Paper Notes, Series 2018, appointing a pricing officer and delegating to the pricing officer the authority to approve on behalf of the City the terms of sale of refunding bonds, and establishing parameters for the approval of such matters by the pricing officer.

Recommendation/Action Requested and Justification

Approve an ordinance providing for the refunding of Electric System Subordinate Lien Revenue Notes, Taxable Series 2021 and Electric Utility System Commercial Paper Notes, Series 2018, appointing a pricing officer and delegating to the pricing officer the authority to approve on behalf of the City the terms of sale of refunding bonds, and establishing parameters for the approval of such matters by the pricing officer.

Attachments

Bond Refunding Ordinance

ORDINANCE OF THE CITY OF GARLAND, TEXAS

AUTHORIZING THE ISSUANCE OF

**CITY OF GARLAND, TEXAS
ELECTRIC UTILITY SYSTEM
REVENUE REFUNDING BONDS NEW SERIES**

TABLE OF CONTENTS

Section 1. Incorporation of Recitals	3
Section 2. Purpose of the Bonds	3
Section 3. Designation of the Bonds	3
Section 4. Delegation to Pricing Officer	4
Section 5. Characteristics of the Bonds	6
Section 6. City to Maintain a Paying Agent/registrar for the Bonds	7
Section 7. Authentication of Bonds; Initial Bond	8
Section 8. Book-Entry Only System	9
Section 9. Form of Bonds	10
Section 10. Definitions	18
Section 11. Pledge of Revenues	25
Section 12. Rates and Charges	26
Section 13. Fund Designations	26
Section 14. System Fund.	27
Section 15. Bond Fund	28
Section 16. Reserve Fund	28
Section 17. Deficiencies in Funds.	30
Section 18. Excess Revenues	31
Section 19. Security of Funds.	31
Section 20. No Additional Obligations to Be Issued on a Parity with the Prior Lien Bonds - Obligations of Inferior Lien and Pledge	31
Section 21. Issuance of Additional Bonds	31
Section 22. Maintenance and Operation - Insurance	33

Section 23. Records - Accounts - Accounting Reports	33
Section 24. Remedies in Event of Default	33
Section 25. Special Covenants	34
Section 26. Bonds Are Special Obligations	35
Section 27. Bonds Are Negotiable Instruments	35
Section 28. Investments	35
Section 29. Payment of Bonds	35
Section 30. Defeasance of Bonds.	35
Section 31. Ordinance a Contract; Amendments	36
Section 32. Damaged, Mutilated, Lost, Stolen, or Destroyed Bonds	37
Section 33. Custody, Approval, and Registration of Bonds; Bond Counsel's Opinion and Engagement; Attorney General Filing Fee; CUSIP Numbers and Contingent Insurance Provision, if Obtained	38
Section 34. Covenants Regarding Tax Exemption	39
Section 35. Disposition of Refinanced Facilities.	41
Section 36. Compliance with Rule 15c2-12.	41
Section 37. Sale of Bonds and Approval of Official Statement; Further Procedures	44
Section 38. Approval of Escrow Agreement and Transfer of Funds.	45
Section 39. Redemption of Refunded Obligations	45
Section 40. Benefits of Ordinance	46
Section 41. Governing Law	46
Section 42. Effect of Headings	46
Section 43. Severability	46
Section 44. Public Notice.	46
Section 45. Effective Date	46

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF ONE OR MORE SERIES OF CITY OF GARLAND, TEXAS, ELECTRIC UTILITY SYSTEM REVENUE REFUNDING BONDS, NEW SERIES; ESTABLISHING THE OBLIGATIONS TO BE REFUNDED WITH PROCEEDS OF SAID BONDS; PROVIDING FOR SAID BONDS TO BE ISSUED AS TAXABLE BONDS OR TAX-EXEMPT BONDS; APPOINTING A PRICING OFFICER AND DELEGATING TO THE PRICING OFFICER THE AUTHORITY TO APPROVE ON BEHALF OF THE CITY THE TERMS OF SALE OF SAID BONDS AND THE OFFERING DOCUMENTS FOR SAID BONDS; ESTABLISHING CERTAIN PARAMETERS FOR THE APPROVAL OF SUCH MATTERS BY THE PRICING OFFICER; PLEDGING THE NET REVENUES OF THE CITY'S ELECTRIC UTILITY SYSTEM TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, PAYMENT, SECURITY, SALE AND DELIVERY OF SAID BONDS, INCLUDING THE APPROVAL AND EXECUTION OF ONE OR MORE PAYING AGENT/REGISTRAR AGREEMENTS, PURCHASE AGREEMENTS AND ESCROW AGREEMENTS, IF REQUIRED IN CONNECTION WITH THE REFUNDING OF THE REFUNDED OBLIGATIONS; AND PROVIDING AN EFFECTIVE DATE

THE STATE OF TEXAS	§
COUNTIES OF DALLAS, COLLIN AND ROCKWALL	§
CITY OF GARLAND	§

WHEREAS, the City of Garland, Texas (the "City") is an "Issuer" under Section 1371.001(4)(A), Texas Government Code, being (i) a home-rule municipality that: (A) adopted its charter under Section 5, Article XI, Texas Constitution; (B) has a population of 50,000 or more; and (B) has outstanding long-term indebtedness that is rated by a nationally recognized rating agency for municipal securities in one of the four highest rating categories for a long-term obligation; and

WHEREAS, the City has heretofore issued its Prior Lien Bonds and its Previously Issued Bonds (as such terms are hereinafter defined); and

WHEREAS, in the ordinances authorizing the issuance of the Previously Issued Bonds, the City reserved the right to issue additional parity bonds secured by a lien on and pledge of the Net Revenues (hereinafter defined) of the City's Electric Utility System (the "System") on a parity with the Previously Issued Bonds; and

WHEREAS, the City Council (the "Council") of the City, in accordance with the provisions of Texas Government Code, Chapter 1371 ("Chapter 1371"), has heretofore authorized by ordinance and provided for the issuance of "City of Garland, Texas Electric Utility System Commercial Paper Notes, Series 2018" (the "Commercial Paper Notes") in an aggregate principal amount not to exceed \$80,000,000 for the purpose of financing additions, improvements and extensions to the System; and

WHEREAS, the Council in accordance with Chapter 1371 has heretofore authorized by ordinance and provided for the issuance of the "City of Garland, Texas, Electric System Subordinate Lien Revenue Notes, Taxable Series 2021" in the amount of \$150,000,000 (the "Revenue Notes") for the purpose of financing Eligible Projects (as defined in Section 1371.001(2), Texas Government

Code) of the System, including capital assets and facilities incident and related to the operation, maintenance and administration thereof, and with respect to a property or a facility for the generation of electric power and energy, fuel acquisition or the development or transportation of power, energy, or fuel, all as provided in Chapter 1371; and

WHEREAS, Chapter 1371 and Chapter 1207, Texas Government Code, as amended ("Chapter 1207"), authorizes the City to issue refunding bonds to refund all or a portion of its outstanding obligations to refund obligations issued in connection with an Eligible Project; and

WHEREAS, the Council has determined that it is in the best interest of the City to issue the bonds hereinafter authorized (the "Bonds") secured by a lien on and pledge of the Net Revenues on a parity with the Previously Issued Bonds for the purposes, among other things, of refunding all or a portion of the outstanding Commercial Paper Notes and Revenue Notes (collectively, the "Refunded Obligations") to restructure a portion of the City's System debt service requirements by extending the debt to mature over a term that is generally commensurate with the expected life of the System facilities and/or to provide rate relief for System ratepayers; and

WHEREAS, the Council hereby finds and determines that the manner in which the refunding of the Commercial Paper Notes is being executed does not make it practicable to make the determination required by Texas Government Code, Section 1207.008(a)(2) in connection with the refunding and refinancing of the Commercial Paper Notes into long-term obligations; and

WHEREAS, the Bonds hereinafter authorized are to be issued and delivered pursuant to the laws of the State of Texas, including specifically Chapter 1207 and Chapter 1371; and

WHEREAS, pursuant to the provisions of Chapter 1207, the Council is authorized to issue refunding bonds and deposit the proceeds of sale directly with the place of payment for the Refunded Obligations, as appropriate, or other authorized depository, and such deposits, when made in accordance with said statutes, and ordinances authorizing the issuance of the Refunded Obligations, shall constitute the making of firm banking and financial arrangements for the defeasance, discharge and payment of the Refunded Obligations at their maturity or redemption date; and

WHEREAS, the bonds to be issued pursuant to the terms and provisions of this Ordinance will be secured by a lien on and a pledge of the Net Revenues that is subordinate to the pledge of and lien on the Net Revenues associated with the Prior Lien Bonds but on a parity with the pledge of and lien on the Net Revenues that secures the payment of the Previously Issued Bonds; and

WHEREAS, the Council finds and determines that it is in the best interest of the City and its inhabitants to proceed with the issuance of bonds to provide funds for the purposes hereinafter specified, and specifically to refund the Refunded Obligations in the amounts specified by a Pricing Officer in the Pricing Certificate, each as defined below; and

WHEREAS, It is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Tex. Gov't Code Ann. ch. 551; Now, Therefore

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

SECTION 1. INCORPORATION OF RECITALS. The recitals set forth in the preambles hereof are incorporated herein and shall have the same force and effect as if set forth in this Section.

SECTION 2. PURPOSE OF THE BONDS. The Bonds are hereby authorized to be issued in one or more series and delivered in the aggregate principal amount specified in one or more certificates executed pursuant to Section 4 of this Ordinance, which supplements and completes this Ordinance (each, a "Pricing Certificate"), for the public purpose of providing funds to refund a portion of the City's outstanding System indebtedness and to pay the costs incurred in connection with the issuance of the Bonds.

SECTION 3. DESIGNATION OF THE BONDS. Unless otherwise provided in the respective Pricing Certificate, each bond issued pursuant to this Order shall be designated: "CITY OF GARLAND, TEXAS, ELECTRIC UTILITY SYSTEM REVENUE REFUNDING BOND [TAXABLE][TAX-EXEMPT] NEW SERIES 2021," (as applicable) and initially there shall be issued, sold, and delivered hereunder fully registered Bonds, without interest coupons, payable to the respective Owners thereof (with the initial bonds being made payable to the initial purchaser identified in the respective Pricing Certificate, or to the registered assignee or assignees of said bonds or any portion or portions thereof. The Bonds shall be in the respective denominations and principal amounts, shall be numbered, shall mature and be payable on the date or dates in each of the years and in the principal amounts, and shall bear interest to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in the Pricing Certificate.

SECTION 4. DELEGATION TO PRICING OFFICER.

(a) As authorized by Chapter 1207 and Section 1371.053, Texas Government Code, the City Manager and the City's Director of Finance, are each hereby authorized to act on behalf of the City in selling and delivering the Bonds (of which officers, the officer executing a Pricing Certificate shall be hereinafter referred to as, and shall for all purposes be, the "Pricing Officer" with respect to such series) in one or more series, and, in addition to any other authorization provided in this Ordinance, each Pricing Officer is authorized to determine: (i) the amount of the Commercial Paper Notes and Revenue Notes that shall be refunded by a series of Bonds; (ii) the Bond Date of a series of Bonds and any additional or different designation or title by which a series of Bonds shall be known; (iii) the date that interest shall begin to accrue on a series of Bonds; (iv) the identity of the purchaser or purchasers of a series of Bonds and the terms under which a series of Bonds shall be sold including the price at which the Bonds will be sold; (v), the years in which the Bonds of a series will mature and the principal amount to mature in each of such years; (vi), the rate of interest to be

borne by each such maturity, (vii) the interest payment and record dates, the price and terms, if any, upon and at which the Bonds shall be subject to redemption prior to maturity at the option of the City, as well as any mandatory sinking fund redemption provisions; (viii) whether the Bonds of a series shall be issued on a tax-exempt basis or on a taxable basis and whether Bonds issued as tax-exempt obligations shall be designated as "qualified tax-exempt obligations" as defined in section 265(b)(3) of the Internal Revenue Code of 1986, as amended; (ix) whether the types of securities and obligations that may be used as Government Obligations for a series shall be limited; (x) whether to obtain a policy of bond insurance from a Bond Insurer if bond insurance is deemed beneficial to the City to achieve the objectives of the refunding; and (xi) all other matters relating to the issuance, sale, and delivery of the Bonds and the refunding of the Refunded Obligations, including without limitation establishing the redemption date for and effecting the redemption of the Refunded Obligations. All of the determinations specified above shall be set forth in a Pricing Certificate.

(b) Notwithstanding anything in this Section 4 to the contrary, the authority of each Pricing Officer shall be governed by the following requirements:

(i) the aggregate original principal amount of all Bonds issued pursuant to this Ordinance shall not exceed \$250,000,000;

(ii) no Bond shall bear interest at a rate that exceeds the maximum rate provided by State law;

(iv) the maximum maturity for a series of Bonds shall not extend beyond March 1, 2052; and

(iv) the delegation made hereby shall expire if not exercised by the Pricing Officer on or prior to the date that is twelve months after the adoption of this Ordinance by the City Council.

(c) In establishing the aggregate principal amount of a series of Bonds, the Pricing Officer shall establish an amount not exceeding the amount authorized in Subsection (b) hereof, which shall be sufficient in amount to provide for the purposes for which the Bonds are authorized and to pay costs of issuing the Bonds. The Bonds may be sold by public offering (either through a negotiated or competitive offering) or by private placement. If the Bonds are sold by private placement, the Pricing Certificate shall so state, and the Pricing Certificate may make changes to this Ordinance to effect such private placement, including the provisions hereof that pertain to the book-entry-only procedures (including eliminating the book-entry-only system of registrations, payment and transfers) and to the provisions of Section 36 hereof relating to the Rule 15c2-12 undertaking pertaining to the applicable series of Bonds (including eliminating or replacing such undertaking with an agreement to provide alternative disclosure information).

(d) In furtherance of authority granted by Section 1207.007(b), Texas Government Code, the Pricing Officer is further authorized to enter into and execute on behalf of the City with a

financial institution that is authorized to serve as an escrow agent for all or part of the Refunded Obligations, an escrow agreement (the "Escrow Agreement"), if, in the judgment of the Pricing Officer such an agreement is required in connection with the refunding or all or part of the Refunded Obligations. The form of the Escrow Agreement shall be approved by the Pricing Officer to provide for the payment of the applicable Refunded Obligations. In addition, the Pricing Officer is authorized to purchase such securities with proceeds of the Bonds, to execute such subscriptions for the purchase of the United States Treasury Securities, State and Local Government Series or to purchase other securities authorized by State law in the open market, and to transfer and deposit such cash from available funds, as may be necessary or appropriate for the escrow fund described in the Escrow Agreement.

(e) In satisfaction of Section 1201.022(a)(3)(B), Texas Government Code, the Council hereby determines that the delegation of the authority to the Pricing Officer to approve the final terms of the Bonds set forth in this Ordinance is, and the decisions made by the Pricing Officer pursuant to such delegated authority and incorporated into the Pricing Certificate will be, in the City's best interests, and the Pricing Officer is hereby authorized to make and include in the Pricing Certificate a finding to that effect.

SECTION 5. CHARACTERISTICS OF THE BONDS.

(a) Registration. The City shall keep or cause to be kept at the corporate trust office of the financial institution named as the Paying Agent/Registrar in the respective Pricing Certificate (collectively, the "Paying Agent/Registrar"), books or records for the registration of the transfer, conversion and exchange of the Bonds of a series (the "Registration Books"), and the City hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the City and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided within three days of presentation in due and proper form. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Owner of each Bond to which payments with respect to the Bonds shall be mailed, as herein provided; but it shall be the duty of each Owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The City shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The City shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Bond or Bonds. Registration of assignments, transfers, conversions and exchanges of Bonds shall be made in the manner provided and with the effect stated in the FORM OF BOND set forth in this Ordinance. Each substitute Bond shall bear a letter and/or number to distinguish it from each other Bond.

(b) Transfer, Conversion and Exchange. Except as provided in Section 7(a) of this Ordinance, an authorized representative of the Paying Agent/Registrar shall, before the delivery of

any such Bond, date and manually sign said Bond, and no such Bond shall be deemed to be issued or outstanding unless such Bond is so executed. The Paying Agent/Registrar promptly shall cancel all paid Bonds and Bonds surrendered for conversion and exchange. No additional ordinances, orders, or resolutions need be passed or adopted by the governing body of the City or any other body or person so as to accomplish the foregoing conversion and exchange of any Bond or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Bonds in the manner prescribed herein. Pursuant to Chapter 1201, Government Code, as amended, the duty of conversion and exchange of Bonds as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Bond, the converted and exchanged Bond shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Bonds that initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General and registered by the Comptroller of Public Accounts.

(c) Payment of Bonds and Interest. The City hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the applicable series of Bonds, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the City and the Paying Agent/Registrar with respect to the Bonds, and of all conversions and exchanges of Bonds, and all replacements of Bonds, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(d) In General. The Bonds (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Bonds to be payable only to the Owners thereof, (ii) shall be in the denominations, (iii) may be converted and exchanged for other Bonds, (iv) may be transferred and assigned, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the City shall have certain duties and responsibilities with respect to the Bonds, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF BOND set forth in this Ordinance. The Bond initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Bond issued in conversion of and exchange for any Bond or Bonds issued under this Ordinance the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the form set forth in the FORM OF BOND.

(e) Conditional Notice of Redemption. With respect to any optional redemption of the Bonds, unless certain prerequisites to such redemption required by this Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice

of redemption, such notice shall state that said redemption may, at the option of the City, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Bonds and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

SECTION 6. CITY TO MAINTAIN A PAYING AGENT/REGISTRAR FOR THE BONDS. The City covenants with the Owners of the Bonds that at all times while the Bonds are outstanding the City will provide a competent and legally qualified bank, trust company, financial institution, or other entity to act as and perform the services of Paying Agent/Registrar for the Bonds under this Ordinance, and that the Paying Agent/Registrar will be one entity. The City reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 50 days written notice to the Paying Agent/Registrar, to be effective not later than 45 days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the City covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Bonds, to the new Paying Agent/Registrar designated and appointed by the City. Upon any change in the Paying Agent/Registrar, the City promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Owner of the Bonds, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

SECTION 7. AUTHENTICATION OF BONDS; INITIAL BOND.

(a) Authentication. Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall not be required that the same authorized representative of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on all of the Bonds. In lieu of the executed Certificate of Paying Agent/Registrar described above, the Initial Bond delivered on the closing date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided in this Ordinance, manually executed by the Comptroller of Public Accounts of the State or by his duly authorized agent, which certificate shall be evidence that the Initial Bond has been duly approved by the Attorney General of the State and that it is a valid and binding obligation of the City, and has been registered by the Comptroller.

(b) Cancellation of Initial Bond. On the closing date, one initial Bond representing the entire principal amount of the Bonds, payable in stated installments to the purchaser designated in the Pricing Certificate or its designee, executed by manual or facsimile signature of the Mayor and City Secretary of the City, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State, will be delivered to such purchaser or its designee. Upon payment for the initial Bond, the Paying Agent/Registrar shall cancel the initial Bond and deliver to the Depository Trust Company on behalf of such purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all of the Bonds for such maturity. To the extent that the Paying Agent/Registrar is eligible to participate in DTC's FAST System, pursuant to an agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Bonds in safekeeping for DTC.

SECTION 8. BOOK-ENTRY ONLY SYSTEM.

(a) Depository Trust Company. The Bonds issued in exchange for the Bond initially issued to the initial purchaser specified herein shall be initially issued in the form of a separate single fully registered Bond for each of the maturities thereof. Upon initial issuance, the ownership of each such Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and except as provided in subsection (b) hereof, all of the outstanding Bonds shall be registered in the name of Cede & Co., as nominee of DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than an Owner of Bonds, as shown on the Registration Books, of any notice with respect to the Bonds, or (iii) the payment to any DTC Participant or any other person, other than an Owner of Bonds, as shown in the Registration Books of any amount with respect to principal of or interest on the Bonds. Notwithstanding any other provision of this Ordinance to the contrary, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Bond is registered in the Registration Books as the absolute owner of such Bond for the purpose of payment of principal and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the Registration Books, shall receive a Bond evidencing the obligation of the City to make payments of principal and interest pursuant

to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the Owner at the close of business on the Record date, the words "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

The previous execution and delivery of the Blanket Letter of Representations with respect to obligations of the City is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Bonds.

(b) Successor Securities Depository; Transfers Outside Book-Entry Only System. In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the representations letter of the City to DTC or that it is in the best interest of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Bonds and transfer one or more separate certificated Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Ordinance.

(c) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the manner provided in the representations letter of the City to DTC.

SECTION 9. FORM OF BONDS. The form of the Bonds, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State to be attached to the Bonds initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance, and with the Bonds to be completed with information set forth in the Pricing Certificate. The Form of Bond shall be completed with information set forth in the Pricing Certificate and shall be attached to the Pricing Certificate as an exhibit thereto.

(a) [Form of Bond]

NO. R-	UNITED STATES OF AMERICA STATE OF TEXAS CITY OF GARLAND, TEXAS ELECTRIC UTILITY SYSTEM REVENUE REFUNDING BOND [TAXABLE][TAX-EXEMPT] NEW SERIES 2021__	PRINCIPAL AMOUNT \$_____
--------	--	--------------------------------

	INITIAL DELIVERY DATE OF BONDS	MATURITY DATE	CUSIP NO.
INTEREST RATE	_____, 2021	_____, _____	_____

Owner:

PRINCIPAL AMOUNT: _____ DOLLARS

ON THE MATURITY DATE specified above, the City of Garland, in Dallas, Collin and Rockwall Counties, Texas (the "City"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Owner specified above, or registered assigns (hereinafter called the "Owner"), on the Maturity Date specified above, the Principal Amount specified above. The City promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Initial Delivery Date of Bonds set forth above at the Interest Rate per annum specified above. Interest is payable on _____ and semiannually on each _____ and _____ thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Bond are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Bond shall be paid to the Owner hereof upon presentation and surrender of this Bond at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of _____, in _____, _____, which is the "Paying Agent/Registrar" for this Bond. The payment of interest on this Bond shall be made by the Paying Agent/Registrar to the Owner hereof

on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the City required by the ordinance authorizing the issuance of this Bond (the "Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Owner hereof, at its address as it appeared on the fifteenth day of the month preceding each such date (the "Record Date") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Bond appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Bond prior to maturity as provided herein shall be paid to the Owner upon presentation and surrender of this Bond for payment or redemption at the principal corporate trust office of the Paying Agent/Registrar. The City covenants with the Owner of this Bond that on or before each principal payment date and interest payment date for this Bond it will make available to the Paying Agent/Registrar, from the "Bond Fund" created by the Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Bonds, when due.

IF THE DATE for any payment of the principal of or interest on this Bond shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS BOND is one of a series of Bonds dated as of _____ (the "Bond Date") of like designation and tenor, except as to number, interest rate, denomination, and maturity issued pursuant to the ordinance adopted by the governing body of the City (herein referred to as the "Ordinance") in the original aggregate principal amount of \$_____ for the purpose of refunding certain outstanding obligations payable from revenues of the City's Electric Utility System and paying costs of issuance, all under and in strict conformity with the Constitution and laws of the State of Texas, including Texas Government Code, Chapters 1207 and 1371, as amended, and the Ordinance.

THE BONDS OF THIS SERIES maturing on _____ in the years _____ are subject to mandatory redemption prior to maturity in part at random, by lot or other customary

method selected by the Paying Agent/Registrar, at par plus accrued interest to the redemption date, and without premium, with funds on deposit in the Interest and Sinking Fund. Such Bonds shall be redeemed by the Paying Agent/Registrar on _____ in each of the years and in the principal amounts, respectively, as are set forth in the following schedule:

Bonds Maturing		Bonds Maturing		Bonds Maturing	
<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>

⁽¹⁾ Final maturity of Bond.

The principal amount of the Bonds required to be redeemed pursuant to the operation of such mandatory sinking fund shall be reduced by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date (i) shall have been purchased by the City and delivered to the Paying Agent/Registrar for cancellation or (ii) redeemed pursuant to the optional redemption provision described below and not theretofore credited against a mandatory sinking fund requirement.

IN ADDITION TO THE FOREGOING MANDATORY REDEMPTION, the Bonds of this series maturing on and after _____ may be redeemed prior to their scheduled maturities on any date on or after _____, at the option of the City, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Bonds, or portions thereof, to be redeemed shall be selected and designated by the City (provided that a portion of a Bond may be redeemed only in an integral multiple of \$5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

AT LEAST 30 days prior to the date fixed for any redemption of Bonds or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, at least 30 days prior to the date fixed for any such redemption, to the Owner of each Bond to be redeemed at its address as it appeared on the 45th day prior to such redemption date; provided, however, that the failure of the Owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Bond. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Bonds or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Bonds or portions thereof that are to be so redeemed thereby automatically shall be

treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Bond shall be redeemed, a substitute Bond or Bonds having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of \$5,000, at the written request of the Owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Owner upon the surrender thereof for cancellation, at the expense of the City, all as provided in the Ordinance.

ALL BONDS OF THIS SERIES are issuable solely as fully registered bonds, without interest coupons, in the denomination of any integral multiple of \$5,000. As provided in the Ordinance, this Bond may, at the request of the Owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered Bonds, without interest coupons, payable to the appropriate Owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of \$5,000 as requested in writing by the appropriate Owner, assignee or assignees, as the case may be, upon surrender of this Bond to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Ordinance. Among other requirements for such assignment and transfer, this Bond must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Bond or any portion or portions hereof in any integral multiple of \$5,000 to the assignee or assignees in whose name or names this Bond or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Bond may be executed by the Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Bond or any portion or portions hereof from time to time by the Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Bond or portion thereof will be paid by the City. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Bond or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Bonds is changed by the City, resigns, or otherwise ceases to act as such, the City has covenanted in the Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Owners of the Bonds.

THE BONDS CONSTITUTE SPECIAL OBLIGATIONS of the City and, together any Additional Bonds (as defined in the Ordinance), if issued, are payable solely from and equally

secured by a lien on and pledge of the Net Revenues of the System, such lien and pledge, however, being junior and subordinate to the lien on and pledge of such Net Revenues of the System to the payment and security of the Prior Lien Bonds (as defined in the Ordinance). The Bonds do not constitute a legal or equitable pledge, charge, lien or encumbrance upon any property of the City or the System, except with respect to the Net Revenues.

THE OWNER HEREOF shall never have the right to demand payment of this obligation out of any funds raised or to be raised by taxation.

THE CITY EXPRESSLY RESERVES THE RIGHT to issue Additional Bonds in all things on a parity with the Bonds, payable solely from and equally secured by the same lien on and pledge of the Net Revenues of the System as the Bonds; provided, however, that any and all such Additional Bonds may be so issued only in accordance with and subject to the covenants, conditions, limitations and restrictions relating thereto which are set out and contained in the Ordinance, to which reference is hereby made for more complete and full particulars.

AS PROVIDED IN THE ORDINANCE, no additional obligations will be authorized or issued on a parity with the outstanding Prior Lien Bonds; and the Bonds, together with any Additional Bonds hereafter issued on a parity therewith, will become obligations equally secured by a first lien on and pledge of the Net Revenues of the System at such time as the principal of and interest on the Prior Lien Bonds have been fully paid or provision for the payment of said Prior Lien Bonds has been made in accordance with applicable law.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of the Bonds is duly authorized by law; that all acts, conditions and things required to exist and to be done precedent to and in the issuance of the Bonds to render the same lawful and valid have been properly done, have happened and have been performed in regular and due time, form and manner as required by the Constitution and laws of the State of Texas and the Ordinance; that the Bonds do not exceed any constitutional or statutory limitation; and that provision has been made for the payment of the principal of and interest on the Bonds by irrevocably pledging the Net Revenues of the System, as herein above recited.

REFERENCE IS HEREBY MADE TO THE ORDINANCE, a copy of which is on file in the Designated Payment/Transfer Office of the Paying Agent/Registrar, and to all of the provisions of which the Owner of this Bond by the acceptance hereof hereby assents, for (1) definitions of terms; (2) the description of and the nature and extent of the security for the payment of the Bonds; (3) the properties constituting the System; (4) the Net Revenues pledged to the payment of the principal of and interest on the Bonds; (5) the nature and extent and manner of enforcement of the lien and pledge securing the payment of the Bonds; (6) the terms and conditions for the issuance of additional revenue obligations; (7) the terms and conditions relating to the transfer or exchange of this Bond; (8) the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the Owners; (9) the rights, duties, and obligations of the City and the Paying Agent/Registrar; (10) the terms and provisions upon which the liens, pledges, charges, and covenants made therein may be discharged at or prior to the maturity of this Bond, and this Bond

deemed to be no longer Outstanding thereunder; and (11) for the other terms and provisions contained therein. Capitalized terms used herein have the same meanings assigned in the Ordinance.

THIS BOND, subject to certain limitations contained in the Ordinance, may be transferred on the Registration Books only upon its presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by, the Owner hereof, or his duly authorized agent. When a transfer on the Registration Books occurs, one or more new fully registered Bonds of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

THE CITY AND THE PAYING AGENT/REGISTRAR, and any agent of either, shall treat the Owner whose name appears on the Registration Books (i) on the Record Date as the owner entitled to payment of interest hereon, (ii) on the date of surrender of this Bond as the owner entitled to payment of principal hereof at its Stated Maturity, in whole or in part, and (iii) on any other date as the owner for all other purposes, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary.

IN CASE ANY PROVISION IN THIS BOND or any application thereof shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions and applications shall not in any way be affected or impaired thereby. This Bond shall be construed in accordance with and shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be duly executed under the official seal of the City as of the Bond Date.

(signature)
City Secretary

(signature)
Mayor

(SEAL)

(b) [Form of Paying Agent/Registrar's Authentication Certificate]

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Bond is not accompanied by an executed Registration
Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Bond has been issued under the provisions of the Ordinance described in the text of this Bond; and that this Bond has been issued in conversion or replacement of, or in exchange for, a Bond, Bonds, or a portion of a Bond or Bonds of a series that originally was

approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____.

_____,
Paying Agent/Registrar

By: _____
Authorized Representative

(c) [Form of Assignment]

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

Please insert Social Security or Taxpayer Identification Number of Transferee:

Please print or typewrite name and address, including zip code of Transferee:

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to register the transfer of the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.

NOTICE: The signature above must correspond with the name of the Owner as it appears upon the front of this Bond in every particular, without alteration or enlargement or any change whatsoever.

(d) [Form of Registration Certificate of the Comptroller of Public Accounts]

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that this Bond has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and that this Bond has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my signature and seal this _____.

Comptroller of Public Accounts of the State of Texas

(COMPTROLLER'S SEAL)

(e) [Initial Bond Insertions]

(i) The initial Bond shall be in the form set forth in paragraph (a) of this Section, except that:

A. immediately under the name of the Bond, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. ____" shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"THE CITY OF GARLAND, TEXAS, in Dallas, Collin and Rockwall Counties, Texas (the "City"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Owner specified above, or registered assigns (hereinafter called the "Owner"), on _____ in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

<u>Maturity Dates</u>	<u>Principal Installments</u>	<u>Interest Rates</u>
-----------------------	-------------------------------	-----------------------

(Information for the Current Interest Bonds from Pricing Certificate to be inserted)

The City promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Date of Initial Delivery shown above, at the respective Interest Rate per annum specified above. Interest is payable on _____, and on each _____ and _____ thereafter to the date of payment of the principal installment specified above, or the date of redemption prior to maturity; except, that if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being

exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full."

C. The Initial Bond shall be numbered "T-1."

SECTION 10. DEFINITIONS. In addition to such other terms defined elsewhere in this Ordinance, for all purposes of this Ordinance and in particular for clarity with respect to the issuance of the Bonds and the pledge and appropriation of revenues therefor, the following definitions are provided:

(a) The term "Additional Bonds" shall mean the additional parity revenue obligations authorized to be issued in accordance with the terms and conditions prescribed in Section 21 hereof.

(b) The term "Annual Debt Service Requirements" shall mean, for any Fiscal Year, the principal of and interest on all Bonds Similarly Secured coming due at Maturity or Stated Maturity (or that could come due on demand of the owner thereof other than by acceleration or other demand conditioned upon default by the City on such Debt, or be payable in respect of any required purchase of such Debt by the City) in such Fiscal Year, and, for such purposes, any one or more of the following rules shall apply at the election of the City:

(1) Committed Take Out. If the City has entered into a Credit Agreement constituting a binding commitment within normal commercial practice to discharge any of its Debt at its Stated Maturity (or, if due on demand, at any date on which demand may be made) or to purchase any of its Debt at any date on which such Debt is subject to required purchase, all under arrangements whereby the City's obligation to repay the amounts advanced for such discharge or purchase constitutes Debt, then the portion of the Debt committed to be discharged or purchased shall be excluded from such calculation and the principal of and interest on the Debt incurred for such discharging or purchase that would be due in the Fiscal Year for which the calculation is being made, if incurred at the Stated Maturity or purchase date of the Debt to be discharged or purchased, shall be added;

(2) Balloon Debt. If the principal (including the accretion of interest resulting from original issue discount or compounding of interest) of any series or issue of Debt due (or payable in respect of any required purchase of such Debt by the City) in any Fiscal Year either is equal to at least 25% of the total principal (including the accretion of interest resulting from original issue discount or compounding of interest) of such Debt or exceeds by more than 50% the greatest amount of principal of such series or issue of Debt due in any preceding or succeeding Fiscal Year (such principal due in such Fiscal Year for such series or issue of Debt being referred to herein as "Balloon Debt"), the amount of principal of such Balloon Debt taken into account during any Fiscal Year shall be equal to the debt service calculated using the original principal amount of such Balloon Debt amortized over the Term of Issue on

a level debt service basis at an assumed interest rate equal to the rate borne by such Balloon Debt on the date of calculation;

(3) Consent Sinking Fund. In the case of Balloon Debt (as defined in clause above), if the City Manager or the Finance Director or a designee of either shall deliver to the City a certificate providing for the retirement of (and the instrument creating such Balloon Debt shall permit the retirement of), or for the accumulation of a sinking fund for (and the instrument creating such Balloon Debt shall permit the accumulation of a sinking fund for), such Balloon Debt according to a fixed schedule stated in such certificate ending on or before the Fiscal Year in which such principal (and premium, if any) is due, then the principal of (and, in the case of retirement, or to the extent provided for by the sinking fund accumulation, the premium, if any, and interest and other debt service charges on) such Balloon Debt shall be computed as if the same were due in accordance with such schedule, provided that this clause (3) shall apply only to Balloon Debt for which the installments previously scheduled have been paid or deposited to the sinking fund established with respect to such Debt on or before the times required by such schedule; and provided further that this clause (3) shall not apply where the City has elected to apply the rule set forth in clause (2) above;

(4) Prepaid Debt. Principal of and interest on Bonds Similarly Secured, or portions thereof, shall not be included in the computation of the Annual Debt Service Requirements for any Fiscal Year for which such principal or interest are payable from funds on deposit or set aside in trust for the payment thereof at the time of such calculations (including without limitation capitalized interest and accrued interest so deposited or set aside in trust) with a financial institution acting as fiduciary with respect to the payment of such Debt;

(5) Variable Rate.

(i) Except as hereinafter provided in this subparagraph, the rate of interest on Variable Rate Obligations then proposed to be issued shall be deemed to be the average for the then immediately preceding five (5) years of the SIFMA Index, plus twenty (20) basis points; provided, however, that (i) if, after the issuance of the Variable Rate Obligations then proposed to be issued, more than 20% of the aggregate of the Bonds Similarly Secured Outstanding will bear interest at a variable rate and (ii) any Bond Similarly Secured is then insured by a Bond Insurer, the rate of interest on Variable Rate Obligations then proposed to be issued shall be deemed to be the greater of (x) the most recently announced thirty (30) year Revenue Bond Index published by The Bond Buyer, a financial journal published, as of the date the Ordinance was adopted, in the City of New York, New York or (y) 1.25 times the average variable rate borne by any Variable Rate Obligations then

Outstanding during the then immediately preceding twelve-month period, and

(ii) Except as hereinafter provided in this subparagraph, the rate of interest on Variable Rate Obligations outstanding at the time of such calculation shall be deemed to be the lesser of (i) the then current per annum rate of interest borne by such Variable Rate Obligations or (ii) the average per annum rate of interest borne by such Variable Rate Obligations during the then immediately preceding twelve-month period; provided, however, that for any period during which (a) more than 20% of the aggregate of the Bonds Similarly Secured then Outstanding bear interest at a variable rate and (b) any Bond Similarly Secured is then insured by a Bond Insurer, the rate of interest on such Variable Rate Obligations shall be the greater of (x) the most recently announced 30-year Revenue Bond Index published by The Bond Buyer, a financial journal published, as of the date the Ordinance was adopted, in the City of New York, New York, (y) the rate of interest then in effect with respect to such Variable Rate Obligations in accordance with their terms, or (z) 1.25 times the average variable rate borne by such Variable Rate Obligations during the then immediately preceding twelve-month period;

(6) Guarantee. In the case of any guarantee, as described in clause (2) of the definition of Debt, no obligation will be counted if the City does not anticipate in its annual budget that it will make any payments on the guarantee. If however, the City is making payments on a guarantee or anticipates doing so in its annual budget, such obligation shall be treated as Previously Issued Bonds and calculations of Annual Debt Service Requirements with respect to such guarantee shall be made assuming that the City will make all additional payments due under the guaranteed obligation. If the entity whose obligation is guaranteed cures all defaults and the City no longer anticipates making payments under the guarantee, the guaranteed obligations shall not be included in the calculation of Annual Debt Service Requirements;

(7) Commercial Paper. With respect to any Bonds Similarly Secured issued in the form of commercial paper with maturities not exceeding 270 days, the interest on such Bonds Similarly Secured shall be calculated in the manner provided in clause (5) of this definition and the maturity schedule shall be calculated in the manner provided in clause (2) of this definition; and

(8) Credit Agreement Payments. If the City has entered into a Credit Agreement in connection with an issue of Debt, payments due under the Credit Agreement (other than payments made by the City in connection with the termination or unwinding of a Credit Agreement), from either the City or the Credit Provider, shall be included in such calculation except to the extent that the payments are already taken into account under (1) through (7) above and any payments otherwise included above under (1) through (7) which are to be replaced by payments under a Credit

Agreement, from either the City or the Credit Provider, shall be excluded from such calculation.

(c) The term "Bond Date" shall mean the dated date for a series of Bonds as set forth in a Pricing Certificate.

(d) The term "Bond Insurer" shall mean a company licensed to issue policies of municipal bond insurance in the State.

(e) The term "Bonds" shall mean, collectively, the bonds of all series of Bonds authorized, issued and delivered pursuant to this Ordinance.

(f) The term "Bonds Similarly Secured" shall mean, collectively, the Bonds, the Previously Issued Bonds and any Additional Bonds.

(g) The term "City" shall mean the City of Garland, Texas

(h) The term "Consultant" shall mean an independent firm, person or corporation recognized as having expertise and with a favorable reputation for special skill and knowledge in the operations and financing of municipal electric light and power facilities and systems similar in size to the System.

(i) The term "Credit Agreement" shall mean, collectively, a loan agreement, revolving credit agreement, agreement establishing a line of credit, letter of credit, reimbursement agreement, insurance contract, commitments to purchase Bonds Similarly Secured, purchase or sale agreements, interest rate swap agreements, currency exchange agreements, interest rate floor or cap agreements, or commitments or other contracts or agreements authorized, recognized and approved by the City as a Credit Agreement in connection with the authorization, issuance, security, or payment of Bonds Similarly Secured and on a parity therewith.

(j) The term "Credit Provider" shall mean any bank, financial institution, insurance company, surety bond provider, or other entity which provides, executes, issues, or otherwise is a party to or provider of a Credit Agreement.

(k) The term "Debt" shall mean, with respect to the System, all:

(1) indebtedness incurred or assumed by the City for borrowed money (including indebtedness arising under Credit Agreements) and all other financing obligations of the City that, in accordance with generally accepted accounting principles, are shown on the liability side of a balance sheet;

(2) all other indebtedness (other than indebtedness otherwise treated as Debt hereunder) for borrowed money or for the acquisition, construction, or improvement of property or capitalized lease obligations that is guaranteed, directly or indirectly, in any

manner by the City, or that is in effect guaranteed, directly or indirectly, by the City through an agreement, contingent or otherwise, to purchase any such indebtedness or to advance or supply funds for the payment or purchase of any such indebtedness or to purchase property or services primarily for the purpose of enabling the debtor or seller to make payment of such indebtedness, or to assure the owner of the indebtedness against loss, or to supply funds to or in any other manner invest in the debtor (including any agreement to pay for property or services irrespective of whether or not such property is delivered or such services are rendered), or otherwise; and

(3) all indebtedness secured by any mortgage, lien, charge, encumbrance, pledge or other security interest upon property owned by the City whether or not the City has assumed or become liable for the payment thereof.

For the purpose of determining the "Debt" of the City, there shall be excluded any particular Debt if, upon or prior to the Maturity thereof, there shall have been deposited with the proper depository (a) in trust the necessary funds (or investments that will provide sufficient funds, if permitted by the instrument creating such Debt) for the payment, redemption, or satisfaction of such Debt or (b) evidence of such Debt deposited for cancellation; and thereafter it shall not be considered Debt. No item shall be considered Debt unless such item constitutes indebtedness under generally accepted accounting principles applied on a basis consistent with the financial statements prepared by or for the benefit of the City in prior Fiscal Years.

(l) The term "Fiscal Year" shall mean the 12 month period ending September 30th of each year; provided, however, the City may change the Fiscal Year to another period of not less than 12 calendar months, but in no event may the Fiscal Year be changed more than one time in any three calendar year period.

(m) The term "Gross Revenues" shall mean those revenues, income, and receipts derived or received by the City from the operation and ownership of the System, including interest income and earnings from the investment or deposit of money in any Fund created by the Ordinance or another ordinance or authorizing document associated with the Bonds or Additional Bonds or maintained by the City in connection with the System, and money transferred to the System Fund, other than those amounts subject to the payment of the United States of America as rebate pursuant to Section 148 of the Code. The term "Gross Revenues", however, does not include refundable meter deposits, restricted gifts, grants in aid of construction or "transition charges" or similar charges imposed pursuant to the Texas Utilities Code, Subchapter G of Chapter 39, as amended, or similar law imposed for the payment of "transition bonds".

(n) Subject to any limitation that may be provided in a Pricing Certificate, the term "Government Obligations", as used herein, shall mean (i) direct noncallable obligations of the United States of America, including obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States, including obligations unconditionally guaranteed or insured by the agency or instrumentality and, on the date of their acquisition or purchase by the City,

are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date of their acquisition or purchase by the City, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent and (iv) any other then authorized securities or obligations that may be used to defease obligations such as the Bonds under the then applicable laws of the State.

(o) The term "Maturity" shall mean, when used with respect to any Debt, the date on which the principal of such Debt or any installment thereof becomes due and payable as therein provided, whether at the Stated Maturity thereof or by declaration of acceleration, call for redemption, or otherwise.

(p) The term "Net Revenues" shall mean for any period of time the Gross Revenues of the System less the Operation and Maintenance Expenses incurred during such period.

(q) The term "New Series 2018 Bonds" shall mean the "City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2018," dated May 15, 2018.

(r) The term "Operation and Maintenance Expense" means the expenses of operation and maintenance of the System, including all salaries, labor, material, repairs, and extensions necessary to render efficient service, provided, however, that only such repairs and extensions, as in the judgment of the City, reasonably and fairly exercised by the passage of appropriate ordinances are necessary to render adequate service, or such as might be necessary to meet some physical accident or condition which would otherwise impair any Bonds Similarly Secured. Operation and Maintenance Expenses shall include the purchase of power. Depreciation shall not be considered as an expense of operation and maintenance.

(s) The term "Outstanding" when used in this Ordinance with respect to the Bonds means, as of the date of determination, all Bonds and Bonds Similarly Secured theretofore issued and delivered, except:

(1) those Bonds or Bonds Similarly Secured theretofore cancelled by the Paying Agent/Registrar or delivered to the Paying Agent/Registrar for cancellation;

(2) those Bonds or Bonds Similarly Secured for which payment has been duly provided by the City in accordance with the provisions of Section 30 hereof by the irrevocable deposit with the Paying Agent/Registrar of money or Government Obligations, or both, in the amount necessary to fully pay the principal of, premium, if any, and interest thereon to maturity or redemption, as the case may be, provided that, if such Bonds or Bonds Similarly Secured are to be redeemed, notice of redemption thereof shall have been duly given pursuant to the ordinance authorizing the issuance of such Bonds or Bonds Similarly Secured or irrevocably provided to be given to the satisfaction of the Paying Agent/Registrar, or waived; and

(3) those Bonds or Bonds Similarly Secured that have been mutilated, destroyed, lost or stolen and for which replacement bonds have been registered and delivered in lieu thereof.

(t) The term "Owner," with respect to any Bond shall mean the person in whose name such Bond is registered on the register kept by the Paying Agent/Registrar.

(u) The term "Paying Agent/Registrar" shall mean the person or entity designated as such pursuant to Section 5(a) of this Ordinance.

(v) The term "Previously Issued Bonds" shall mean (i) City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2014, dated June 1, 2014, (ii) City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2015, dated February 1, 2015, (iii) City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2016A, dated November 15, 2016, (iv) City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2016B, dated November 15, 2016, (v) City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2018, dated May 15, 2018, (vi) City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2019, dated February 15, 2019, (vii) City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2019A, dated December 1, 2019, (viii) City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2020, dated June 1, 2020 and (ix) City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2021, dated January 15, 2021.

(w) The term "Prior Lien Bonds" shall mean "City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, Series 2013" dated May 1, 2013.

(x) The term "State" shall mean the State of Texas.

(y) The term "Stated Maturity" shall mean, when used with respect to any Debt or any installment of interest thereon, any date specified in the instrument evidencing or authorizing such Debt or such installment of interest as a fixed date on which the principal of such Debt or any installment thereof or the fixed date on which such installment of interest is due and payable.

(z) The term "System" shall mean the City's Electric Utility System, including all present and future extensions, additions, replacements and improvements thereto.

(aa) The term "Term of Issue" shall mean, with respect to any Balloon Debt, a period of time equal to the greater of (i) the period of time commencing on the date of issuance of such Balloon Debt and ending on the final maturity date of such Balloon Debt or (ii) thirty (30) years.

(bb) The term "Variable Rate Obligations" shall mean Bonds Similarly Secured that bear interest at a rate per annum which is subject to adjustment so that the actual rate of interest is not ascertainable at the time such Bonds Similarly Secured are issued; provided, however, that upon the

conversion of the rate of interest on a Variable Rate Obligation to a fixed rate of interest (whether or not the interest rate thereon is subject to conversion back to a variable rate of interest), such Bond Similarly Secured shall not be treated as a "Variable Rate Obligation" for so long as such Bond Similarly Secured bears interest at a fixed rate.

The City reserves the right to establish accounts within the Bond Fund for the payment of obligations, including specifically obligations incurred under a Credit Agreement or a Variable Rate Obligation; that is declared to be a Bond Similarly Secured in the ordinance authorizing the execution of such Credit Agreement or such Variable Rate Obligation.

SECTION 11. PLEDGE OF REVENUES. The City hereby covenants and agrees that, subject only to the prior lien on and pledge of the Net Revenues of the System to the payment and security of the Prior Lien Bonds (including the establishment and maintenance of the special funds created for the payment and security thereof) under the terms and conditions of the ordinances and proceedings pertaining to their authorization, the Net Revenues of the System, with the exception of those in excess of the amounts required for the payment and security of the Outstanding Bonds Similarly Secured, are hereby irrevocably pledged to the payment and security of the Outstanding Bonds Similarly Secured, including the maintenance of the special funds herein created in connection with the issuance of the Bonds, all as hereinafter provided, and it is hereby ordained that the Bonds Similarly Secured, and the interest thereon, shall be equally and ratably secured by a parity lien on and pledge of the Net Revenues of the System and be valid and binding without any filing or recording except for the filing of this Ordinance in the records of the City.

Texas Government Code, Chapter 1208, as amended, applies to the issuance of the Bonds and the pledge of the revenues granted by the City under this Section of this Ordinance, and such pledge is therefore valid, effective, and perfected. If Texas law is amended at any time while the Bonds are Outstanding and unpaid such that the pledge of the revenues granted by the City under this Section of this Ordinance is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the Owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

SECTION 12. RATES AND CHARGES. The City hereby covenants and agrees with the Owners of the Bonds that rates and charges for electric utility services afforded by the System will be established and maintained to provide Gross Revenues, including the money transferred to the System Fund for the sole purpose of compliance with this Section 12, sufficient at all times to:

- (a) Pay for all operation, maintenance, depreciation, replacement, and betterment charges of said System;
- (b) Maintain the Bond Fund;

- (c) Maintain the Reserve Fund at the Required Reserve Amount; and
- (d) Pay all other outstanding indebtedness against said System as and when the same becomes due.

SECTION 13. FUND DESIGNATIONS. The City hereby covenants and agrees that all revenues derived from the operation of the System shall be kept separate and apart from all other funds of the City, and the following Funds or Accounts shall be created and established in connection with the issuance of the Bonds (to the extent such funds are required to be established and to the extent such funds have not previously been created and established) and shall continue to be kept and maintained during the period of time any Bonds Similarly Secured are Outstanding, to wit:

(a) City of Garland, Texas Electric Utility System Fund, hereinafter called the "System Fund," which Fund is kept and maintained at a depository bank of the City.

(b) City of Garland, Texas New Series Electric Utility System Interest and Sinking Fund, hereinafter called the "Bond Fund," which Bond Fund is hereby declared to be the combined interest and sinking fund created for the payment of principal of and interest on any Outstanding Bonds Similarly Secured, and the same shall continue to be a single fund for the payment of principal of and interest on such Outstanding Bonds Similarly Secured. The Bond Fund shall be kept and maintained at a City depository, as custodian of the pledged revenues, and moneys deposited therein shall be used solely for the purpose of paying the principal of and interest on the Outstanding Bonds Similarly Secured when and as the same become due and payable.

(c) City of Garland, Texas New Series Electric Utility System Revenue Reserve Fund, hereinafter called the "Reserve Fund," which Reserve Fund, if required to be established and maintained as set forth herein or as set forth in an ordinance of the City relating to the issuance of Additional Bonds, shall be kept and maintained at a City depository, and moneys or instruments or any combination of both deposited in the Reserve Fund shall be used to pay principal of and interest on any Outstanding Bonds Similarly Secured falling due at any time when there is insufficient money available in the Bond Fund for such purpose.

It is specifically provided, however, that the City may change the custodian of the Bond Fund and the Reserve Fund without impairing the obligation of contract with the Owners of the Bonds, if the new custodian for such Fund or Funds is a financial institution with trust powers. In no event shall a change of the custodian of either of the Bond Fund or the Reserve Fund be considered as a change in the purpose for which such Funds were created and established as provided in this Ordinance, and the City covenants that it will cause such Funds to be timely utilized for the respective purposes for which they were created.

The City reserves the right to establish and maintain additional funds and accounts in connection with payment or support of the Outstanding Bonds Similarly Secured and the money on deposit in any such fund or account on the last day of the Fiscal Year may be used for any lawful

purpose related to the Outstanding Bonds Similarly Secured and any proposed obligations which would be Bonds Similarly Secured when issued, including being applied to any Net Revenue calculations associated with Additional Bonds.

SECTION 14. SYSTEM FUND. The City hereby covenants and agrees that all revenues and income of every nature derived and to be derived from the operation of the System shall be deposited from day to day as collected into the System Fund, and the reasonable and proper maintenance and operation expenses of the System shall be paid therefrom. All moneys deposited therein which are not required for the payment of maintenance and operating expenses of the System shall be appropriated and used, first to the payment of any principal, interest or reserve requirements of any Outstanding Prior Lien Bonds, second, to the payment of any principal, interest or reserve requirements of any Outstanding Bonds Similarly Secured, third to the payment of any principal, interest or reserve requirements of any outstanding obligations payable from and secured by a lien on and pledge of the Net Revenues of the System subordinate to the lien on and pledge of the Net Revenues to any Outstanding Bonds Similarly Secured and fourth, for any purpose authorized by applicable law.

SECTION 15. BOND FUND. The following provisions shall govern the maintenance and use of the Bond Fund: the City covenants that from the funds in the System Fund, after paying or making provision for the payment of the necessary and reasonable expenses of operation and maintenance of the System, the City shall pay into the Bond Fund during each year in which any of the Bonds Similarly Secured are Outstanding, an amount equal to one hundred percent (100%) of the amount required to meet the principal and interest payments falling due on or before the next maturity date of the Outstanding Bonds Similarly Secured. An amount of moneys in the Bond Fund sufficient to pay principal and interest next coming due shall be transferred to the Paying Agent/Registrar on or before the principal or interest payment date.

SECTION 16. RESERVE FUND. (a) Establishment. A Reserve Fund shall not be required to be established or maintained by the City for the payment of the Bonds or any other Bonds Similarly Secured so long as the Net Revenues of the System for a Fiscal Year equal or exceed one hundred fifty per cent (150%) of the Annual Debt Service Requirements of Bonds Similarly Secured due and payable in such Fiscal Year. If for any Fiscal Year such Net Revenues do not exceed 150% of the Annual Debt Service Requirements of the Bonds Similarly Secured, the City shall be obligated to establish and maintain on the books of the City a separate fund or account designated as the Reserve Fund. Upon being established and except as provided below, the amount on deposit to the credit of the Reserve Fund shall be maintained for the benefit of the owners of the Bonds Similarly Secured. The amounts deposited to the credit of the Reserve Fund shall be in a special fund maintained at a depository of the City. Monies or investments held in the Reserve Fund shall be used for the purpose of retiring the last of the Bonds Similarly Secured as they become due or paying principal of and interest on the Bonds Similarly Secured when and to the extent the amounts in the Bond Fund are insufficient for such purpose.

When a Reserve Fund is required to be established as noted above and while the same is required to be maintained, the amount to be accumulated and maintained in such Fund (the "Required Reserve Amount") shall be determined and re-determined as follows:

(1) ten per cent (10%) of the average annual debt service requirement for all Bonds Similarly Secured if the Net Revenues for the previous Fiscal Year were less than 150% of the annual debt service requirement for such Fiscal Year;

(2) twenty per cent (20%) of the average annual debt service requirement for all Bonds Similarly Secured if the Net Revenues for the previous Fiscal Year were less than 140% of the annual debt service requirement for such Fiscal Year, but greater than or equal to 130% of the annual debt service requirement for such Fiscal Year;

(3) thirty per cent (30%) of the average annual debt service requirement for all Bonds Similarly Secured then Outstanding if the Net Revenues for the previous Fiscal Year were less than 130% of the annual debt service requirement for such Fiscal Year, but greater than or equal to 120% of the annual debt service requirement for such Fiscal Year;

(4) forty per cent (40%) of the average annual debt service requirement for all Bonds Similarly Secured if the Net Revenues for the previous Fiscal Year were less than 120% of the annual debt service requirement for such Fiscal Year, but greater than or equal to 110% of the annual debt service requirement for such Fiscal Year; and

(5) fifty per cent (50%) of the average annual debt service requirement for all Bonds Similarly Secured if the Net Revenues for the previous Fiscal Year were less than 110% of the annual debt service requirement for such Fiscal Year.

The City shall review the amount, if any, on deposit in the Reserve Fund within thirty (30) days of the receipt of the audited financial statements applicable to the System for the preceding Fiscal Year to determine compliance with the provisions of subparagraphs (1) through (5) of subsection (a) of this Section 16. If at any time the City is required to fund the Required Reserve Amount, or to increase the Required Reserve Amount, the Required Reserve Amount or increase in the Required Reserve Amount, as applicable, shall be funded as provided in subsection (b) of this Section 16 in not more than sixty (60) substantially equal consecutive monthly deposits commencing not later than the month following the receipt of audited financial statements for the System for the preceding Fiscal Year.

(b) Funding. The Required Reserve Amount shall be established and maintained with Net Revenues of the System, transfer(s) of funds from refunded obligations, proceeds of sale of Bonds Similarly Secured, or by depositing to the credit of the Reserve Fund, to the extent permitted by law, one or more surety bonds or insurance policies issued by a company or institution which at the time of such deposit has a rating in one of the two highest rating categories by two nationally recognized rating agencies or services, or any combination thereof. The City hereby covenants and agrees to accumulate in the Reserve Fund the Required Reserve Amount either by depositing, from Net

Revenues, in not more than sixty (60) substantially equal monthly payments, which initial fractional payment thereof shall be made on or before the fifteenth (15th) day of the month next following the determination that additional amounts need to be accumulated in the Reserve Fund to satisfy the Required Reserve Amount or by funding the Reserve Fund in the Required Reserve Amount from funds received from the transfer of funds from refunded obligations, from proceeds of sale of Bonds Similarly Secured, or by depositing one or more surety bonds or insurance policies issued by a company or companies meeting the aforesaid criteria, or any combination of the foregoing.

Concurrently with the delivery of a series of Additional Bonds, the appropriate City officials shall determine the Required Reserve Amount as well as the amount then held in the Reserve Fund, and the amount of such difference shall be deposited in the said Reserve Fund (i) by depositing to the credit of the Reserve Fund (concurrently with the delivery of the then proposed Additional Bonds) cash or an additional surety bond or insurance policy or revised surety bond or revised insurance policy with coverage in an amount sufficient to provide for the new Required Reserve to be fully or partially funded, or (ii) at the option of the City, in not more than sixty (60) substantially equal consecutive monthly payments, cash, the initial payment to be made on or before the fifteenth (15th) day of the month next following the month in which such Additional Bonds are delivered (or 1/60th of the balance of the additional amount not deposited immediately in cash or provided by a surety bond or insurance policy).

When and so long as the cash and investments in the Reserve Fund and/or coverage afforded by a surety bond or insurance policy held for the account of the Reserve Fund total not less than the Required Reserve Amount, no deposits need be made to the credit of the Reserve Fund; but, if and when the Reserve Fund at any time contains less than the Required Reserve Amount (or so much thereof as shall then be required to be contained therein if Additional Bonds have been issued and the City has elected to accumulate all or a portion of the Required Reserve Amount with Net Revenues), the City covenants and agrees to cause monthly deposits to be made to the Reserve Fund on or before the fifteenth (15th) day of each month (beginning the month next following the month the deficiency in the Required Reserve Amount occurred by reason of a draw on the Reserve Fund or as a result of a reduction in the market value of investments held for the account of the Reserve Fund) from Net Revenues of the System in an amount equal to either (i) one-sixtieth (1/60th) of the Required Reserve Amount until the total Required Reserve Amount then required to be maintained in said Fund has been fully restored or (ii) the amounts to pay principal of and interest on Bonds Similarly Secured held by an insurer, or evidenced by an instrument of assignment entitling an insurer to payment of principal of and interest on Bonds Similarly Secured, as a result of payments or draws made on a surety bond or insurance policy held for the account of the Reserve Fund, and such payments will result in (x) the principal of and/or interest on such Bonds Similarly Secured to be paid and (y) the restoration and replenishment of the surety bond or insurance policy coverage representing all or a portion of the Required Reserve Amount.

During such time as the Reserve Fund contains the total Required Reserve Amount, the City may, at its option, withdraw all surplus in the Reserve Fund over the Required Reserve Amount and deposit such surplus in the System Fund. Any such amount to be withdrawn that is allocated to

proceeds of Bonds Similarly Secured shall be deposited to the Bond Fund or otherwise used for only such purposes as other bond proceeds may be used.

If the Reserve Fund is required to be established as provided in (a) above, and for two consecutive Fiscal Years, the Net Revenues of the System for a Fiscal Year equal or exceed one hundred fifty per cent (150%) of the Annual Debt Service Requirements of Bonds Similarly Secured due and payable in such Fiscal Year, then the Reserve Fund does not need to be maintained and the amounts in the Reserve Fund may be deposited to the Bond Fund or otherwise used for only such purposes as other bond proceeds may be used.

SECTION 17. DEFICIENCIES IN FUNDS. If in any month the City shall, for any reason, fail to pay into the Bond Fund or Reserve Fund the full amounts above stipulated, amounts equivalent to such deficiencies shall be set apart and paid into said Funds from the first available and unallocated Net Revenues of the System for the following month or months, and such payments shall be in addition to the amounts otherwise required to be paid into said Funds during such month or months.

SECTION 18. EXCESS REVENUES. Any Net Revenues in excess of those required to establish and maintain the special Funds as herein required may be used for any other lawful purpose.

SECTION 19. SECURITY OF FUNDS. All moneys deposited in the Funds referred to in this Ordinance shall be secured in the manner and to the fullest extent required by the laws of the State for the security of public funds, and shall be used only for the purposes permitted by this Ordinance and the ordinances authorizing the issuance of other Bonds Similarly Secured.

SECTION 20. NO ADDITIONAL OBLIGATIONS TO BE ISSUED ON A PARITY WITH THE PRIOR LIEN BONDS - OBLIGATIONS OF INFERIOR LIEN AND PLEDGE. The City will not hereafter issue any additional obligations with a lien on and pledge of the Net Revenues on a parity with the lien on and pledge of the Net Revenues associated with the Prior Lien Bonds or create or issue evidences of indebtedness for any purpose possessing a lien on the Net Revenues of the System superior to that to be possessed by the Bonds Similarly Secured. The City, however, retains the right to create and issue evidences of indebtedness whose lien on and pledge of the Net Revenues of the System shall be subordinate to that possessed by the Bonds Similarly Secured.

SECTION 21. ISSUANCE OF ADDITIONAL BONDS. In addition to the right to issue obligations of inferior lien as authorized by the laws of the State, the City hereby reserves the right to issue additional parity obligations. The Additional Bonds, when issued, shall be payable from and secured by a lien on and pledge of the Net Revenues of the System in the same manner and to the same extent as the Outstanding Bonds Similarly Secured, and the Outstanding Bonds Similarly Secured and any Additional Bonds shall in all respects be of equal dignity. The Additional Bonds may be issued in one or more installments, provided, however, that none shall be issued unless and until the following conditions have been met:

(a) A certificate is executed by the Mayor and Finance Director (or other officer of the City having primary responsibility for the financial affairs of the City) to the effect that no default exists in connection with any of the covenants or requirements of the ordinances authorizing the issuance of all then Outstanding Bonds Similarly Secured;

(b) A certificate is executed by the Mayor and Finance Director (or other officer of the City having primary responsibility for the financial affairs of the City) to the effect that the Bond Fund and the Reserve Fund each contains the amount then required to be on deposit therein;

(c) A certificate is executed by a certified public accountant to the effect that, in his or her opinion, the Net Revenues of the System either for the last complete Fiscal Year of the City, or for any 12 consecutive calendar month period ending not more than 90 days prior to the passage of the ordinance authorizing the issuance of such Additional Bonds were at least 1.25 times the average annual principal and interest requirements for the calculation period of all then Outstanding Prior Lien Bonds and Outstanding Bonds Similarly Secured and for the installment or series of Additional Bonds then proposed to be issued and 1.00 times the maximum annual principal and interest requirements for all then Outstanding Prior Lien Bonds and Outstanding Bonds Similarly Secured after giving effect to the issuance of the Additional Bonds then being issued. However, (i) should the certificate of the accountant certify that the Net Revenues of the System for the period covered thereby were less than required above, and (ii) a change in the rates and charges for electric utility services afforded by the System became effective at least 60 days prior to the last day of the period covered by the accountant's certificate, and (iii) a Consultant having a favorable reputation with respect to such matters will certify that, had such change in rates and charges been effective for the entire period covered by the accountant's certificate, the Net Revenues of the System covered by the accountant's certificate would have been, in his or her opinion, equal to at least 1.25 times the average annual and 1.00 times the maximum annual principal and interest requirements (calculated on a Fiscal Year basis) of the Outstanding Prior Lien Bonds and Outstanding Bonds Similarly Secured after giving effect to the issuance of the proposed Additional Bonds, then, in such event, the coverage specified in the first sentence of this subparagraph (c) shall not be required for the period specified, and such accountant's certificate will be sufficient if accompanied by a Consultant's certificate to the above effect. The term Net Revenues, as used in this subparagraph (c), shall mean the Net Revenues of the System, but excluding and not deducting any charges or disbursements which under standard accounting practice should be charged to capital expenditures;

(d) The Additional Bonds are scheduled to mature on March 1 or September 1, or both, and the interest thereon is scheduled to be paid on March 1 and September 1, provided, however, if the City issues Variable Rate Obligations, such Variable Rate Obligations may mature and pay interest on such date or dates provided in the ordinance authorizing the issuance of such Variable Rate Obligations;

(e) The ordinance authorizing the issuance of such Additional Bonds provides that the aggregate amount to be accumulated and maintained in the Reserve Fund shall be increased by an additional amount not less than the applicable percentage of the average Annual Debt Service Requirements for the Bonds Similarly Secured, taking into account the proposed Additional Bonds

and that such additional amount shall (i) be so accumulated within sixty (60) months from the date of the Additional Bonds by the deposit in the Reserve Fund of the necessary sums in substantially equal consecutive monthly installments; or (ii) be deposited therein transfers of lawfully available funds, proceeds of sale of Bonds Similarly Secured or depositing to the credit of the Reserve Fund one or more surety bonds or insurance policies as provided in this Ordinance; provided, however, that the aggregate amount to be accumulated in the Reserve Fund shall never be required to exceed the applicable percentage of the average Annual Debt Service Requirements for all Bonds Similarly Secured taking into account the series of Additional Bonds then proposed to be issued; and

(f) All calculations of maximum and average Annual Debt Service Requirements made pursuant to this Section shall be made based upon the actual rate of interest to be borne by the Additional Bonds then proposed to be issued.

Bonds Similarly Secured may be refunded (pursuant to any law then available) upon such terms and conditions as the City may deem to be in the best interest of the City and its inhabitants, and if fewer than all such Outstanding Bonds Similarly Secured are refunded, the proposed refunding bonds shall be considered as "Additional Bonds" under the provisions of this Section, and the certificate(s) required in subdivision (c) shall give effect to the issuance of the proposed refunding bonds (and shall not give effect to the Bonds Similarly Secured being refunded following their cancellation or provision being made for their payment).

SECTION 22. MAINTENANCE AND OPERATION - INSURANCE. The City covenants and agrees that the System shall be maintained in good condition and operated in an efficient manner and at reasonable cost. So long as any of the Bonds are Outstanding, the City agrees to maintain insurance on the System of a kind, including self-insurance by the City, and in an amount not less than, customarily carried by municipal corporations in the State engaged in a similar type of business. Nothing in this Ordinance shall be construed as requiring the City to expend any funds which are derived from sources other than the operation of the System, but nothing herein shall be construed as preventing the City from doing so.

SECTION 23. RECORDS - ACCOUNTS - ACCOUNTING REPORTS.

(a) The City hereby covenants and agrees that so long as any of the Bonds remain Outstanding, it will keep and maintain a proper and complete system of records and accounts pertaining to the operation of the System separate and apart from all other records and accounts of the City in accordance with accepted accounting principles prescribed for municipal corporations. The Owner of any Bond or any duly authorized agent or agents of such Owner shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, and to inspect the System and all properties comprising same. The City further agrees that as soon as possible following the close of each Fiscal Year it will cause an audit of such books and accounts to be made by an independent firm of certified public accountants or licensed public accountants.

(b) Expenses incurred in making the audits above referred to are to be regarded as maintenance and operating expenses of the System and paid as such. Copies of the aforesaid annual

audit shall be immediately furnished to the Executive Director of the Municipal Advisory Council of Texas at his or her office in Austin, Texas, and, upon written request to the Purchasers and any subsequent Owners of the Bonds.

SECTION 24. REMEDIES IN EVENT OF DEFAULT. In addition to all the rights and remedies provided by the laws of the State, the City covenants and agrees particularly that in the event the City (a) defaults in payments to be made to the Bond Fund and Reserve Fund as required by this Ordinance or (b) defaults in the observance or performance of any other of the covenants, conditions or obligations set forth in this Ordinance, the Owner or Owners of any Bond shall be entitled to a writ of mandamus issued by a court of proper jurisdiction compelling and requiring the governing body of the City and other officers of the City to observe and perform any covenant, condition or obligation prescribed in this Ordinance.

No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power, or shall be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may be deemed expedient. The specific remedies herein provided shall be cumulative of all other existing remedies and the specification of such remedies shall not be deemed to be exclusive. Notwithstanding anything in this Ordinance to the contrary, the right to accelerate the debt evidenced by the Bonds shall not be available as a remedy under this Ordinance.

SECTION 25. SPECIAL COVENANTS. The City hereby further covenants as follows:

(a) That it has the lawful power to pledge the revenues supporting this issue of Bonds and has lawfully exercised said power under the Constitution and laws of the State, including said power existing under Texas Government Code, Chapter 1502, as amended, that the Bonds when issued, shall be ratably secured under said pledge of income in such manner that one Bond Similarly Secured shall have no preference over any other Bond Similarly Secured.

(b) That, other than for the payment of the Prior Lien Bonds, the Previously Issued Bonds and the Bonds, the Net Revenues of the System have not in any manner been pledged to the payment of any debt or obligation of the City or of the System that is on a parity with the pledge of the Net Revenues to Bonds Similarly Secured. The Net Revenues have been pledged to the Refunded Obligations (which are being discharged with proceeds of the Bonds), subject to the lien on and pledge of the Net Revenues to the Outstanding Prior Lien Bonds and the Outstanding Bonds Similarly Secured.

(c) That, as long as any of the Prior Lien Bonds and the Bonds Similarly Secured issued prior to the issuance of the New Series 2018 Bonds or any interest thereon remain Outstanding, the City will not sell or encumber the System or any substantial part thereof; provided that this shall not be construed to prohibit the sale of such machinery, or other properties or equipment which has become obsolete or otherwise unsuited to the efficient operation of the System; also, with the exception of the Additional Bonds expressly permitted by this Ordinance to be issued, it will not

encumber the Net Revenues thereof unless such encumbrance is made subordinate to the lien on and pledge of said Net Revenues to any Prior Lien Bonds or Bonds Similarly Secured.

(d) That no free service of the System shall be allowed, and should the City or any of its agents or instrumentalities make use of the services and facilities of the System, payment of the reasonable value thereof shall be made by the City out of funds from sources other than the revenues and income of the System.

(e) At such time as there are no Outstanding Prior Lien Bonds or Bonds Similarly Secured issued prior to the issuance of the New Series 2018 Bonds, the City may sell or exchange at any time and from time to time any properties and facilities constituting the System if the City shall have received a certificate executed by the Finance Director stating that the sale or exchange of such property or facilities will not materially adversely affect the financial condition of the City or its ability to satisfy the System's rate covenants. The proceeds of any such sale or exchange shall be used by the City, at the option of the City, (i) to acquire additional System facilities; (ii) to purchase, defease, or redeem System Debt; or (iii) for any other lawful purpose. Additionally, the portion of property comprising personal property or machinery, properties, and equipment which has become obsolete or otherwise unneeded in the operation of the System may be sold or otherwise disposed in any manner deemed appropriate by the City acting through the City Manager, the Finance Director or a designee of either of such City representatives.

To the extent that it legally may, the City further covenants and agrees that, so long as any of the Bonds Similarly Secured, or any interest thereon, are Outstanding, no franchise shall be granted for the installation or operation of any competing electric utility system other than that owned by the City.

SECTION 26. BONDS ARE SPECIAL OBLIGATIONS. The Bonds are special obligations of the City payable from the pledged Net Revenues of the System, and the Owners thereof shall never have the right to demand payment thereof out of funds raised or to be raised by taxation.

SECTION 27. BONDS ARE NEGOTIABLE INSTRUMENTS. That each of the Bonds shall be deemed and construed to be a "security," and as such a negotiable instrument, within the meaning of Texas Business and Commerce Code, Chapter 8, as amended.

SECTION 28. INVESTMENTS. Moneys in the Bond Fund and the Reserve Fund may at the option of the City be invested or reinvested from time to time in direct obligations of the United States of America, or other obligations permitted by the Texas Public Funds Investment Act, as amended.

SECTION 29. PAYMENT OF BONDS. While any of the Bonds are Outstanding, the Mayor, the Finance Director and the City Secretary, individually or jointly, are hereby authorized to transfer or cause to be transferred to the Paying Agent/Registrar therefor, from funds on deposit in the Bond Fund and, if necessary, in the Reserve Fund, amounts sufficient to fully pay and discharge promptly each installment of interest on and principal of the Bonds as the same accrue or mature or come due;

such transfer of funds to be made in such manner as will cause immediately available funds to be deposited with the Paying Agent/Registrar for the Bonds on or before the date of payment for the Bonds.

SECTION 30. DEFEASANCE OF BONDS. (a) Any Bond and the interest thereon shall be deemed to be paid, retired, and no longer outstanding (a "Defeased Bond") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Bond, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Government Obligations that mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the City with the Paying Agent/Registrar for the payment of its services until all Defeased Bonds shall have become due and payable. At such time as a Bond shall be deemed to be a Defeased Bond hereunder, as aforesaid, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the revenues herein pledged as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Government Obligations, and thereafter the City will have no further responsibility with respect to amounts available to the Paying Agent/Registrar (or other financial institution permitted by applicable law) for the payment of such Defeased Bonds, including any insufficiency therein caused by the failure of the Paying Agent/Registrar (or other financial institution permitted by applicable law) to receive payment when due on the Government Obligations. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Bonds that is made in conjunction with the payment arrangements specified in subsection 30(a)(i) or (ii) shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the City expressly reserves the right to call the Defeased Bonds for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Bonds immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the City also be invested in Government Obligations, maturing in the amounts and times as hereinbefore set forth, and all income from such Government Obligations received by the Paying Agent/Registrar that is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be turned over to the City, or deposited as directed in writing by the City. Any Future Escrow Agreement pursuant to which the money and/or Government Obligations are held for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Government Obligations or the substitution of other Government Obligations upon the satisfaction of the requirements specified in subsection 30(a)(i) or (ii). All income from such Government Obligations received by the Paying Agent/Registrar which is not required for the payment of the Defeased Bonds, with respect to which

such money has been so deposited, shall be remitted to the City or deposited as directed in writing by the City.

(c) Until all Defeased Bonds shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Bonds the same as if they had not been defeased, and the City shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(d) In the event that the City elects to defease less than all of the principal amount of Bonds of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Bonds by such random method as it deems fair and appropriate.

SECTION 31. ORDINANCE A CONTRACT; AMENDMENTS. This Ordinance shall constitute a contract with the Owner of any Bond from time to time, be binding on the City, and shall not be amended or repealed by the City so long as any Bond remains Outstanding except as permitted in this Section and in Section 36 hereof. The City, may, without the consent of or notice to any Owners of Bonds, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Owners of any Bond, including the curing of any ambiguity, inconsistency or formal defect or omission herein. In addition, the City may, with the written consent of the Owners of Bonds owning a majority in aggregate principal amount of the Bonds then Outstanding affected thereby, amend, add to or rescind any of the provisions of this Ordinance; provided that, without the consent of all Owners of Outstanding Bonds, no such amendment, addition or rescission shall (a) extend the time or times of payment of the principal of, premium, if any, and interest on the Bonds, reduce the principal amount thereof, the rate of interest thereon, or in any other way modify the terms of payment of the principal of, premium, if any, or interest on the Bonds, (b) give any preference to any Bond over any other Bond or (c) reduce the aggregate principal amount of Bonds required for consent to any such amendment, addition or rescission.

SECTION 32. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED BONDS.
(a) Replacement Bonds. In the event any outstanding Bond is damaged, mutilated, lost, stolen, or destroyed, the Paying Agent/Registrar shall cause to be printed, executed, and delivered, a new bond of the same principal amount, maturity, and interest rate, as the damaged, mutilated, lost, stolen, or destroyed Bond, in replacement for such Bond in the manner hereinafter provided.

(b) Application for Replacement Bonds. Application for replacement of damaged, mutilated, lost, stolen, or destroyed Bonds shall be made by the Owner thereof to the Paying Agent/Registrar. In every case of loss, theft, or destruction of a Bond, the Owner applying for a replacement bond shall furnish to the City and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft, or destruction of a Bond, the Owner shall furnish to the City and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft, or destruction of such Bond, as the case may be. In every case of damage or mutilation of a Bond, the Owner shall surrender to the Paying Agent/Registrar for cancellation the Bond so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Bond shall have matured, and no default has occurred which is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Bond, the City may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Bond) instead of issuing a replacement Bond, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Bonds. Prior to the issuance of any replacement bond, the Paying Agent/Registrar shall charge the Owner of such Bond with all legal, printing, and other expenses in connection therewith. Every replacement bond issued pursuant to the provisions of this Section by virtue of the fact that any Bond is lost, stolen, or destroyed shall constitute a contractual obligation of the City whether or not the lost, stolen, or destroyed Bond shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Bonds duly issued under this Ordinance.

(e) Authority for Issuing Replacement Bonds. In accordance with Chapter 1201, Texas Government Code, this Section of this Ordinance shall constitute authority for the issuance of any such replacement bond without necessity of further action by the governing body of the City or any other body or person, and the duty of the replacement of such bonds is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Bonds in the form and manner and with the effect, as provided in Section 5(b) of this Ordinance for Bonds issued in conversion and exchange for other Bonds.

SECTION 33. CUSTODY, APPROVAL, AND REGISTRATION OF BONDS; BOND COUNSEL'S OPINION AND ENGAGEMENT; ATTORNEY GENERAL FILING FEE; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED. (a) The Mayor of the City is hereby authorized to have control of the Bonds initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Bonds pending their delivery and their investigation, examination, and approval by the Attorney General of the State, and their registration by the Comptroller of Public Accounts of the State. Upon registration of the Bonds said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Bonds, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Bond. The approving legal opinion of the City's Bond Counsel and the assigned CUSIP numbers may, at the option of the City, be printed on the Bonds issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Owners of the Bonds. In addition, if bond insurance is obtained, the Bonds may bear an appropriate legend as provided by the insurer.

(b) The obligation of the initial purchaser to accept delivery of the Bonds is subject to the initial purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the City, which opinion shall be dated as of and delivered on the date of initial delivery of the Bonds to the initial purchaser. The engagement of such firm as bond counsel to the City in connection with issuance, sale and delivery of the Bonds is hereby approved

and confirmed, and the execution and delivery of an engagement letter between the City and such firm, with respect to such services as bond counsel, is hereby authorized in such form as may be approved by the Mayor (or in the absence of the Mayor, the Mayor Pro-tem) of the City and an Authorized Officer (as hereinafter defined) is hereby authorized to execute such engagement letter.

(c) In accordance with the provisions of Section 1202.004, Tex. Gov't Code Ann., in connection with the submission of the Bonds by the Attorney General of Texas for review and approval, a statutory fee (an amount equal to 0.1% principal amount of each series of Bonds, subject to a minimum of \$750 and a maximum of \$9,500) is required to be paid to the Attorney General upon the submission of the transcript of proceedings for the Bonds. The City hereby authorizes and directs that a check in the amount of the Attorney General filing fee for each series of Bonds, made payable to the "Texas Attorney General," be promptly furnished to the City's Bond Counsel, for payment to the Attorney General in connection with his review of the Bonds.

SECTION 34. COVENANTS REGARDING TAX EXEMPTION. With respect to Bonds that are issued as tax-exempt obligations (as specified in the Pricing Certificate pertaining thereto), the City covenants to refrain from taking any action which would adversely affect, and to take any required action to ensure, the treatment of such as obligations described in Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the City covenants as follows:

(a) to take any action to assure that no more than 10 percent of the proceeds of the Bonds or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in Section 141(b)(6) of the Code or, if more than 10 percent of the proceeds or the projects financed therewith are so used, such amounts, whether or not received by the City, with respect to such private business use, do not, under the terms of this Ordinance, or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Bonds, in contravention of Section 141(b)(2) of the Code;

(b) to take any action to assure that in the event that the "private business use" described in subsection (a) hereof exceeds 5 percent of the proceeds of the Bonds or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" which is "related" and not "disproportionate," within the meaning of Section 141(b)(3) of the Code, to the governmental use;

(c) to take any action to assure that no amount which is greater than the lesser of \$5,000,000, or 5 percent of the proceeds of the Bonds (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of Section 141(c) of the Code;

(d) to refrain from taking any action which would otherwise result in the Bonds being treated as "private activity bonds" within the meaning of Section 141(b) of the Code;

(e) to refrain from taking any action that would result in the Bonds being "federally guaranteed" within the meaning of Section 149(b) of the Code;

(f) to refrain from using any portion of the proceeds of the Bonds, directly or indirectly, to acquire or to replace funds which were used, directly or indirectly, to acquire investment property (as defined in Section 148(b)(2) of the Code) which produces a materially higher yield over the term of the Bonds, other than investment property acquired with --

(1) proceeds of the Bonds invested for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds are issued,

(2) amounts invested in a bona fide debt service fund, within the meaning of Section 1.148-1(b) of the Treasury Regulations, and

(3) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Bonds;

(g) to otherwise restrict the use of the proceeds of the Bonds or amounts treated as proceeds of the Bonds, as may be necessary, so that the Bonds do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(h) to refrain from using the proceeds of the Bonds or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Bonds in contravention of the requirements of section 149(d) of the Code (relating to advance refundings); and

(i) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Bonds) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Bonds have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code.

For the purposes of the foregoing (a) and (b), the City understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Bonds. It is the understanding of the City that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated which modify or expand provisions of the Code, as applicable to the Bonds, the City will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally-recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Bonds under Section 103 of the Code. In the event that regulations or rulings are hereafter promulgated which impose additional

requirements which are applicable to the Bonds, the City agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally-recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Bonds under Section 103 of the Code. In furtherance of such intention, the City hereby authorizes and directs the Mayor (or in the absence of the Mayor, the Mayor Pro-tem), the City Manager or the Finance Director of the City to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the City, which may be permitted by the Code as are consistent with the purpose for the issuance of the Bonds.

In order to facilitate compliance with the above covenant (i), a "Rebate Fund" is hereby established by the City for the sole benefit of the United States of America, and such fund shall not be subject to the claim of any other person, including without limitation the bondholders. The Rebate Fund is established for the additional purpose of compliance with Section 148 of the Code.

SECTION 35. DISPOSITION OF REFINANCED FACILITIES. The City covenants that the property financed with the proceeds of the Refunded Obligations will not be sold or otherwise disposed in a transaction resulting in the receipt by the City of cash or other compensation, unless the City obtains an opinion of nationally-recognized bond counsel that such sale or other disposition will not adversely affect the tax-exempt status of the Bonds. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the City shall not be obligated to comply with this covenant if it obtains an opinion of nationally-recognized bond counsel that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

SECTION 36. COMPLIANCE WITH RULE 15c2-12.

(a) If the Bonds are sold by public offering, and are subject to the Rule (as defined below), the following provisions shall apply:

(i) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"Financial Obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"MSRB" means the Municipal Securities Rulemaking Board.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

(ii) Annual Reports. (A) The City shall provide annually to the MSRB, in the electronic format prescribed by the MSRB, financial information and operating data (the "Annual Operating Report") with respect to the City of the general type included in the final Official Statement authorized by this Ordinance, being the information described in the Pricing Certificate. The City will additionally provide financial statements of the City (the "Financial Statements"), that will be (i) prepared in accordance with the accounting principles described in the Pricing Certificate or such other accounting principles as the City may be required to employ from time to time pursuant to State law or regulation and shall be in substantially the form included in the final Official Statement and (ii) audited, if the City commissions an audit of such Financial Statements and the audit is completed within the period during which they must be provided. The City will update and provide the Annual Operating Report within six months after the end of each fiscal year and the Financial Statements within 12 months of the end of each fiscal year, in each case beginning with the fiscal year ending in and after 2021. The City may provide the Financial Statements earlier, including at the time it provides its Annual Operating Report, but if the audit of such Financial Statements is not complete within 12 months after any such fiscal year end, then the City shall file unaudited Financial Statements within such 12-month period and audited Financial Statements for the applicable fiscal year, when and if the audit report on such Financial Statements becomes available.

(B) If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any documents available to the public on the MSRB's internet website or filed with the SEC.

(iii) Event Notices. The City shall notify the MSRB, in a timely manner not in excess of ten Business Days after the occurrence of the event, of any of the following events with respect to the Bonds:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
7. Modifications to rights of holders of the Bonds, if material;
8. Bond calls, if material, and tender offers;
9. Defeasances;

10. Release, substitution, or sale of property securing repayment of the Bonds, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the City;
13. The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor Paying Agent/Registrar or change in the name of the Paying Agent/Registrar, if material;
15. Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding item (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City and (b) the City intends the words used in the immediately preceding items (15) and (16) in this Section to have the meanings ascribed to them in SEC Release No. 34-83885, dated August 20, 2018.

The City shall notify the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (ii) of this Section by the time required by subsection (ii).

(iv) Limitations, Disclaimers, and Amendments. (A) The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the City in any event will give notice of any deposit made in accordance with this Ordinance or applicable law that causes the Bonds no longer to be outstanding.

(B) The provisions of this Section are for the sole benefit of the Owners and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to

provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

(C) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(D) No default by the City in observing or performing its obligations under this Section shall comprise a breach of or default under the Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

(E) The provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the Owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the Owners and beneficial owners of the Bonds. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided. The City may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds.

(b) If the Bonds are sold by private placement, the Pricing Officer may agree to provide for an undertaking in accordance with the Rule or may agree to provide other public information to the purchaser as may be necessary for the sale of the Bonds on the most favorable terms to the City.

SECTION 37. SALE OF BONDS AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

(a) The Bonds shall be sold and delivered subject to the provisions of Section 1 and Section 4 and pursuant to the terms and provisions of a bond purchase agreement, notice of sale and bidding instructions or private placement agreement (collectively, the "Purchase Agreement") which the Pricing Officer is hereby authorized to execute and deliver and in which the purchaser or purchasers (collectively, the "Purchaser") of the Bonds shall be designated. The Bonds shall initially be registered in the name of the purchaser thereof as set forth in the Pricing Certificate.

(b) The Pricing Officer is hereby authorized, in the name and on behalf of the City, to approve, distribute, and deliver a preliminary official statement and a final official statement relating to the Bonds to be used by the Purchaser in the marketing of the Bonds.

(d) The Mayor and Mayor Pro Tem, the City Manager, the City Secretary and the Finance Director of the City (each, an "Authorized Officer") shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the City a Paying Agent/Registrar Agreement with the Paying Agent/Registrar, a commitment for municipal bond insurance, if the Bonds shall be so insured, and all other instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Pricing Certificate, the Bonds, the sale of the Bonds and the Official Statement. In case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 38. APPROVAL OF ESCROW AGREEMENT AND TRANSFER OF FUNDS. In furtherance of authority granted by Section 1207.007(b), Texas Government Code, and in accordance with Section 4(d) of this Ordinance, an Authorized Officer is further authorized to enter into and execute on behalf of the City with the escrow agent named therein, an escrow or similar agreement, which agreement will provide for the payment in full of the Refunded Obligations. In addition, an Authorized Officer is authorized to purchase such securities, to execute such subscriptions for the purchase of the Escrowed Securities (as defined in the agreement), if any, and to authorize such contributions for the escrow fund as provided in the agreement.

SECTION 39. REDEMPTION OF REFUNDED OBLIGATIONS.

(a) Subject to execution and delivery of the Purchase Agreement with the Purchaser, the City hereby directs that the Refunded Obligations be called for redemption or otherwise retired on the dates and at the prices set forth in the Pricing Certificate.

(b) The paying agent/registrars for the Refunded Obligations are hereby directed to provide the appropriate notice of redemption as required by the Refunded Obligations (if applicable) and is hereby directed to make appropriate arrangements so that the Refunded Obligations may be redeemed or otherwise retired on the appropriate redemption date.

(c) If the redemption of the Refunded Obligations results in the partial refunding of any maturity of the Refunded Obligations, the Pricing Officer shall direct the paying agent/registrar for the Refunded Obligations to designate at random and by lot which of the Refunded Obligations will be payable from and secured solely from the Net Revenues of the System pledged pursuant to the ordinance of the City authorizing the issuance of such Refunded Obligations (the "Refunded Bond Ordinance"). For purposes of such determination and designation, all Refunded Obligations registered in denominations greater than \$5,000 shall be considered to be registered in separate \$5,000 denominations. The paying agent/registrar shall notify by first-class mail all Owners of all affected bonds of such maturities that: (i) a portion of such bonds have been refunded and are secured until final maturity solely with cash and investments maintained by the Escrow Agent in the Escrow Fund, (ii) the principal amount of all affected bonds of such maturities registered in the name of such Owner that have been refunded and are payable solely from cash and investments in the Escrow Fund and the remaining principal amount of all affected bonds of such maturities registered in the name of such Owner, if any, have not been refunded and are payable and secured solely from the Net Revenues of the System described in the Refunded Obligation Ordinance, (iii) the Owner is required to submit his or her Refunded Obligations to the paying agent/registrar, for the purposes of re-registering such Owner's bonds and assigning new CUSIP numbers in order to distinguish the source of payment for the principal and interest on such bonds, and (iv) payment of principal of and interest on such bonds may, in some circumstances, be delayed until such bonds have been re-registered and new CUSIP numbers have been assigned as required by (iii) above.

(d) The source of funds for payment of the principal of and interest on the Refunded Obligations on their respective maturity or redemption dates shall be from the funds deposited with the Escrow Agent, pursuant to the Escrow Agreement approved in Section 4(d) of this Ordinance, or from amounts deposited with the paying agent/registrar for the Refunded Obligations from proceeds of the Bonds, if there is no Escrow Agreement.

SECTION 40. BENEFITS OF ORDINANCE. Nothing in this Ordinance, expressed or implied, is intended or shall be construed to confer upon any person other than the City, the Paying Agent/Registrar, and the Owners, any right, remedy, or claim, legal or equitable, under or by reason of this Ordinance or any provision hereof, this Ordinance and all its provisions being intended to be and being for the sole and exclusive benefit of the City, the Paying Agent/Registrar, and the Owners.

SECTION 41. GOVERNING LAW. This Ordinance shall be construed and enforced in accordance with the laws of the State and the United States of America.

SECTION 42. EFFECT OF HEADINGS. The Section headings herein are for convenience of reference only and shall not affect the construction hereof.

SECTION 43. SEVERABILITY. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 44. PUBLIC NOTICE. It is hereby officially found and determined that public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

SECTION 45. EFFECTIVE DATE. In accordance with the provisions of V.T.C.A., Government Code, Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the City Council.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 05/04/2021

Item Title: Approval of the Federal Grant Allocations for Fiscal Year 2021-2022

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

Formal consideration of the allocations of funding for the one-year plan of action for the 2021-2022 Community Development Block Grant, HOME Infill Grant and the Emergency Solutions Grant Programs.

Recommendation/Action Requested and Justification

Staff recommends approval of the allocation of grant funding for Fiscal Year 2021-2022.

Attachments

Federal Grant Programs Use of Funding FY 2021-2022

**ALLOCATION OF COMMUNITY DEVELOPMENT GRANT FUNDING
FY 2021-2022**

The City will receive \$2,187,595 from the Department of Housing and Urban Development for the Community Development Block Grant. There is \$271,135 available in reprogrammed funds for a total of \$2,458,730. The HOME Investment Partnership Program allocation is \$701,303. Emergency Solutions Grant funding of \$193,644 is available. Specific grant funded activities are as follows:

**COMMUNITY DEVELOPMENT BLOCK GRANT
2021-2022**

PUBLIC SERVICES		Allocation
Garland Police Boxing Program		\$27,121
Garland Elderly Yard Care Program		\$22,666
Garland Parks S.T.A.R.S Program		\$30,257
Achievement Center of Texas		\$57,507
Hope Clinic		\$80,118
Hopes Door/New Beginning Center		\$33,376
Counseling Institute of Texas		\$16,173
Meals on Wheels Program		\$10,650
Salvation Army Rent Assistance Program		\$28,660
Garland Senior Ombudsman Program		\$16,611
Restoration Church Summer Youth Camp Program		\$5,000
TOTAL		\$328,129

PROJECTS		Allocation
Code Compliance		\$250,000
Minor Home Repair		\$200,000
Single Family Rehabilitation		\$343,071
Garland Central Library Kiosk Project		\$450,000
Garland Lon Wynne Park Library Kiosk Project		\$450,000
TOTAL		\$1,693,071

ADMINISTRATION		Allocation
Grant Administration		\$437,519
TOTAL		\$437,519

TOTAL CDBG FUNDING

\$2,458,730

**HOME INFILL PARTNERSHIP
2021-2022**

ADMINISTRATION		Allocation
HOME Administration		\$70,130
	TOTAL	\$70,130

CHDO ACTIVITIES		Allocation
CHDO Infill Housing – Habitat for Humanity		\$105,195
TOTAL		\$105,195

HOME PROJECTS		Allocation
Housing and Community Services		
Infill Housing		\$525,978
TOTAL		\$525,978

TOTAL HOME FUNDING

\$701,303

**EMERGENCY SOLUTIONS GRANT FUNDS
2021-2022**

SHELTER SERVICES	Allocation
Hopes Door New Beginning Center	\$112,919
TOTAL	\$112,919

ESG RAPID RE-HOUSING	IDIS Activity	Allocation
Hopes Door New Beginning Center		\$57,701
		\$57,701
TOTAL		

DATA COLLECTION	IDIS Activity	Allocation
Metro Dallas Homeless Alliance		\$8,909
		\$8,909
TOTAL		

ESG ADMINISTRATION	IDIS Activity	Allocation
Grants Management		\$14,115
TOTAL		\$14,115

TOTAL ESG FUNDING **\$193,644**



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

8.

Meeting Date: 05/04/2021

Item Title: Oncor Rate Case Denial

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

The purpose of this Resolution is to deny the Distribution Cost Recovery Factor application filed by Oncor Electric Delivery Company LLC (Oncor) on April 8, 2021 which seeks to increase distribution rates by approximately \$97.8 million annually. It is standard practice to pass a Resolution as the first step in a process to review Oncor's application and attempt to negotiate with Oncor regarding this proposed increase.

The Oncor Cities Steering Committee (OCSC) consists of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area. The OCSC will engage with consultants and legal council on behalf of the member cities to resolve issues with Oncor's filing.

Recommendation/Action Requested and Justification

Approve resolution denying the Oncor Rate Case Application.

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY, LLC'S APPLICATION FOR APPROVAL OF A DISTRIBUTION COST RECOVERY FACTOR PURSUANT TO 16 TEX. ADMIN. CODE § 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Garland, Texas ("COG") is an electric utility customer of Oncor Electric Delivery Company, LLC ("Oncor"), and a regulatory authority with an interest in the rates and charges of Oncor;

WHEREAS, COG is a member of the Steering Committee of Cities Served by Oncor ("OCSC"), a membership of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area;

WHEREAS, on or about April 8, 2021 Oncor filed with the COG an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF"), PUC Docket Number 51996, seeking to increase electrical distribution rates by approximately \$97,826,277;

WHEREAS, all electric utility customers residing in the COG will be impacted by this ratemaking proceeding if it is granted;

WHEREAS, members of OCSC are coordinating a review of Oncor's DCRF filing with designated attorneys and consultants to resolve issues in the Company's application;

WHEREAS, OCSC's members and attorneys recommend that members deny the DCRF;

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

Section 1

That the City of Garland is authorized to participate with OCSC in PUC Docket Number 51996;

Section 2

That subject to the right to terminate employment at any time, the City of Garland hereby authorizes the hiring of the law firm of Lloyd Gosselink and consultants to negotiate with Oncor, make recommendations to the COG regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

Section 3

That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the city limits of the COG are hereby found to be unreasonable and shall be denied.

Section 4

That Oncor shall continue to charge its existing rates to customers within the city limits of the COG.

Section 5

That the COG's reasonable rate case expense shall be reimbursed in full by Oncor within thirty (30) days of presentation of an invoice to Oncor;

Section 6

That the COG hereby officially finds and determines that the meeting at which this Resolution is passed was open to the public as required by law, and that the COG gave public notice of the time, place, and purpose of said meeting as required by law.

Section 7

That, upon passage by the COG, a copy of this Resolution shall be sent to J. Michael Sherburne, Vice President - Regulatory, Oncor Electric Delivery Company, L.L.C., 1616 Woodall Rodgers Freeway, Dallas, Texas 75202; to Tab R. Urbantke, Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 75202; Thomas Brocato, General Counsel to the OCSC's member cities, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

Section 8

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

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

CITY OF GARLAND, TEXAS

Scott LeMay
Mayor

ATTEST:

City Secretary



**GARLAND
PLANNING REPORT**

City Council Regular Session Agenda

9. a.

Meeting Date: 05/04/2021

Item Title: Z 21-06 Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) - Zoning (District 2)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use.

Approval of a Detail Plan for Multi-Family Use.

LOCATION

1010 State Highway 66

OWNER

Canaan Christian Church of Garland

PLAN COMMISSION RECOMMENDATION

On April 12, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use.

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for Multi-Family Use.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use.

Approval of a Detail Plan for Multi-Family Use.

BACKGROUND

The subject property is currently unimproved. The applicant requests to develop 107 multi-family dwelling units, which would be built in one (1) phase.

SITE DATA

The overall site consists of approximately 4.18 acres with 413.12 lineal feet of frontage along Davidson Drive. The site plan (Exhibit C) shows one (1) access from Davidson Drive and a secondary access only for emergency service at the western perimeter through the Canaan Christian Church property along State Highway 66.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 107 multi-family dwelling units on an unimproved property. The development will consist of one multi-family building along with an outdoor courtyard, swimming pool and other amenities (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 182 parking spaces for this proposal. The site layout shows 185 parking spaces. Additionally, 107 covered parking spaces are provided, satisfying the covered parking requirement.

3. Building Height

The maximum height allowed for a multi-family development is forty (40) feet and the applicant requests the maximum height to be forty-five (45) feet. The proposed maximum building height from a flat surface is just under forty-two (42) feet per the building elevations. The front yard will be lower than the building pad elevation. Since building height is measured at the front building elevation where site grades will be the lowest, the request includes a maximum building height of forty-five (45) feet in the event the building measures slightly over forty-two (42) feet from the front. The proposed building will be located closer to the west of the subject property and away from the single-family properties to the south and the east. The added height will not impact the adjacent single-family properties.

4. Carports

Section 2.60(A)(1) of the GDC states that carports cannot encroach into a required front, side or rear yard setback. The applicant requests to allow carports to extend into the setbacks along the eastern and southern perimeters to satisfy the covered parking requirement. The carport is eight (8) feet and ten (10) inches in height and does not have the massing of an occupiable building.

Moreover, there is a significant grade change between the residential to the southwest and the subject property. The residential alley sits an average of ten (10) feet above the parking lot where the carports are planned. With the screening wall planned on the high side of the retaining wall and masonry wall, the carports will not be visible to the residents, and therefore the reduced setback will have no visual or experiential effect on the neighbors. The carports to the southeast and east will

also have less visibility from the single-family properties due to the proposed eight (8)-foot masonry screening wall.

The carports will comply with all other applicable requirements.

5. Density

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant requests the density at twenty-seven (27) units per acre to support a range of amenities and services offered.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 4,600 square-foot clubhouse which the application indicates will include amenities such as a fitness room, a children's playroom, a club room, a leasing office, a conference room, a business center, and a covered patio.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with 1,350 square feet of surface water in the courtyard.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing playground equipment, a dog park, horseshoe pit, grilling station and a pavilion.

7. Dwelling unit/mix

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

Required:	725 square feet
Proposed:	880 square feet
Total number of units:	107 units

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	804 square feet
Number of units:	65 units

Required two-bedroom:	800 square feet
Proposed:	960 square feet and 1005 square feet
Number of units:	36 units

Required three-bedroom:	950 square feet
Proposed:	1164 square feet
Number of units:	6 units

8. Screening and Landscaping

The GDC requires a ten (10)-foot wide landscape buffer along Davidson Drive along with fourteen (14) canopy trees. The applicant complies with this requirement. Additionally, a portion of the sidewalk will encroach into the landscape buffer in order to access the north entrance of the building along Davidson Drive.

Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties to the east and the south. The applicant proposes an eight (8)-foot masonry wall to the eastern perimeter along with sixteen (16) canopy trees on the development's side of the wall to fulfill the screening requirements per the GDC.

The applicant also proposes an eight (8)-foot masonry screening wall along the southern perimeter. Per the calculation, the GDC requires twenty-five (25) canopy trees on the development's side of the screening wall. The applicant proposes five (5) large canopy trees and twenty-four (24) small ornamental trees along the existing single-family residential side of the wall. The overhead power lines prevent the placement of large canopy trees. Moreover, the proposed development results in a significant grade difference between properties. The small ornamental trees will be planted on the single-family residential side adjacent to the alley so that they soften the view and provide an additional screen above the planned eight (8)-foot tall masonry-screening wall. Placing the small ornamental trees on the proposed development's side of the wall well below the alley grade would provide no screening benefit.

Although screening is not required along the western perimeter of the property, the applicant proposes a six (6)-foot ornamental metal fence adjacent to the church property. The screening walls along the south and west of the property will be placed above retaining walls. The landscape plan (Exhibit D) complies with all other applicable screening and landscaping standards.

9. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

10. Signage

No deviations are requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39, Section 2.60 and Section 4.39 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Height	40 feet	45 feet	The proposed building height from a flat surface is just under forty-two (42) feet per the building elevations. The front yard will be lower than the building pad elevation. Since building height is measured at the front building elevation where site grades will be the lowest, the request includes a maximum building height of forty-five (45) feet in the event the

			building measures slightly over forty-two (42) feet from the front.
Density	Eighteen (18) dwelling units per acre	Twenty-seven (27) dwelling units per acre.	The applicant requests the density at twenty-seven (27) units per acre to support a range of amenities and services offered.
Carport	Section 2.60(A)(1) of the GDC states that carports cannot encroach into a required front, side or rear yard setback.	The applicant requests to allow carports to extend into the setbacks along the eastern and southern perimeters.	This deviation is necessary in order to satisfy the covered parking requirement per the GDC.
Southern perimeter screening	Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties along with twenty-five (25) large canopy trees should be located on the proposed development's side of the wall.	The applicant also proposes an eight (8)-foot masonry screening wall along the southern perimeter. However, the applicant proposes five (5) large canopy trees and twenty-four (24) small ornamental trees along the existing single-family residential side of the wall.	The overhead power lines prevent the placement of larger canopy trees. Moreover, there is a significant grade differential between properties. The small ornamental trees will be planted on the high side adjacent to the alley so that they soften the view and provide an additional screen above the planned eight (8)-foot tall masonry-screening wall. Placing the small ornamental trees on the proposed development's side of the wall well below the alley grade would provide no screening benefit.

COMPREHENSIVE PLAN

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

Envision Garland supports neighborhood stability through strategies promoting reinvestment in aging

housing stock, neighborhood centers, and neighborhood infrastructure. This proposal would result in investment in apartment dwellings on an underutilized portion of an existing church property. Further, the development would result in installation of new infrastructure serving the proposed development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across State Highway 66, is zoned Community Retail (CR) District and property to the north, across Davidson Drive is zoned Single-Family-7 (SF-7) District; both of these properties are unimproved. The properties to the east and to the south are zoned Single-Family-7 (SF-7); these properties are developed with single-family homes. The properties to the west are zoned Community Retail (CR) District; these properties are developed with a church, a gas station and retail stores.

The Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development.

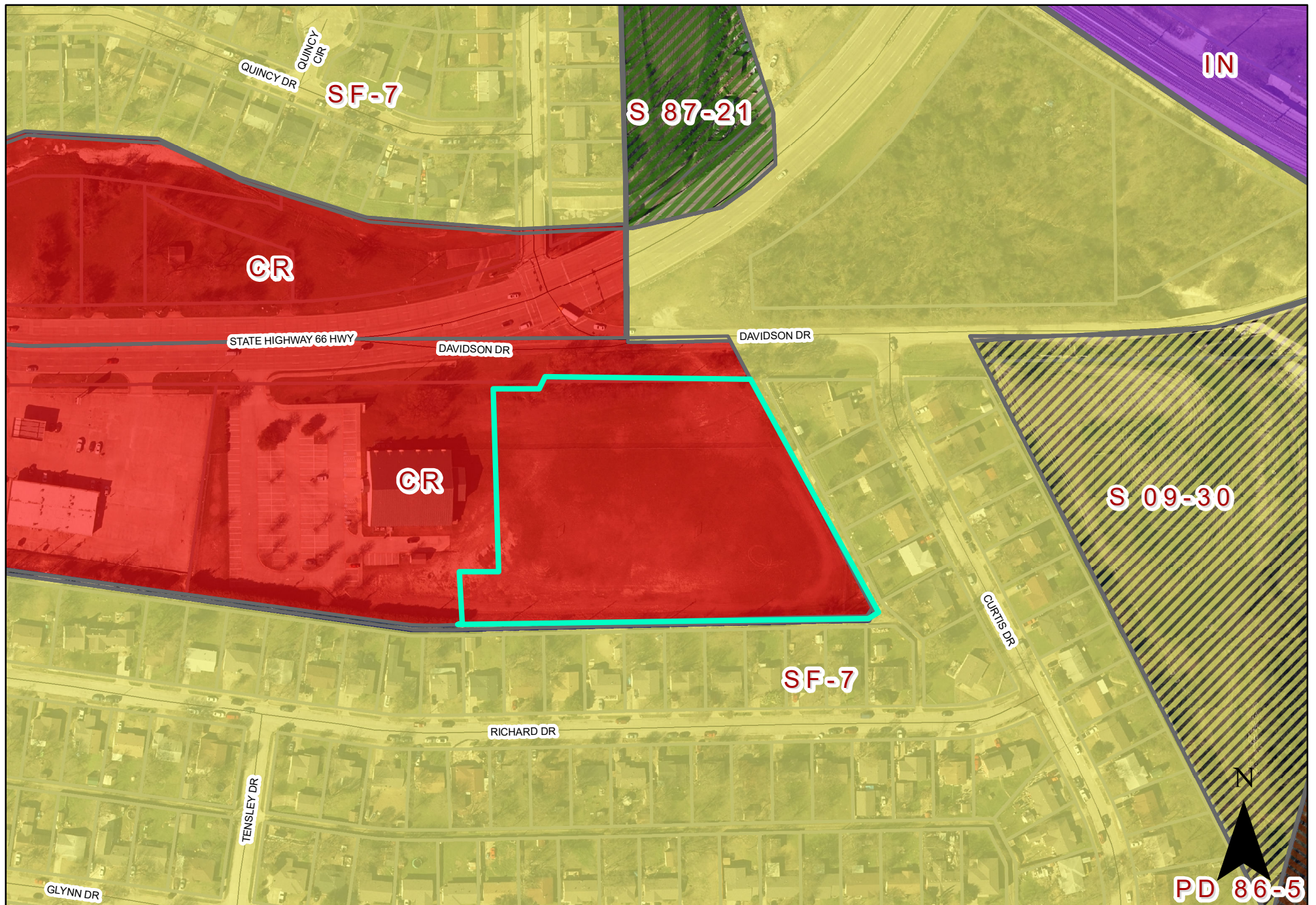
Although there are no multi-family developments in the vicinity, the proposed development would provide a compatible residential development that is sensitive to the scale and type of adjacent residential properties. The site is abutting single-family detached homes on the south and east. The site is located between single-family detached homes and State Highway 66 which is a major street that carries large volumes of traffic through the community; as such the proposed multi-family dwelling development would serve as a buffer between the residential homes and automobile traffic.

Attachments

Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) (Zoning)
Attachments

Z 21-06 Responses

Z 21-06 Staff Presentation



0 130 260 Feet
1 inch = 187 feet

Zoning Map Z 21-06



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-06

1010 State Highway 66

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

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

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

IV. Development Plans:

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

V. Specific Conditions:

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

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

C. Building Height: The maximum height shall be forty-five (45) feet.

D. Density: The maximum density for this development shall be twenty-seven (27) dwelling units per acre.

E. Dwelling Units: A maximum of 107 dwelling units shall

be permitted.

- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- G. Carports: The carport structures located at the east and south of the property are allowed to encroach into the setbacks.
- H. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- I. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- J. Access: The access at the western perimeter through the Canaan Christian Church property along State Highway 66 shall be for emergency purposes only.

REPORT & MINUTES

P.C. Meeting, April 12, 2021

Consideration of the application of **Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.)**, requesting approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 1010 State Highway 66. (District 2) (File Z 21-06 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion between Commissioner Jenkins and Ms. Ahmed regarding amenities.

The registered applicant speakers included: Avis Chaisson, 13455 Noel Road, Suite 400, Dallas, Texas 75240, and Maxwell Fisher, 2201 Main Street, Dallas, Texas, 75201.

Jessica Salmeron, 1010 State Highway 66, Garland, Texas 75040, spoke on behalf of Garland Canaan Church and spoke in support of the request.

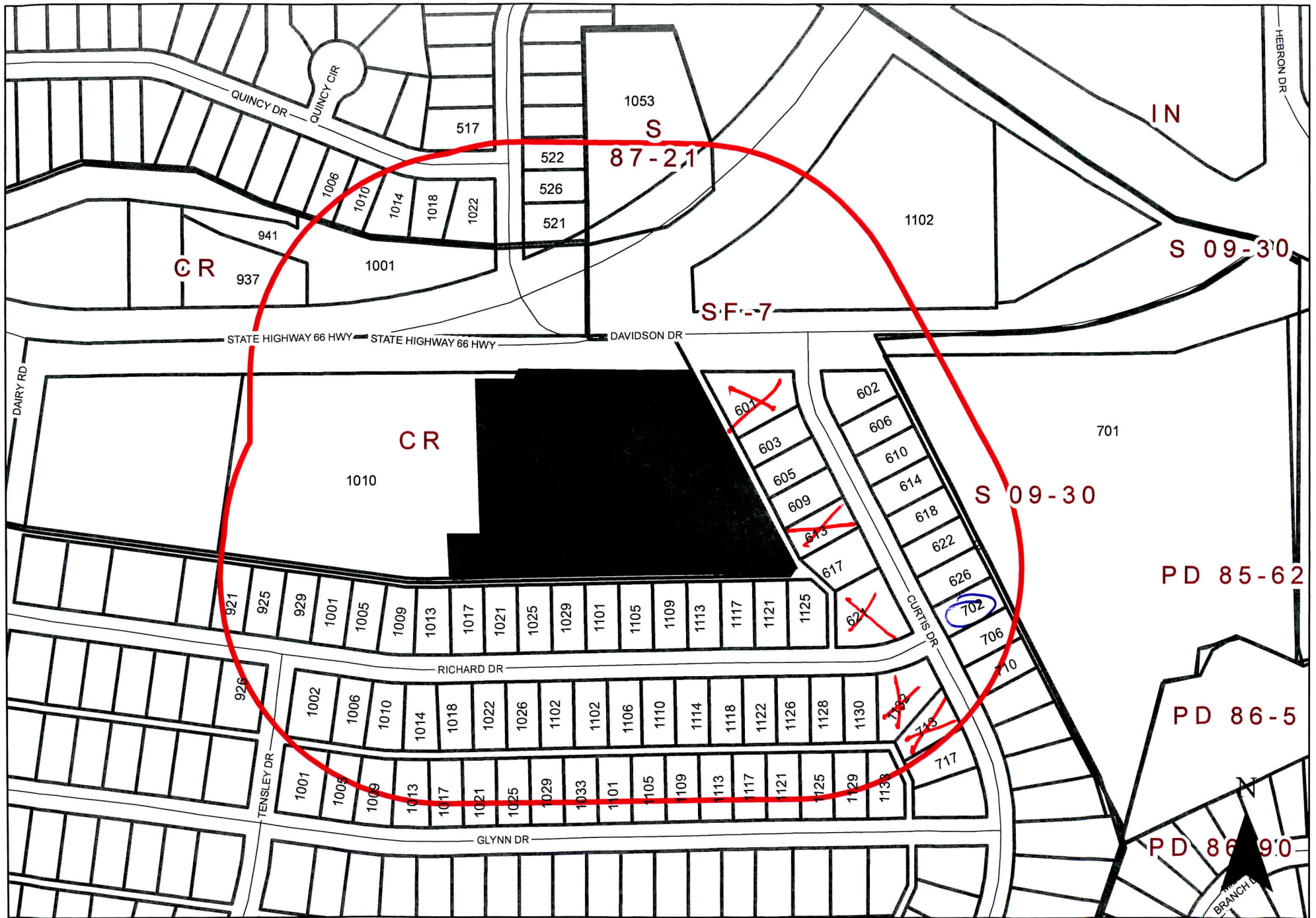
Isela and Gonzalo Trevino, 1029 Richard Drive, Garland, Texas 75040 raised concerns regarding noise, traffic, the possible increase in crime and spoke in opposition of the request.

Mr. Fisher and Ms. Chaisson provided additional information regarding the operations of the proposed development and the notifications sent by the applicant.

Motion was made by Commissioner Jenkins to **close** the public hearing and open for discussion. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

There was discussion among the Commissioners regarding the project timeframe, information provided on the notifications by the applicant, property grading and maintenance of the existing trees, and traffic concerns were addressed. There was also discussion in support of the request.

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



Zoning Map Z 21-06

1010 State Highway 66



INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Robert + Cynthia Bustillos

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

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

601 Curtis Dr.

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Robert Bustillos Cynthia Bustillos

Signature / Firma / Chữ ký

Date / Fecha / Ngày

APR 22 '21 PM 2:44

Comment Form Continued – Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Privacy Invasion into our Backyard - More Loose trash ~~From~~ From overflowing Dumpsters as well as more Ralents (Raccoons - Opposums - Stray Cat and dogs, plus the smell and the highwinds will blow trash around the neighborhood. Liquids from Loose bottles, jars - oil containers - automotive fluids - soaps from washing containers - will run into our yards during Rain storms. Noise Pollution - Loud Music - Loud Vehicles. A Traffic Jam on Davidson and Highway 66 day and night - Mon thru Sunday.

The gatherings that The Convenience Store (Mr. J's) allows will increase, alcohol consumption is very obvious there with who knows what else (Foul language - sexual advances - drugs). Our Property Value will decrease - the Traffic ~~at~~ jam at the Light will backup to Curtis Dr. Neighborhood Drug Dealers will have more customers and more Vehicle Break~~in~~ ins.

These are just a few numerous concerns, there are other concerns. Just think of it as it were being built in your Backyard.

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Robert Bustillos and Cynthia Bustillos

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

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

601 Curtis Dr.

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Robert Bustillos

Cynthia Bustillos

04/06/2021

APR 13 '21 PM 3:19

Signature / Firma / Chữ ký

Date / Fecha / Ngày

Comment Form Continued –

Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Invasion of privacy from complex into our backyards. Also another source for trash and Construction materials to be dumped along Davidson Dr. and at the deadend of it.
107 units x 3 or 4 people per unit = 107 x 3 = 321 - 107 x 4 = 428. Multiple families can double this amount. Trash Dumpsters will be overflowing and trash just thrown around the Dumpsters will be everywhere on windy days. The smell from the Dumpsters will attract more Rodents and stray animals plus stink the area. Chemical Residue and Loose debris will Flow through yards during rainfall and windy days. We have more than enough LOUD MUSIC in the neighborhood also Gun shots, Reckless Driving, excessive speeding, non-stop traffic. 24/7.
People gathering on Mr. J's Convenience Store premises will increase, they drink alcohol and who knows what else they do there. The store allows this because they buy the alcohol from them. Property Values will decrease, and Our Taxes will increase.

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

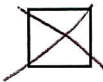
El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng



Against / En Contra / Không

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

MR. FRANK GATTON - OWNER

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

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

613 CURTIS DR

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Frank Gatton

Signature / Firma / Chữ ký

April 16, 2021

Date / Fecha / Ngày

APR 21 '21 PM 3:35

Comment Form Continued – Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

To whom it may concern,

I do not like rats, roaches and loud music.

I have a stepson that drive a truck at night. He comes home in the afternoon at 3:00 PM, by 5:00 PM he is in bed trying to get some rest for the next day or night.

If peoples comment to you, then why do you want our comment, it does not mean anything at all.

Frank Patton

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng



Against / En Contra / Không

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

FRANK GATTON

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

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

613 CURTIS DR.

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Frank Gatton

Signature / Firma / Chữ ký

April 6, 2021

Date / Fecha / Ngày

Comment Form Continued –

Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I do not like rats, roaches, and loud music. Because I have a step-son that sleep from 5:00 PM to 12:00 or 1:00 AM, to get up and drives a truck at his work.

He does not get home until about 3:00 PM the next day.

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Ruben H. Lopez

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

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

621 Curtis Drive

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Rub H Lopez

Signature / Firma / Chữ ký

4/2/2021

Date / Fecha / Ngày

APR 6 '21 PM 1:48

Comment Form Continued –

Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

That is too close to my house. I feel
that drug trafficking will increase.

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

Maria Rojas

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

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

702 Curtis Dr.

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Maria D Rojas

Signature / Firma / Chữ ký

4-13-21

Date / Fecha / Ngày

APR 20 '21 PM 3:23

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Gloria Lopez

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

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

713 Curtis Dr.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Gloria Lopez
Signature / Firma / Chữ ký

Date / Fecha / Ngày

APR 13 '21 PM 3:21

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Edmundo Colunga

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

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

1132 Richard Dr.

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

Garland TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Edmundo Colunga

Signature / Firma / Chữ ký

4-19-2021 APR 26 '21 PM 2:16
Date / Fecha / Ngày

Comment Form Continued –

Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

habra mucho Trafico y mucha gente
que NO Sabemos que CLASE de Personas
han A- LLEGAR- Nosotros Familia
Colombia. Tenemos 44- Años viviendo
en esta Casa- y Los vecinos mas o menos
Igual. Los que Colindan con
Nosotros Lo menos Algunos 30- Años

Z 21-06

The applicant proposes an apartment complex with a total of 107 dwelling units.

[Planned Development and Detail Plan for an apartment complex on a property zoned Community Retail (CR) District.]

**City Council Meeting
May 4, 2021**



GARLAND

TEXAS MADE HERE



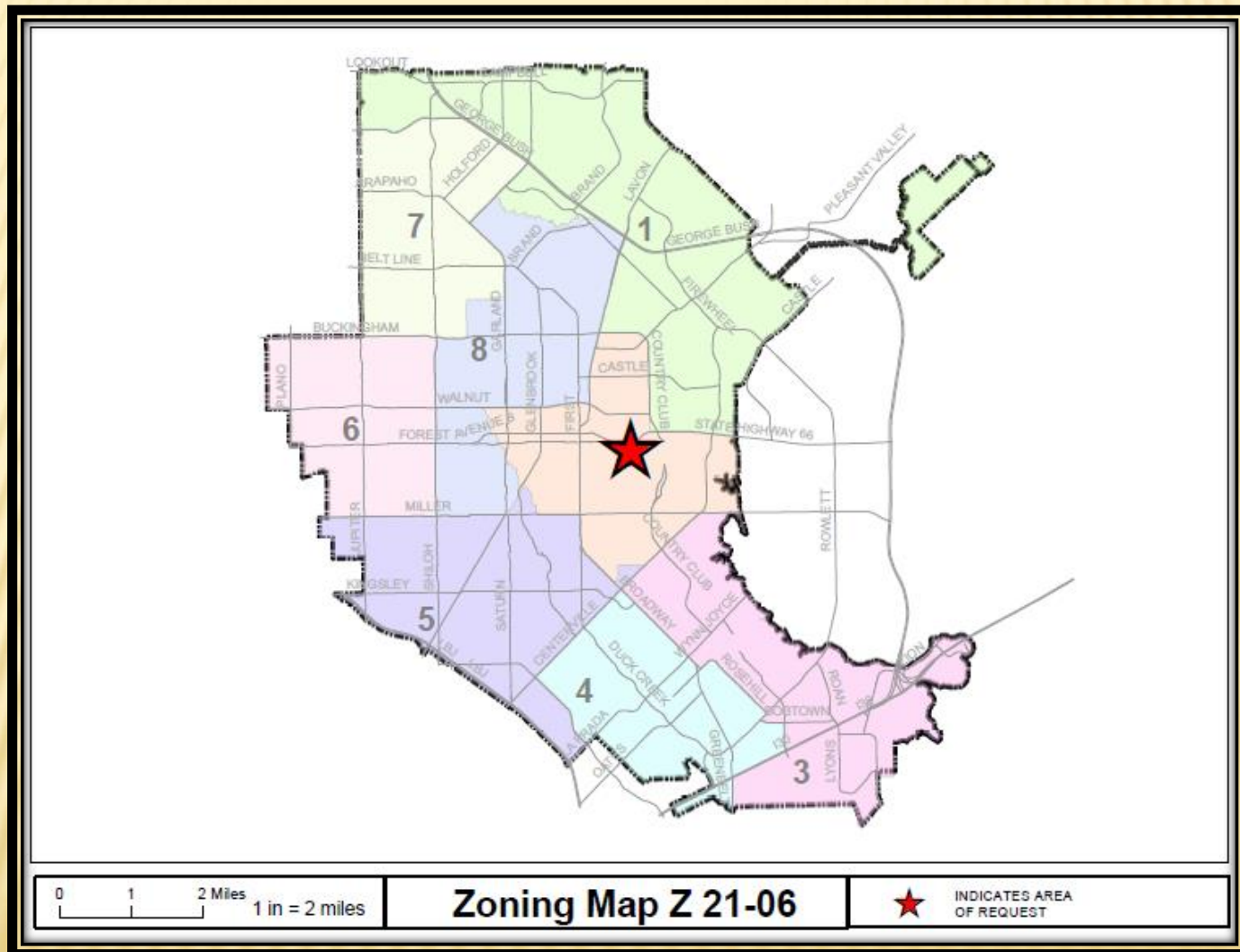
GARLAND
TEXAS MADE HERE

CASE INFORMATION

- Location:** 1010 State Highway 66
- Applicant:** Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.)
- Owner:** Canaan Christian Church of Garland
- Acreage:** 4.18 acres
- Zoning:** Community Retail (CR) District

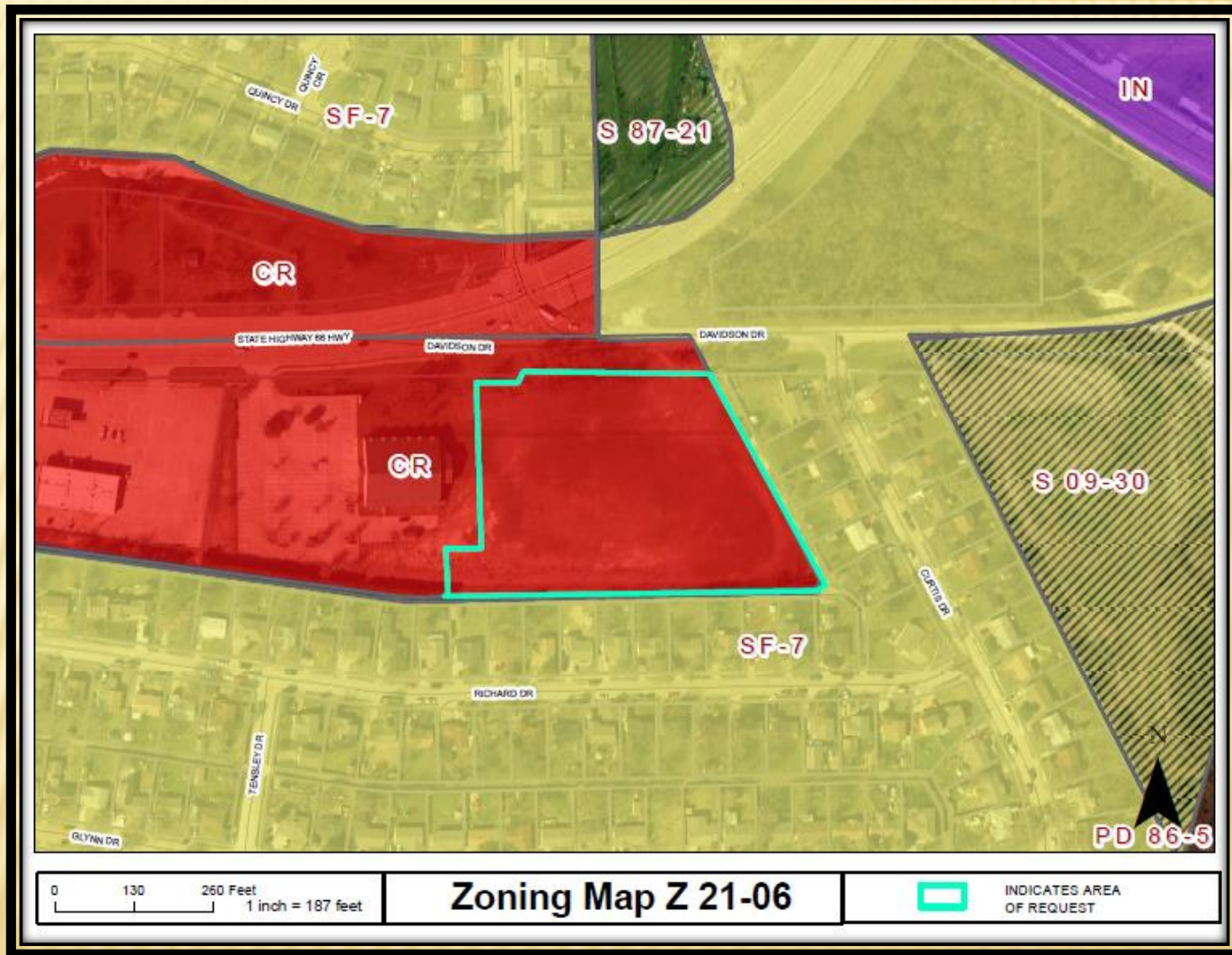
Z 21-06

CITYWIDE LOCATION MAP



Z 21-06

LOCATION MAP



Z 21-06

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Neighborhood Centers.
- Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes. This proposal would result in investment in multi-family residential on an underutilized portion of an existing church property. Further, the development would result in installation of new infrastructure serving the proposed development.



PHOTOS



View of the subject property from Davidson Drive



Looking north of the subject property from Davidson Drive



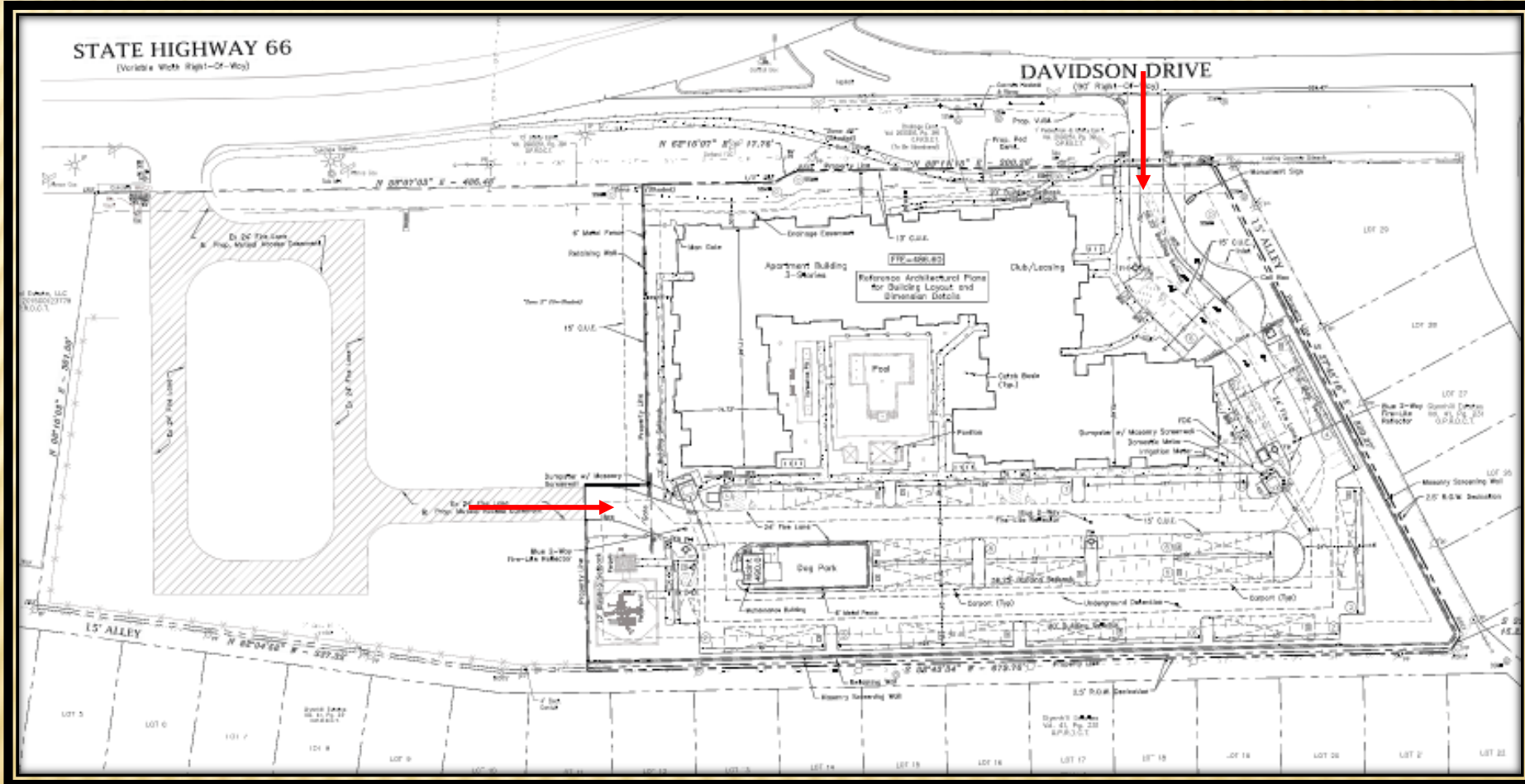
Looking west of the subject property from State Highway 66



Looking east of the subject property



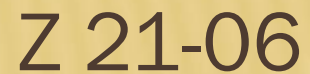
SITE PLAN



Z 21-06

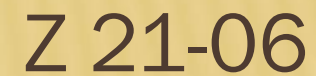


THE FUTURE OF THE FUTURE





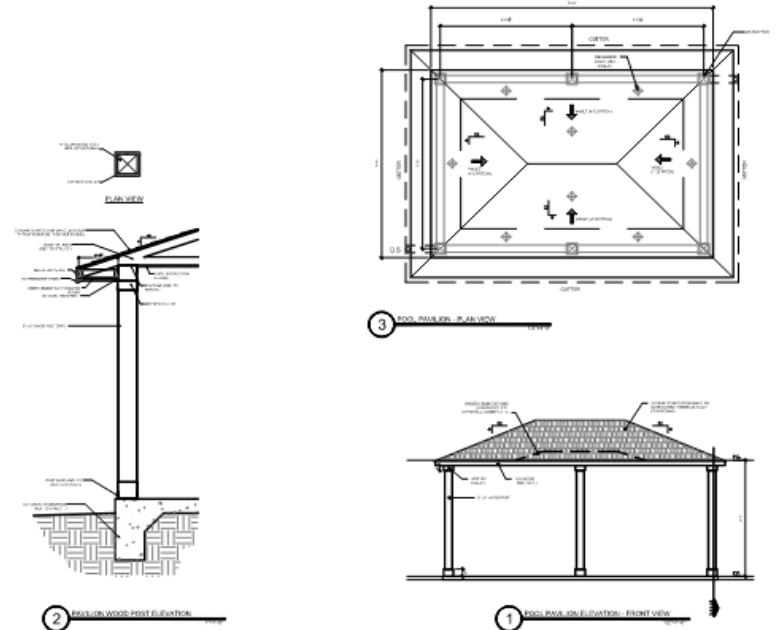
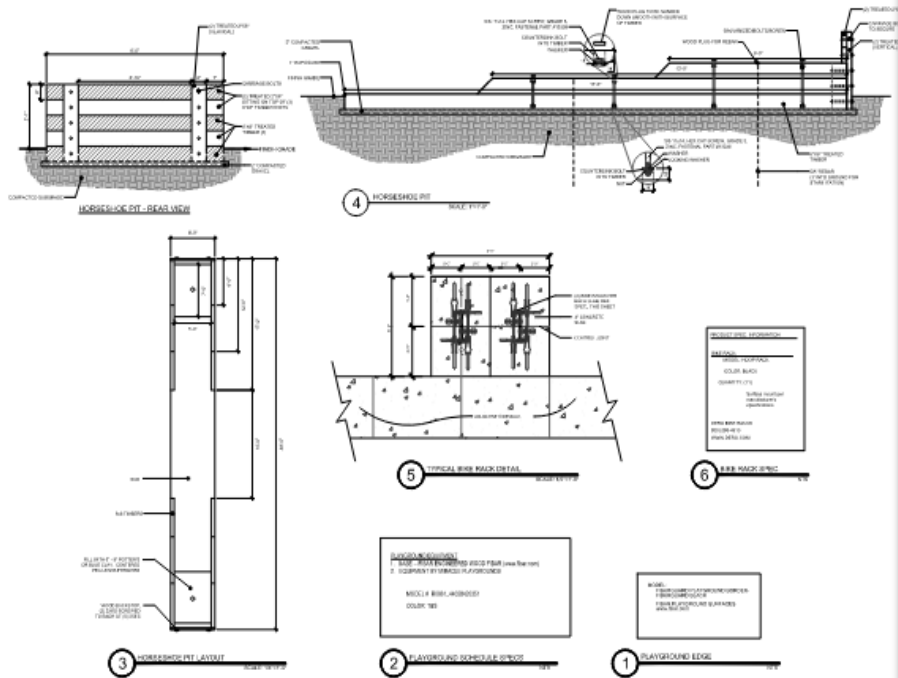
Z 21-06



[illegible]

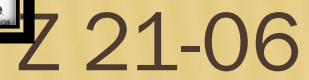


AMENITIES





The image displays two 3D renderings of a playground structure, labeled 'Figure 1' and 'Figure 2'. Both structures are situated on a brown rubber mat. The structure features a blue canopy, a blue slide, and a target game. The top rendering shows a side view of the structure, while the bottom rendering shows a front view. The structure is composed of blue and grey components, including a canopy, slides, and a target game. The bottom rendering also shows a small blue target game on the mat.





GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 21-06



GARLAND
TEXAS MADE HERE

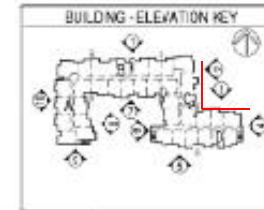
BUILDING ELEVATIONS



2 BUILDING - EAST ELEVATION
ELEVATION 10'-0"



3 BUILDING - NORTH ELEVATION
ELEVATION 10'-0"



GENERAL NOTES	NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	2. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
3. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	3. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
4. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	4. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
5. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	5. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.

BUILDING ELEVATION KEY	NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	2. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
3. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	3. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
4. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	4. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
5. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	5. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.

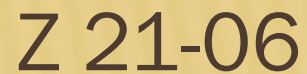
BUILDING INFORMATION - ELEVATION 10	NOTES	NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	2. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	2. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
3. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	3. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	3. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
4. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	4. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	4. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
5. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	5. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	5. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.

BUILDING INFORMATION - ELEVATION 10	NOTES	NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	2. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	2. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
3. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	3. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	3. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
4. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	4. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	4. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.
5. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	5. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.	5. ELEVATIONS ARE SHOWN FROM THE STREET SIDE.





ΒΙΟΓΡΑΦΙΚΗ ΕΓΓΡΑΦΗ





6 BUILDING A - COURTYARD ELEVATION



7 BUILDING A - COURTYARD ELEVATION

[illegible]

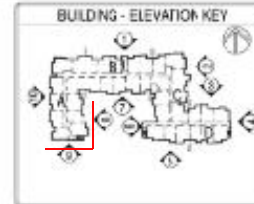
1. Identify the problem. 2. Identify the cause. 3. Identify the effect. 4. Identify the solution. 5. Identify the outcome. 6. Identify the impact. 7. Identify the benefit. 8. Identify the result. 9. Identify the conclusion. 10. Identify the final outcome.	
--	--

1. General Information Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____	
2. Medical History Do you have any of the following conditions? () Diabetes () High Blood Pressure () Heart Disease () Asthma () Kidney Disease () Liver Disease () Other: _____	
3. Current Medications Are you currently taking any medications? () Yes () No If yes, please list them: _____	
4. Insurance Information Insurance Company: _____ Policy Number: _____ Primary Care Physician: _____	

B1 natural stone color 100%	B2 natural stone color 100%	P1 natural stone color 100%	P2 natural stone color 100%	
P3 natural stone color 100%	P4 natural stone color 100%	W1 natural stone color 100%	D1 natural stone color 100%	



ΒΙΟΓΡΑΦΙΚΗ ΕΓΓΡΑΦΗ



H. PARTIAL LISTING

1. ☐ TOWNHILL
2. ☐ TOWNHILL
3. ☐ TOWNHILL
4. ☐ TOWNHILL

MATERIALS REC'D

STONE

BRICK

CEMENT

NOTE: CONTACT YOUR LOCAL AGENCY FOR THE
LATEST LISTING OF AVAILABLE SERVICES
(800) 368-5848 OR WWW.EPA.GOV

 McGraw-Hill[illegible]**9 BUILDING**

BUILDING ELEVATIONS





GARLAND
TEXAS MADE HERE

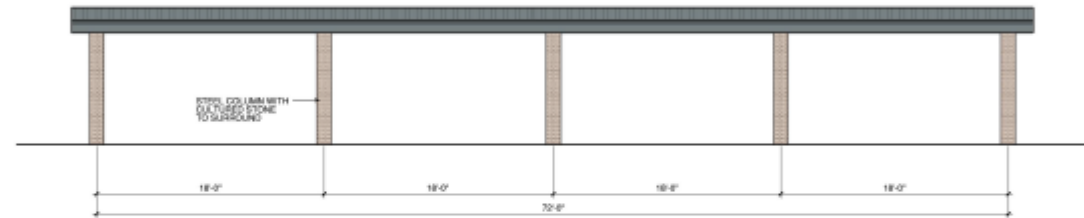
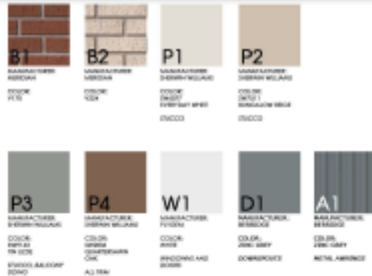
BUILDING ELEVATIONS





GARLAND
TEXAS MADE HERE

CARPORT ELEVATIONS

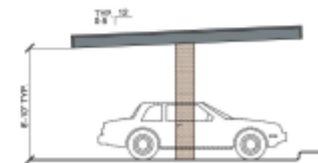


1 CARPORT ELEVATION - 8 EVEN SPACES
SCALE: 1/4"=1'-0"

REFER TO CARPORT MANUFACTURER FOR ENGINEERING AND INSTALLATION

CARPORT NOTES

1. CARPORT TO HAVE A PAINTED METAL STRUCTURE
2. CARPORT TO HAVE A PPM FISH (BROWNS) METAL ROOF PANELS
3. CARPORT DESIGN TO BE ENGINEERED BY CARPORT MFR. SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL.



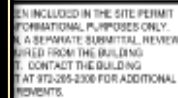
Z 21-06



The diagram illustrates a vertical pile foundation with the following labeled components and dimensions:

- Overall height:** Indicated by a vertical dimension line on the left, labeled H .
- Cap:** The top horizontal structure, labeled "PILE CAP".
- Shaft:** The vertical section of the pile, labeled "PILE SHAFT".
- Point pile:** The bottom section of the pile, labeled "POINT PILE".
- Dimensions:**
 - L : Length of the pile shaft.
 - D : Diameter of the pile shaft.
 - d : Diameter of the point pile.
- Labels:**
 - "PILE CAP"
 - "PILE SHAFT"
 - "POINT PILE"
 - "PILE CAP"
 - "PILE SHAFT"
 - "POINT PILE"
 - "PILE CAP"
 - "PILE SHAFT"
 - "POINT PILE"

THE SCREENING WALL SHALL MEET OR EXCEED THE STRUCTURAL INTEGRITY OF THE CITY'S STANDARD SCREENING WALL DETAILS AND COMPLY TO GDO 4.38 A.1

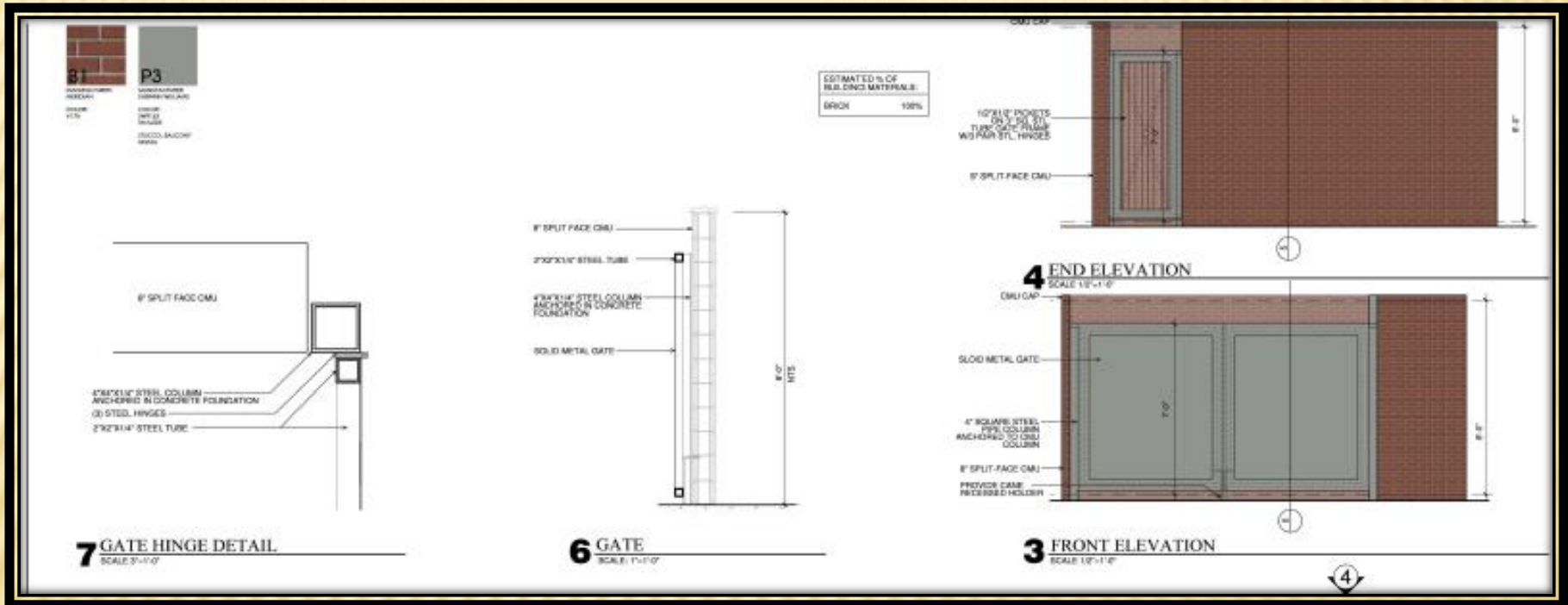


1 6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"



GARLAND
TEXAS MADE HERE

REFUSE ENCLOSURE



Z 21-06

SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Building Height	40 feet	45 feet	The proposed building height from a flat surface is just under forty-two (42) feet per the building elevations. The front yard will be lower than the building pad elevation. Since building height is measured at the front building elevation where site grades will be the lowest, the request includes a maximum building height of forty-five (45) feet in the event the building measures slightly over forty-two (42) feet from the front.
Density	Eighteen (18) dwelling units per acre	Twenty-seven (27) dwelling units per acre.	The applicant requests the density at twenty-seven (27) units per acre to support a range of amenities and services offered.

SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Carport	Section 2.60(A)(1) of the GDC states that carports cannot encroach into a required front, side or rear yard setback.	The applicant requests to allow carports to extend into the setbacks along the eastern and southern perimeters	This deviation is necessary in order to satisfy the covered parking requirement per the GDC.
Southern perimeter screening	Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties along with twenty-five (25) large canopy trees should be located on the proposed development's side of the wall.	The applicant also proposes an eight (8)-foot masonry screening wall along the southern perimeter. However, the applicant proposes five (5) large canopy trees and twenty-four (24) small ornamental trees along the existing single-family residential side of the wall.	The overhead power lines prevent the placement of larger canopy trees. Moreover, there is a significant grade differential between properties. The small ornamental trees will be planted on the high side adjacent to the alley so that they soften the view and provide an additional screen above the planned eight (8)-foot tall masonry-screening wall. Placing the small ornamental trees on the proposed development's side of the wall well below the alley grade would provide no screening benefit.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use.

Approval of a Detail Plan for Multi-Family Use.

PLAN COMMISSION RECOMMENDATION

- ✘ Approval (9-0 vote) of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use.
- ✘ Approval (9-0 vote) of a Detail Plan for Multi-Family Use.



**GARLAND
PLANNING REPORT**

City Council Regular Session Agenda

9. b.

Meeting Date: 05/04/2021

Item Title: Z 21-06 Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) - Detail Plan (District 2)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use.

Approval of a Detail Plan for Multi-Family Use.

LOCATION

1010 State Highway 66

OWNER

Canaan Christian Church of Garland

PLAN COMMISSION RECOMMENDATION

On April 12, 2021 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use.

The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for Multi-Family Use.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use.

Approval of a Detail Plan for Multi-Family Use.

BACKGROUND

The subject property is currently unimproved. The applicant requests to develop 107 multi-family dwelling units, which would be built in one (1) phase.

SITE DATA

The overall site consists of approximately 4.18 acres with 413.12 lineal feet of frontage along Davidson Drive. The site plan (Exhibit C) shows one (1) access from Davidson Drive and a secondary access only for emergency service at the western perimeter through the Canaan Christian Church property along State Highway 66.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 107 multi-family dwelling units on an unimproved property. The development will consist of one multi-family building along with an outdoor courtyard, swimming pool and other amenities (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 182 parking spaces for this proposal. The site layout shows 185 parking spaces. Additionally, 107 covered parking spaces are provided, satisfying the covered parking requirement.

3. Building Height

The maximum height allowed for a multi-family development is forty (40) feet and the applicant requests the maximum height to be forty-five (45) feet. The proposed maximum building height from a flat surface is just under forty-two (42) feet per the building elevations. The front yard will be lower than the building pad elevation. Since building height is measured at the front building elevation where site grades will be the lowest, the request includes a maximum building height of forty-five (45) feet in the event the building measures slightly over forty-two (42) feet from the front. The proposed building will be located closer to the west of the subject property and away from the single-family properties to the south and the east. The added height will not impact the adjacent single-family properties.

4. Carports

Section 2.60(A)(1) of the GDC states that carports cannot encroach into a required front, side or rear yard setback. The applicant requests to allow carports to extend into the setbacks along the eastern and southern perimeters to satisfy the covered parking requirement. The carport is eight (8) feet and ten (10) inches in height and does not have the massing of an occupiable building.

Moreover, there is a significant grade change between the residential to the southwest and the subject property. The residential alley sits an average of ten (10) feet above the parking lot where the carports are planned. With the screening wall planned on the high side of the retaining wall and masonry wall, the carports will not be visible to the residents, and therefore the reduced setback will have no visual or experiential effect on the neighbors. The carports to the southeast and east will

also have less visibility from the single-family properties due to the proposed eight (8)-foot masonry screening wall.

The carports will comply with all other applicable requirements.

5. Density

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant requests the density at twenty-seven (27) units per acre to support a range of amenities and services offered.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 4,600 square-foot clubhouse which the application indicates will include amenities such as a fitness room, a children's playroom, a club room, a leasing office, a conference room, a business center, and a covered patio.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with 1,350 square feet of surface water in the courtyard.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing playground equipment, a dog park, horseshoe pit, grilling station and a pavilion.

7. Dwelling unit/mix

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

Required:	725 square feet
Proposed:	880 square feet
Total number of units:	107 units

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	804 square feet
Number of units:	65 units

Required two-bedroom:	800 square feet
Proposed:	960 square feet and 1005 square feet
Number of units:	36 units

Required three-bedroom:	950 square feet
Proposed:	1164 square feet
Number of units:	6 units

8. Screening and Landscaping

The GDC requires a ten (10)-foot wide landscape buffer along Davidson Drive along with fourteen (14) canopy trees. The applicant complies with this requirement. Additionally, a portion of the sidewalk will encroach into the landscape buffer in order to access the north entrance of the building along Davidson Drive.

Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties to the east and the south. The applicant proposes an eight (8)-foot masonry wall to the eastern perimeter along with sixteen (16) canopy trees on the development's side of the wall to fulfill the screening requirements per the GDC.

The applicant also proposes an eight (8)-foot masonry screening wall along the southern perimeter. Per the calculation, the GDC requires twenty-five (25) canopy trees on the development's side of the screening wall. The applicant proposes five (5) large canopy trees and twenty-four (24) small ornamental trees along the existing single-family residential side of the wall. The overhead power lines prevent the placement of large canopy trees. Moreover, the proposed development results in a significant grade difference between properties. The small ornamental trees will be planted on the single-family residential side adjacent to the alley so that they soften the view and provide an additional screen above the planned eight (8)-foot tall masonry-screening wall. Placing the small ornamental trees on the proposed development's side of the wall well below the alley grade would provide no screening benefit.

Although screening is not required along the western perimeter of the property, the applicant proposes a six (6)-foot ornamental metal fence adjacent to the church property. The screening walls along the south and west of the property will be placed above retaining walls. The landscape plan (Exhibit D) complies with all other applicable screening and landscaping standards.

9. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

10. Signage

No deviations are requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.39, Section 2.60 and Section 4.39 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Height	40 feet	45 feet	The proposed building height from a flat surface is just under forty-two (42) feet per the building elevations. The front yard will be lower than the building pad elevation. Since building height is measured at the front building elevation where site grades will be the lowest, the request includes a maximum building height of forty-five (45) feet in the event the

			building measures slightly over forty-two (42) feet from the front.
Density	Eighteen (18) dwelling units per acre	Twenty-seven (27) dwelling units per acre.	The applicant requests the density at twenty-seven (27) units per acre to support a range of amenities and services offered.
Carport	Section 2.60(A)(1) of the GDC states that carports cannot encroach into a required front, side or rear yard setback.	The applicant requests to allow carports to extend into the setbacks along the eastern and southern perimeters.	This deviation is necessary in order to satisfy the covered parking requirement per the GDC.
Southern perimeter screening	Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties along with twenty-five (25) large canopy trees should be located on the proposed development's side of the wall.	The applicant also proposes an eight (8)-foot masonry screening wall along the southern perimeter. However, the applicant proposes five (5) large canopy trees and twenty-four (24) small ornamental trees along the existing single-family residential side of the wall.	The overhead power lines prevent the placement of larger canopy trees. Moreover, there is a significant grade differential between properties. The small ornamental trees will be planted on the high side adjacent to the alley so that they soften the view and provide an additional screen above the planned eight (8)-foot tall masonry-screening wall. Placing the small ornamental trees on the proposed development's side of the wall well below the alley grade would provide no screening benefit.

COMPREHENSIVE PLAN

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

Envision Garland supports neighborhood stability through strategies promoting reinvestment in aging

housing stock, neighborhood centers, and neighborhood infrastructure. This proposal would result in investment in apartment dwellings on an underutilized portion of an existing church property. Further, the development would result in installation of new infrastructure serving the proposed development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across State Highway 66, is zoned Community Retail (CR) District and property to the north, across Davidson Drive is zoned Single-Family-7 (SF-7) District; both of these properties are unimproved. The properties to the east and to the south are zoned Single-Family-7 (SF-7); these properties are developed with single-family homes. The properties to the west are zoned Community Retail (CR) District; these properties are developed with a church, a gas station and retail stores.

The Multi-Family (MF) District is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development.

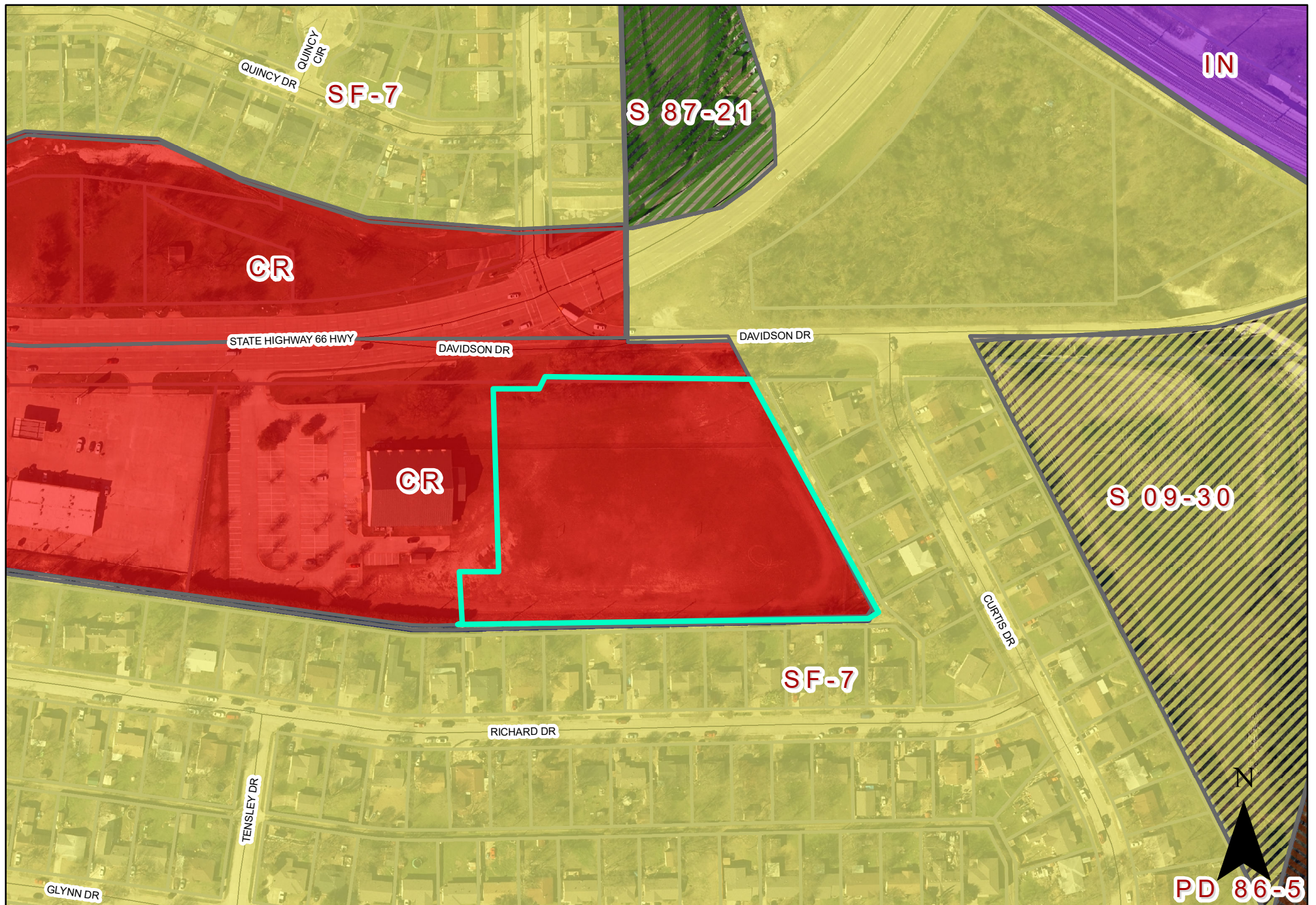
Although there are no multi-family developments in the vicinity, the proposed development would provide a compatible residential development that is sensitive to the scale and type of adjacent residential properties. The site is abutting single-family detached homes on the south and east. The site is located between single-family detached homes and State Highway 66 which is a major street that carries large volumes of traffic through the community; as such the proposed multi-family dwelling development would serve as a buffer between the residential homes and automobile traffic.

Attachments

Z 21-06 Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) (Detail Plan) Attachments

Z 21-06 Responses

Z 21-06 Staff Presentation

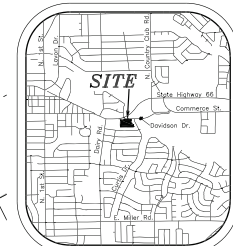
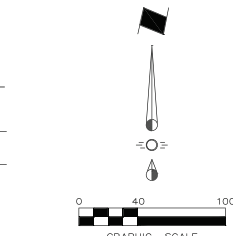
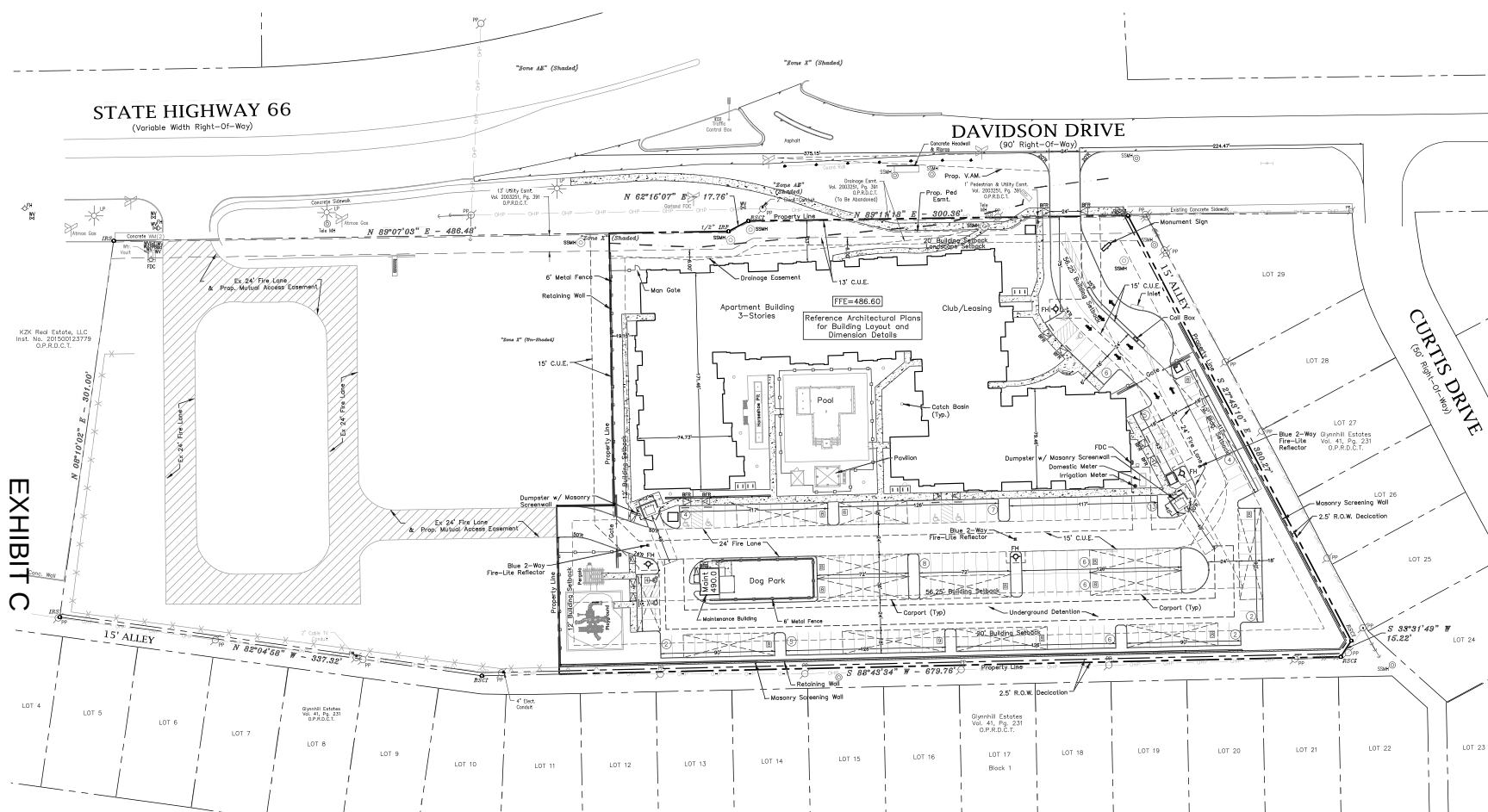


0 130 260 Feet
1 inch = 187 feet

Zoning Map Z 21-06



INDICATES AREA
OF REQUEST



VICINITY MAP
NTS

- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Fire Lane
 - Masonry Screen Wall
 - Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp
 - Carport
 - Transformer
 - Blue 2-way Fire-Lite Reflector
Ref. City of Garland Installation Detail

EXHIBIT C

SITE DATA TABLE						
Zoning: Multi-Family						
Proposed Use:	Proposed Floor Area (SF)	Acres =	182,086	SF		
Gross Lot Area:	4.18	Acres =	182,086	SF		
25' ROW Dedication:	0.028	Acres =	2,330	SF		
100-Year Floodplain Area:	0.028	Acres =	1,223	SF		
Net Lot Area:	4.094	Acres =	179,556	SF		
Total Units:	107	Units				
Density:	25.14	Units/Acre				
Unit Information:						
	Floor Area (SF)	# Units	Bedrooms	% of Units	Total Area (SF)	
Unit Type A1	864	65	1-Bedroom	60.75%	52,360	
Unit Type B1	960	28	2-Bedroom	26.17%	26,880	
Unit Type B2	1,005	8	2-Bedroom	7.48%	8,040	
Unit Type C1	1,184	6	3-Bedroom	5.61%	6,984	
Avg Size:	680					
Total:		107				
Building Information:						
	Allowable Building Height (40'-0")	Building Height (40'-0")	Floor Area (SF)	# of Floors		
Building						
1st Floor			38,394	3		
2nd Floor			42,770			
3rd Floor			42,770			
Total:			123,934			
Clubhouse			4,600	1		
Maintenance Building			322	1		
Total Building Area:			128,856	SF		

Leisure Area Information:			Parking Requirements:		
Pool Area	(SF)		Required		# of Units Parking
Surface Water	3,300	SF	1.5 Space for 1 Bed		65
Pool Deck	3,320	SF	2 Space for 2 Bed/3 Bed		42
Total Pool Area:	4,530	SF	Note: Required parking includes ADA Spaces		Total: 307
Pool Deck	620	SF			382
Dog Park	2,000	SF	Parking Provided: 185 Spaces - includes 10 ADA Spaces		
Play Ground	2,100	SF	Covered Parking Required: 107 : 50% of the Total Required Parking or 1 per Unit		
Total Leisure Area:	5,250	SF	Covered Parking Provided: 107 : 1 per Unit Provided		
Lot Coverage:					
Floor to Area Ratio (FAR)	0.12	-			
Impervious Area:	104,273	SF			
Open/Recreational Area:	1,190	Ac			
Open/Recreational Percentage:	41.53%				

CITY BENCHMARKS USED FOR CONTROL

GPS-30 = City of Garland monument being a 2" brass disk stamped 30, in the southeast corner of a concrete curb inlet located on south side of East Marguerita Drive at the intersection of Dairy Road.
Elev. = 520.25

SITE BENCHMARKS

BM-1 = "X" in top of concrete curb on the north side of the driveway at the east end, south of the main building of the subject property.
Elev. = 496.40

BM-2 = "X" in southern edge of concrete sidewalk, on the south side of State Highway 66 at the east end of the sidewalk, on the east side of the entrance to the subject property.
Elev. = 480.50

Note:
The Screening Wall Shall Meet or Exceed the Structural Integrity of the City's Standard Screening Wall Details and Comply to GDC 4.38.A.1.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

Issue Dates:	Revisions:	Date:
1 02/22/2021	1	
2 03/09/2021	2	
3 03/29/2021	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1701 W. Virginia Street
972.562.4489

McKinney, Texas 75069
Texas P.E. Firm No. F-9035

Drawn By: C.E.C.L.
Checked By: C.E.C.L.
Scale: 1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. MCBROOM, P.E. NO. 110104 ON 03/29/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.		SITE PLAN EMBREE EASTSIDE BY PALLADIUM EMBREE EASTSIDE, LTD. CITY OF GARLAND, TEXAS	
Sheet No. SP		Project No. 201121	

EMBREE EASTSIDE BY PALLADIUM

SITE INFORMATION:

ZONING: CR-DISTRICT
TOTAL LOT AREA: 182,089 S.F. (4.18 ACRES)
PROPOSED USE: MULTIFAMILY APARTMENTS

LANDSCAPE AREA:

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
182,089 S.F. x 40% = 72,835 S.F. LANDSCAPE AREA

PROVIDED: 74,060 + S.F. (41%) LANDSCAPE AREA

PROPERTY LINE ADJACENT TO SINGLE FAMILY RESIDENTIAL (1,015 L.F.):

SOUTH PROPERTY LINE (619 L.F.):
REQUIRED: MIN. 6" HT. MASONRY WALL + (1) TREE PER 25 L.F.
619 L.F. / 25 = 25

PROVIDED: 8" HT. MASONRY WALL + (5) LARGE TREES AND (24) ORNAMENTAL TREES

EAST PROPERTY LINE (396 L.F.):
REQUIRED: MIN. 6" HT. MASONRY WALL + (1) TREE PER 25 L.F.
396 L.F. / 25 = 16

PROVIDED: 8" HT. MASONRY WALL + (16) TREES

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (190 SPACES / 10 = 19 TREES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (67,278 X 5% = 3,364 S.F.)

PROVIDED: (20) SHADE TREES + 6,919 S.F. LANDSCAPE AREA

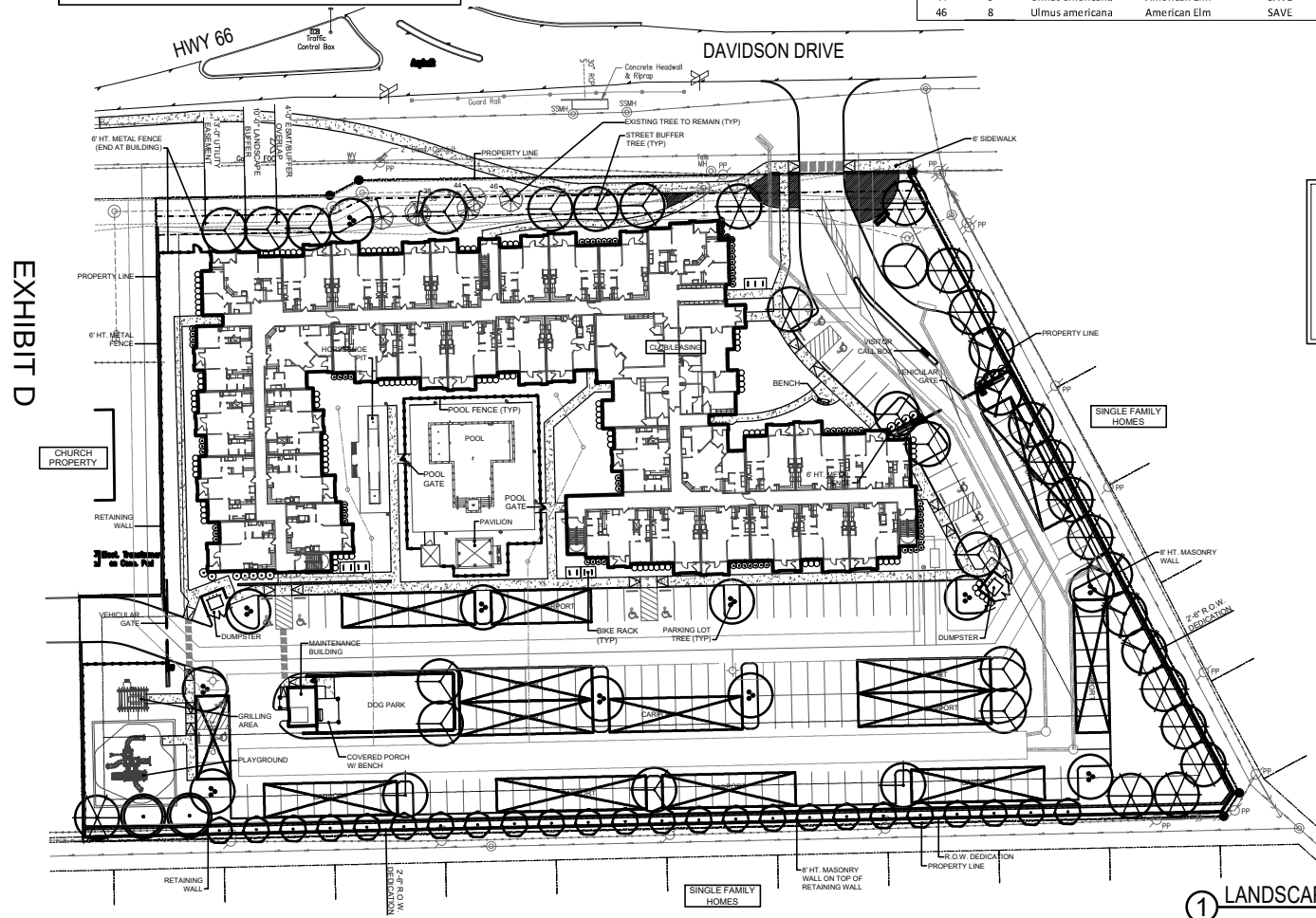


EXISTING TREES TO REMAIN IN LANDSCAPE BUFFER				
TREE NO.	DBH	BOTANICAL NAME	COMMON NAME	SAVE/REMOVE
34	7	Ulmus americana	American Elm	SAVE
38	6	Ulmus americana	American Elm	SAVE
39	9	Ulmus americana	American Elm	SAVE
43	7	Ulmus americana	American Elm	SAVE
44	9	Ulmus americana	American Elm	SAVE
46	8	Ulmus americana	American Elm	SAVE

PLANT LEGEND					
SYM	SCIENTIFIC NAME	COMMON NAME	QUANT/RTZ	REMARKS	
SHADE TREES					
	<i>Adiantum species</i>	Leafy Ferns	1	12-14 ft.	
	<i>Alnus canadensis</i>	Canada Alder	11	5' Can.	
	<i>Alnus incana</i>	White-Barked Alder	11	5' Can.	
	<i>Alnus crispa</i>	Shrubby Alder	16	3' Can.	
	<i>Alnus tenuifolia</i>	Hard Alder	3	3' Can.	
	<i>Fraxinus pennsylvanica</i>	Green Ash	14	12-14 ft.	
	<i>Quercus virginiana</i>	Live Oak	14	3' Can.	
	<i>Quercus alba</i>	White Oak	6	3' Can.	
	<i>Quercus shumardii</i>	Shumard Oak	6	3' Can.	
	<i>Quercus macrocarpa</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	12-14 ft.	
	<i>Quercus falcata</i>	Winged Oak	14	12-14 ft.	
	<i>Quercus prinus</i>	Prickly Pear Oak	14	12-14 ft.	
	<i>Quercus muhlenbergii</i>	Chickadee Oak	14	12-14 ft.	
	<i>Quercus bicolor</i>	Swamp White Oak	14	12-14 ft.	
	<i>Quercus laevis</i>	Water Oak	14	1	

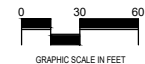
1. TREES AND LANDSCAPE MATERIALS THAT ARE PLANTED PURSUANT TO THIS ARTICLE 3 FROM THE CITY'S APPROVED PLANT LIST, DIVISION 7 OF THIS ARTICLE 3 MUST BE INSTALLED IN ACCORDANCE WITH PROFESSIONAL INSTALLATION STANDARDS.
2. THE PROPERTY OWNER MUST MAINTAIN AND PRESERVE ALL TREES AND LANDSCAPE MATERIALS SO THAT THEY REMAIN IN A HEALTHY, LIVING, GROWING, AND THRIVING CONDITION.
3. PROPERTY OWNERS MAY BE REQUIRED TO REPLACE TREES AND LANDSCAPE MATERIALS THAT ARE NOT HEALTHY OR WHICH HAVE DIED.
4. IRRIGATION SYSTEMS:
 - A. ALL IRRIGATION SYSTEMS MUST BE MAINTAINED AND KEPT FULLY OPERABLE.
 - B. ANY LEAKS IN THE IRRIGATION SYSTEM, WHETHER ABOVE OR BELOW GROUND, MUST BE PROMPTLY REPAIRED.
 - C. IRRIGATION SYSTEMS MUST HAVE FREEZE AND MOISTURE SENSORS.
 - D. IRRIGATION SYSTEMS MUST HAVE AN OVERFLOW OR WASTE VALVE TO PREVENT LOGIC WASTING IN AN AMOUNT SUFFICIENT TO MAINTAIN ALL TREES AND LANDSCAPE MATERIALS.

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.



1 LANDSCAPE PLAN

SCALE: 1"=30'-0"



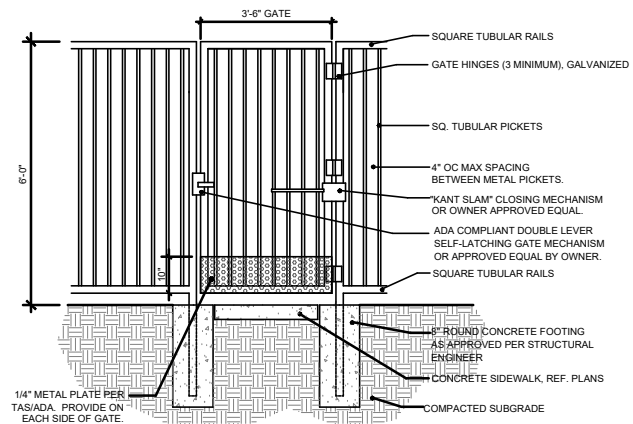
CASE # 210128-2

PALLADIUM USA INTERNATIONAL, INC.
13455 NOEL RD.
SUITE 400
DALLAS, TX 75240
SCOTT JOHNSON
972-774-4450

EMBREE EASTSIDE
GARLAND, TEXAS

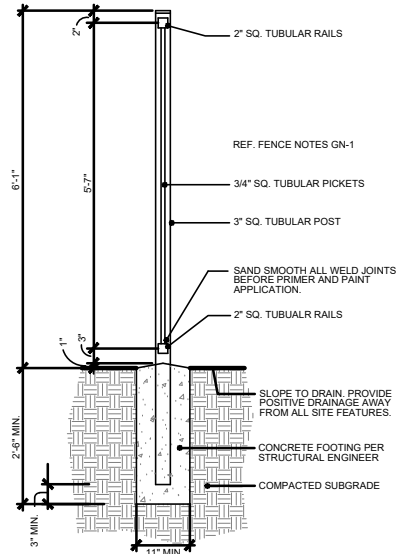


LP0.01

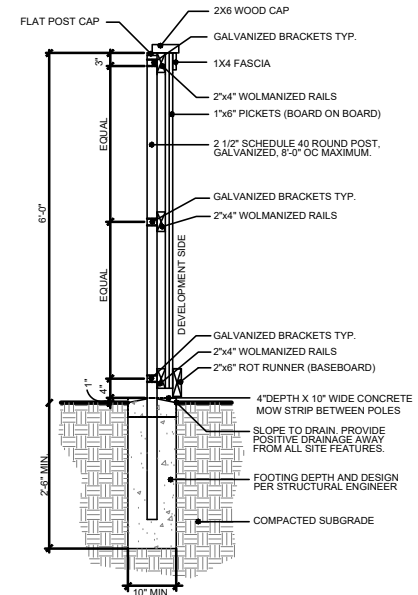


6 6' HT. METAL GATE DETAIL
SCALE: 3/4"=1'-0"

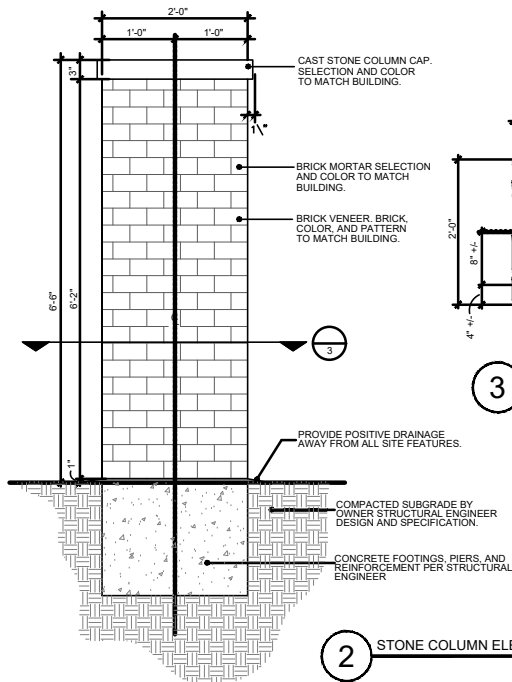
NOTE: GATE TO HAVE MAX. 5LB. PRESSURE OPENING REQUIREMENT
& 3 SECOND RETURN TIME (FROM 70° OPENING ANGLE)



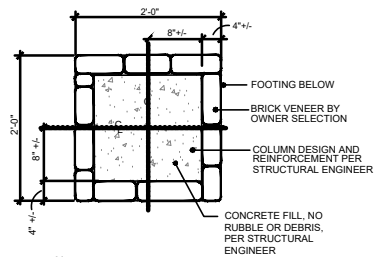
5 6'-0" HT. METAL PERIMETER FENCE SECTION
SCALE: 1"=1'-0"



4 6' HT. WOOD FENCE (POOL EQUIPMENT SCREEN)
SCALE: 1"=1'-0"



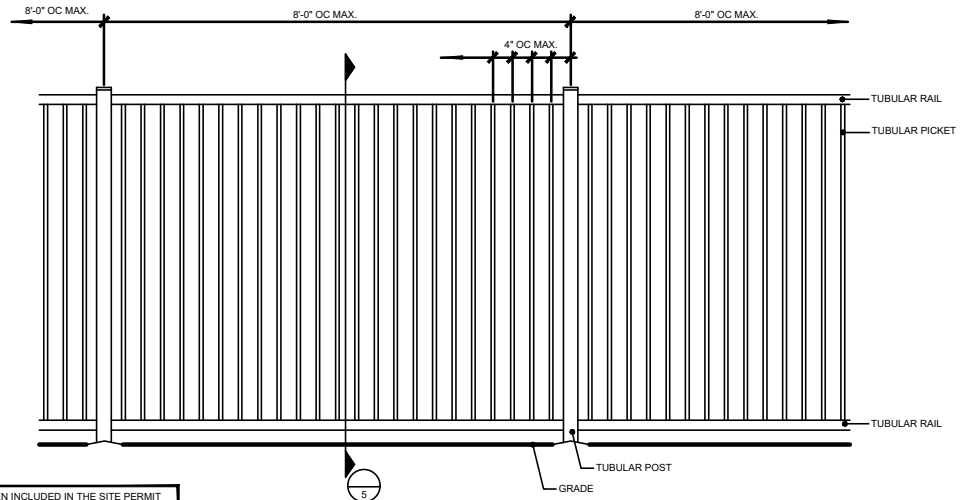
2 STONE COLUMN ELEVATION
SCALE: 1"=1'-0"



3 BRICK COLUMN SECTION
1"=1'-0"

STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.

THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT CONSTRUCTION PLANS INFORMATIONAL PURPOSES ONLY. PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW AND PERMIT MAY BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT. CONTACT THE BUILDING INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



1 6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"

[illegible]

CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS



MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

**SITE PLAN
SUBMITTAL**

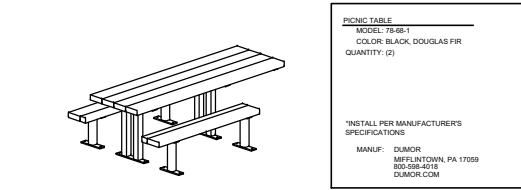
EMBREE EASTSIDE

GARLAND, TEXAS

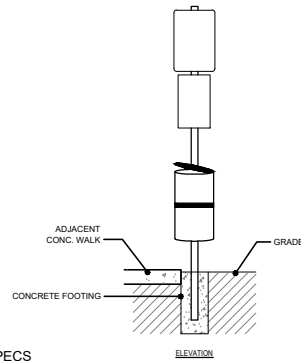
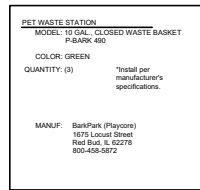
JOB NUMBER: HEDK-2103

DETAILS

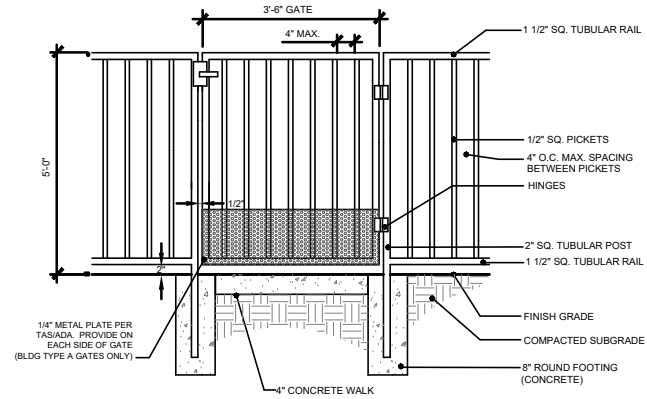
LP0.02]



6 PICNIC TABLE
 1"=1'-0"

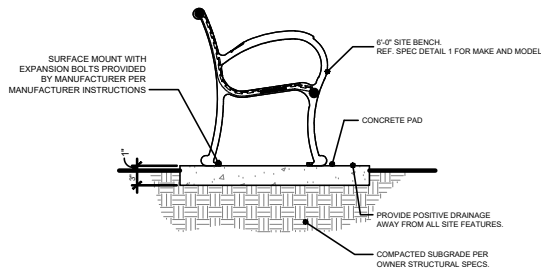


5 DOG PARK SCHEDULE SPECS
 NTS

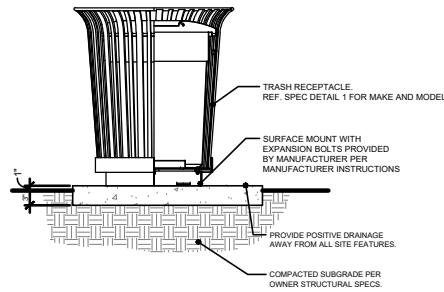


4 5' HT. METAL DOG PARK GATE & FENCE
 SCALE: 1"=1'-0"

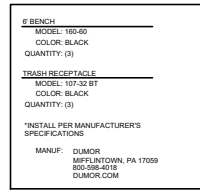
NOTE:
 THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT CONSTRUCTION PLANS FOR INFORMATIONAL PURPOSES ONLY. PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL REVIEW AND PERMIT MAY BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



3 SEATING BENCH DETAIL
 1"=1'-0"



2 TRASH RECEPTACLE DETAIL
 1"=1'-0"



1 FURNITURE SCHEDULE
 NTS

ISSUES:
01-22-21 SITE PLAN SUBMITTAL
02-22-21
03-22-21
REVISIONS:
01-22-21 PER CITY COMMENTS
02-22-21 PER CITY COMMENTS
03-22-21 PER CITY COMMENTS
04-22-21
05-22-21
06-22-21
07-22-21
08-22-21
09-22-21
10-22-21
11-22-21
12-22-21

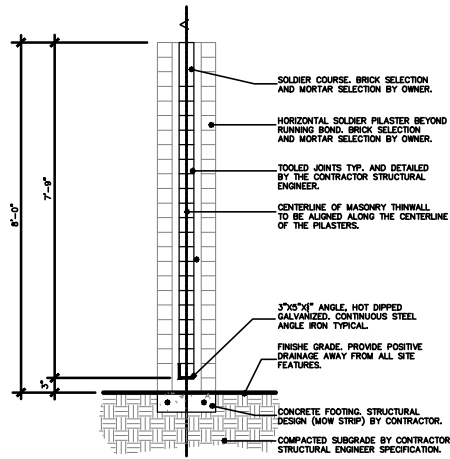
CLIENT:

EMBREE EASTSIDE
 GARLAND, TEXAS



SITE PLAN SUBMITTAL
 EMBREE EASTSIDE
 GARLAND, TEXAS
 JOB NUMBER: MED-2103
 DETAILS

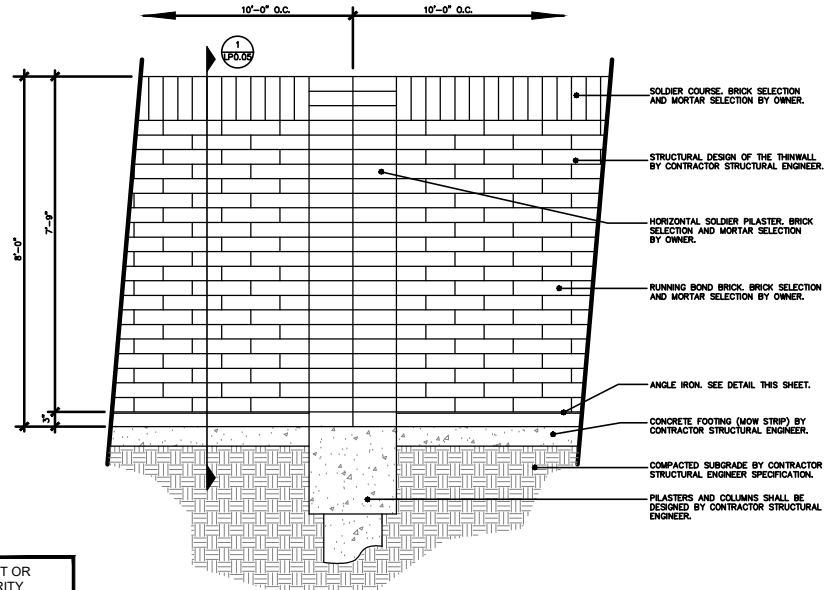
STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.



NOTE: ON SLOPING TERRAIN, KEEP THE TOP AND BOTTOM BRICK LEVEL. STEP SCREENWALL AS REQUIRED, UP OR DOWN, IN 6" OR 12" MAXIMUM PER STEP.

2 8'-0" MASONRY THINWALL SECTION
SCALE: 1"=1'-0"

THE SCREENING WALL SHALL MEET OR EXCEED THE STRUCTURAL INTEGRITY OF THE CITY'S STANDARD SCREENING WALL DETAILS AND COMPLY TO GDC 4.39.A.1.



1 8'-0" MASONRY THINWALL ELEVATION
SCALE: 1"=1'-0"

ISSUES:	
03-29-21	SITE PLAN SUBMITTAL
03-29-21	
03-29-21	
REVISIONS:	
03-29-21	PER CITY COMMENTS
03-29-21	PER CITY COMMENTS

CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS

mcd
landscape
architects
MEKAS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 680-7474
F (972) 680-7878



SITE PLAN
SUBMITTAL

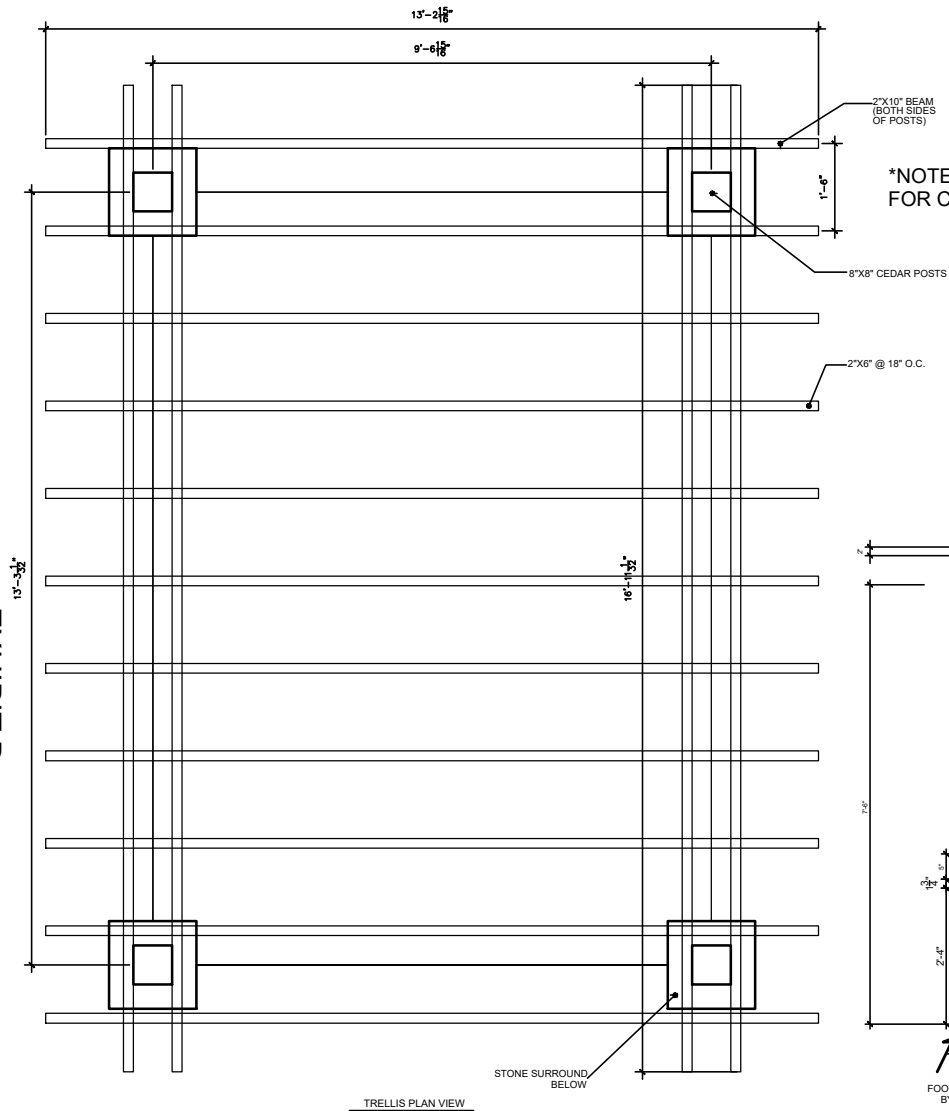
EMBREE EASTSIDE

GARLAND, TEXAS

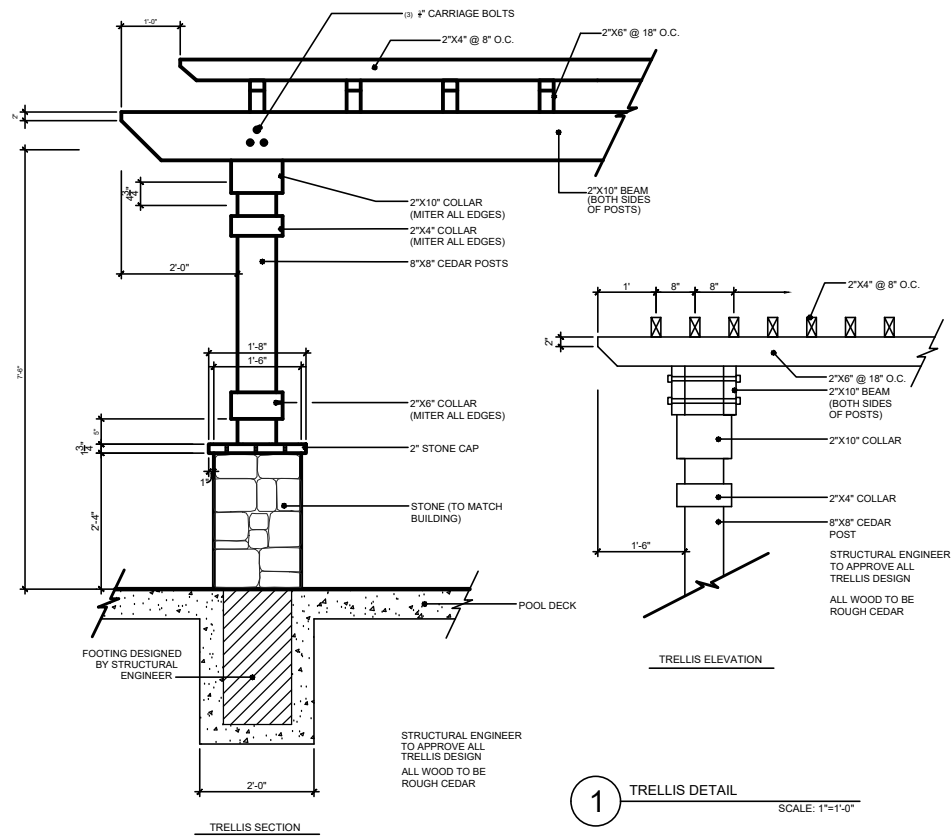
JOB NUMBER: MEK-2103

DETAILS

LP0.05



*NOTE: 2"X4" NOT SHOWN FOR CLARITY



STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.

THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT CONSTRUCTION PLANS INFORMATIONAL PURPOSES ONLY. PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW AND PERMIT MAY BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT. CONTACT THE BUILDING INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

ISSUES
03-22-21 SITE PLAN SUBMITTAL
03-22-21
03-22-21
REVISIONS
03-22-21 PER CITY COMMENTS
03-22-21 PER CITY COMMENTS
03-22-21
03-22-21
03-22-21
03-22-21
03-22-21
03-22-21

CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS

mdg
architects
MEKAS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 680-7474
F (972) 680-7878



SITE PLAN
SUBMITTAL

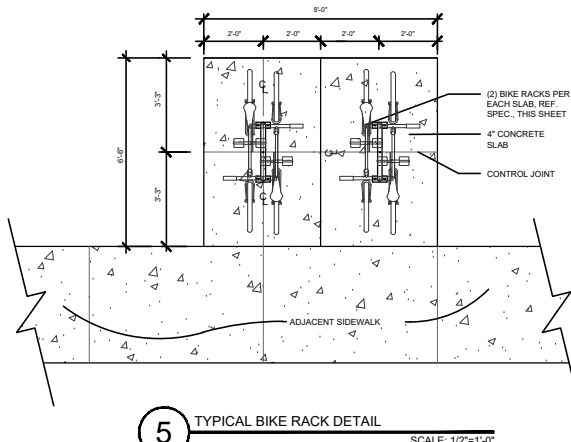
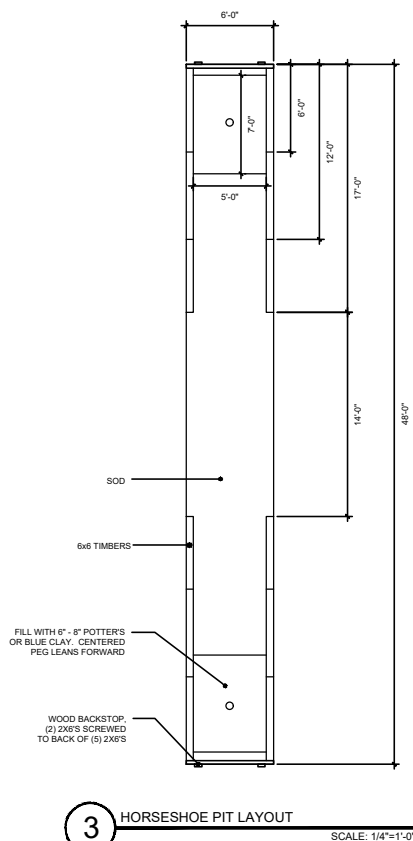
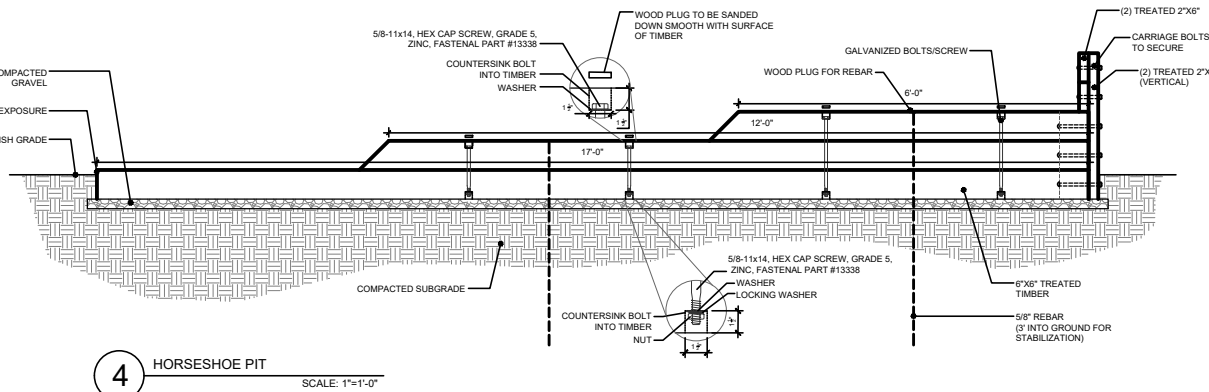
EMBREE EASTSIDE

GARLAND, TEXAS

JOB NUMBER: MEK-2103

DETAILS

LP0.04



PRODUCT SPEC. INFORMATION

BIKE RACK:

MODEL: HOOP RACK

COLOR: BLACK

QUANTITY: (11)

Surface mount per
manufacturer's
specifications

DERO BIKE RACKS
800) 298-4915
WWW.DERO.COM

PLAYGROUND EQUIPMENT

1. BASE - FIBAR ENGINEERED WOOD FIBAR (www.fibar.com)
2. EQUIPMENT BY MIRACLE PLAYGROUNDS

MODEL # R0061_44028420351

COLOR: TBS

MODEL:
FIBARGUARD PLAYGROUND BORDER-
FIBARGUARD BLACK
FIBAR PLAYGROUND SURFACES
www.fibar.com

[illegible]

CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS



MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



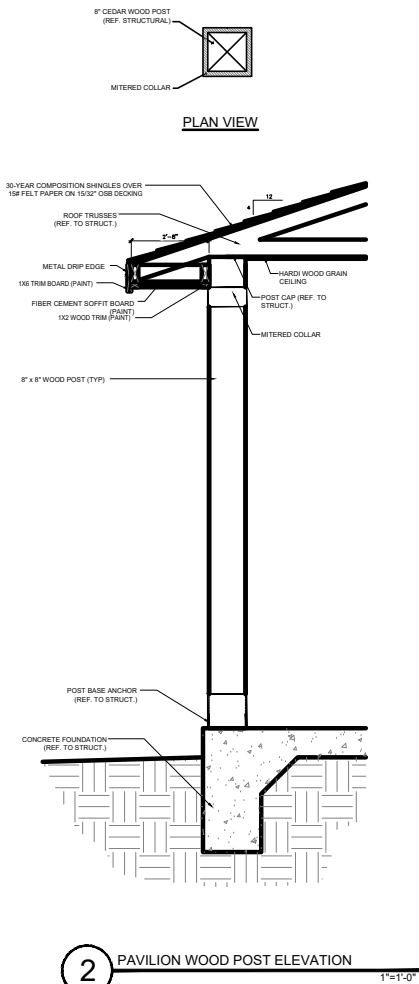
**SITE PLAN
SUBMITTAL**

EMBREE EASTSIDE

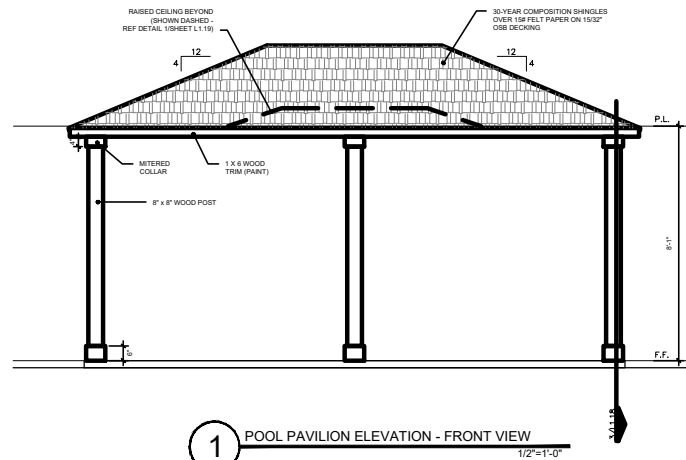
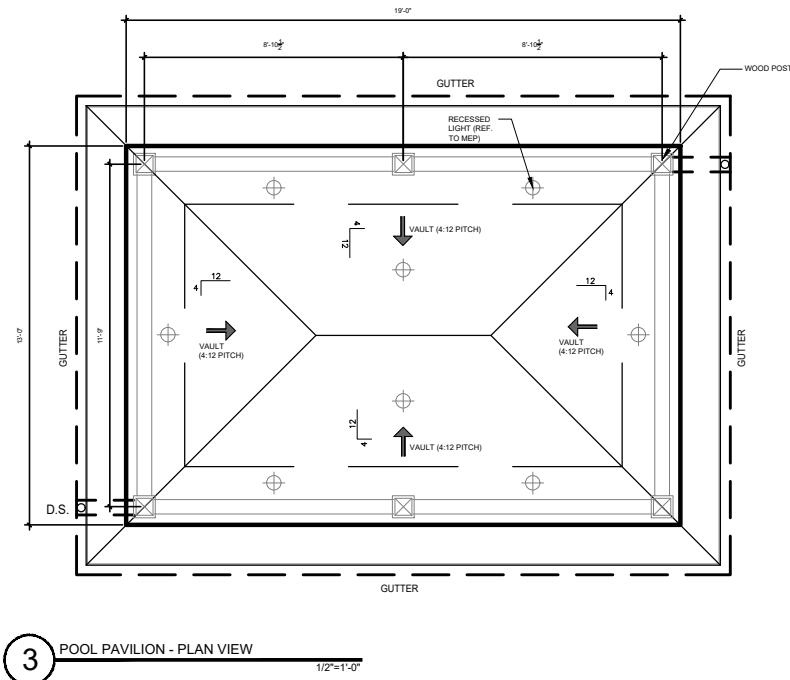
GARLAND, TEXAS

JOB NUMBER: HEDK-2103

DETAILS



2 PAVILION WOOD POST ELEVATION



ISSUES	
01-25-21	SITE PLAN SUBMITTAL
02-01-21	
02-01-21	
REVISIONS	
01-25-21	PER CITY COMMENTS
02-01-21	PER CITY COMMENTS
02-01-21	
02-01-21	
02-01-21	
02-01-21	
02-01-21	
02-01-21	

CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS

mdg
interiors
architects

MEARS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 680-7474
F (972) 680-7878

STATE OF TEXAS
02-22-21

SITE PLAN
SUBMITTAL

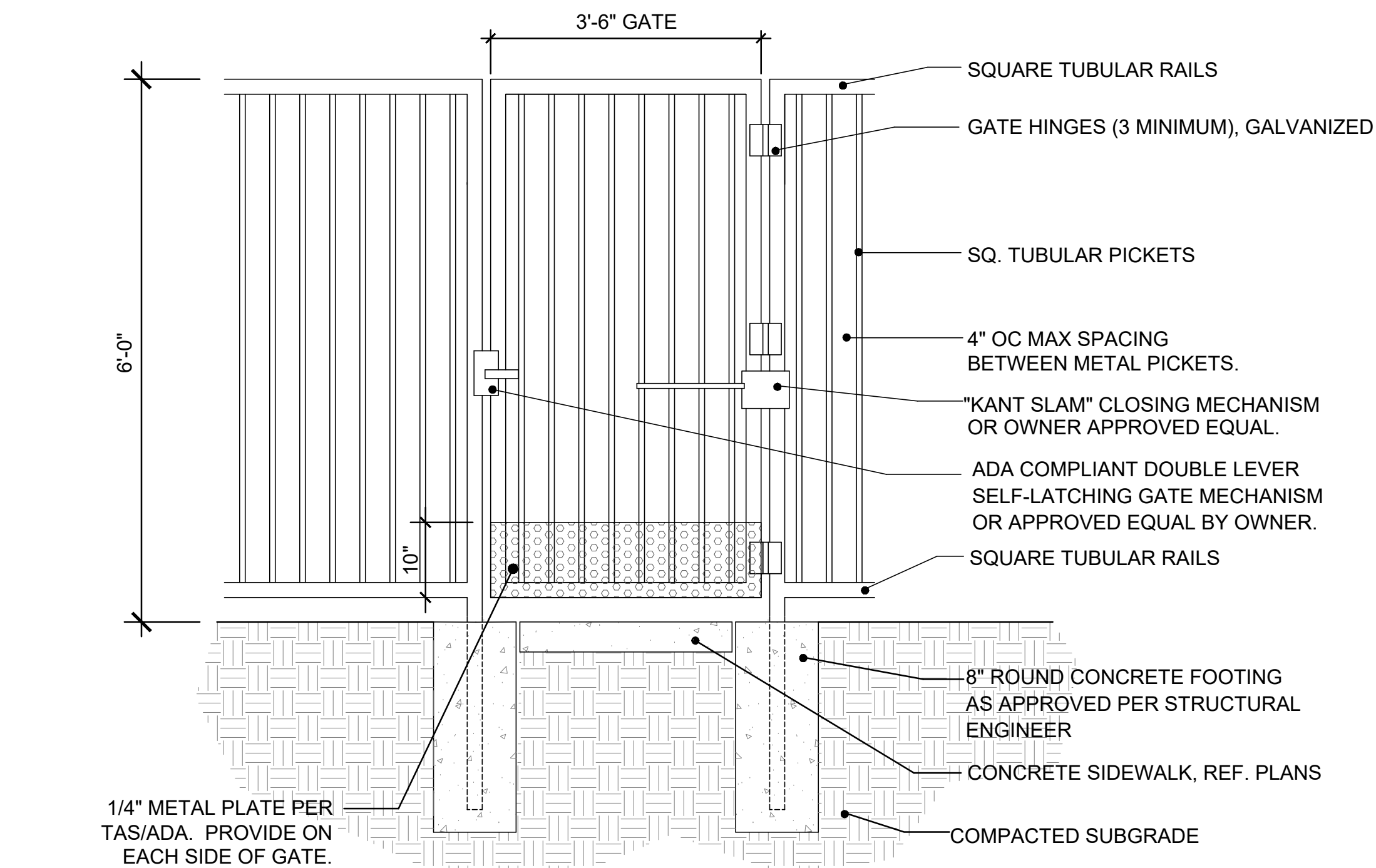
EMBREE EASTSIDE

GARLAND, TEXAS

JOB NUMBER: MED-2103

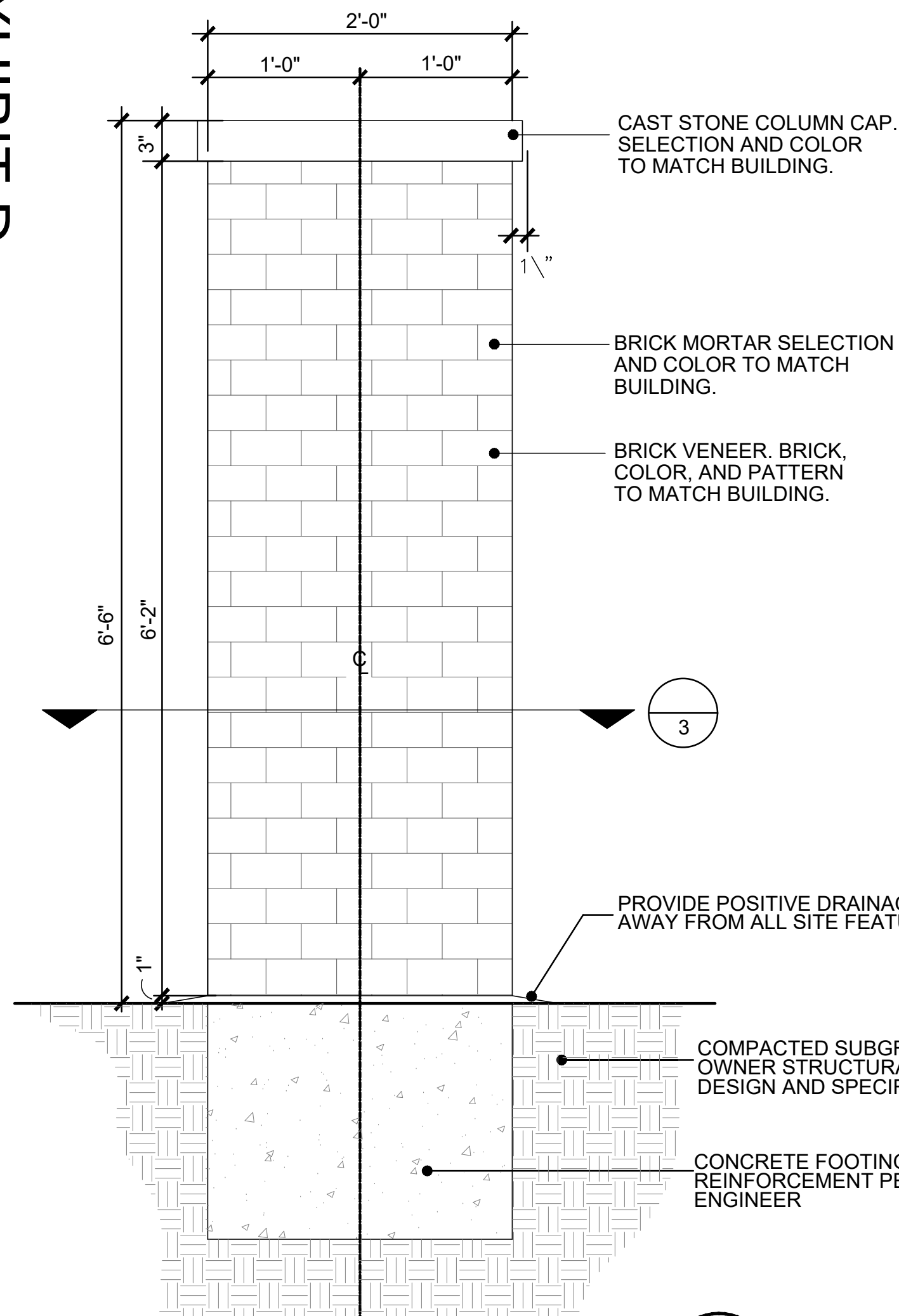
DETAILS

LP0.07

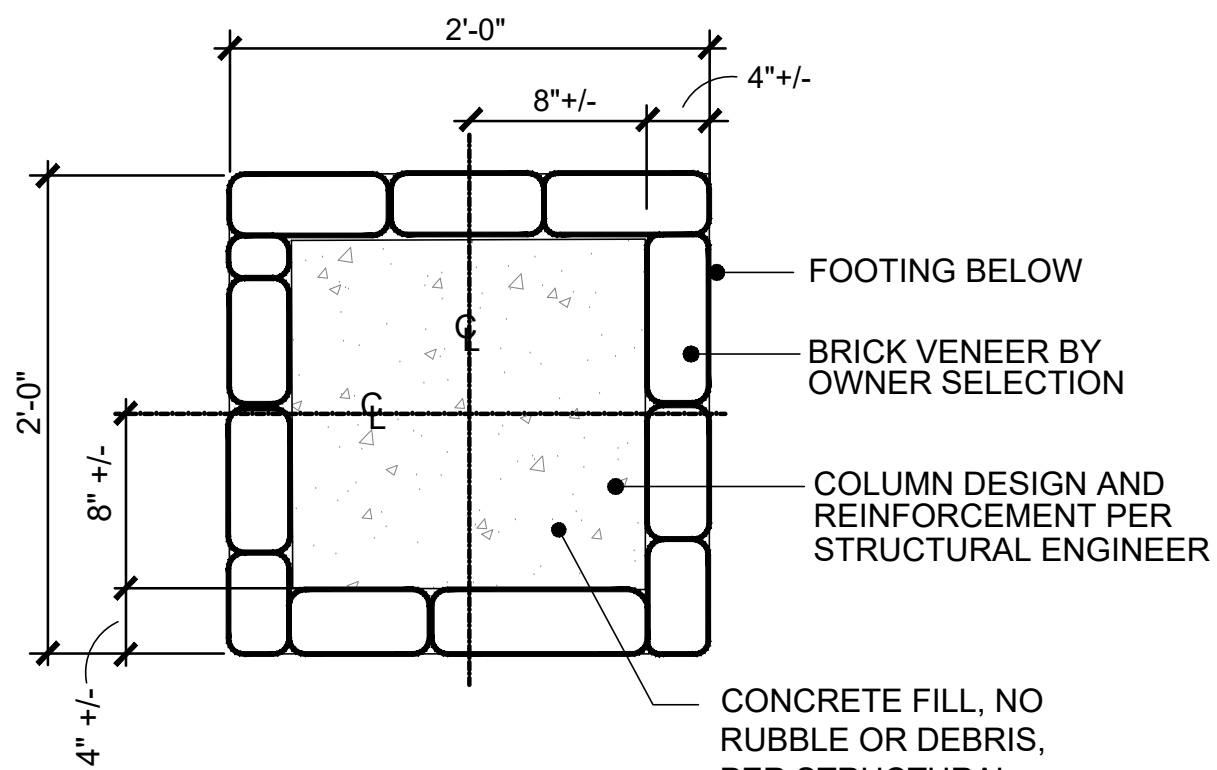


6 6' HT. METAL GATE DETAIL
SCALE: 3/4"=1'-0"

NOTE: GATE TO HAVE MAX. 5LB. PRESSURE OPENING REQUIREMENT
& 3 SECOND RETURN TIME (FROM 70° OPENING ANGLE)



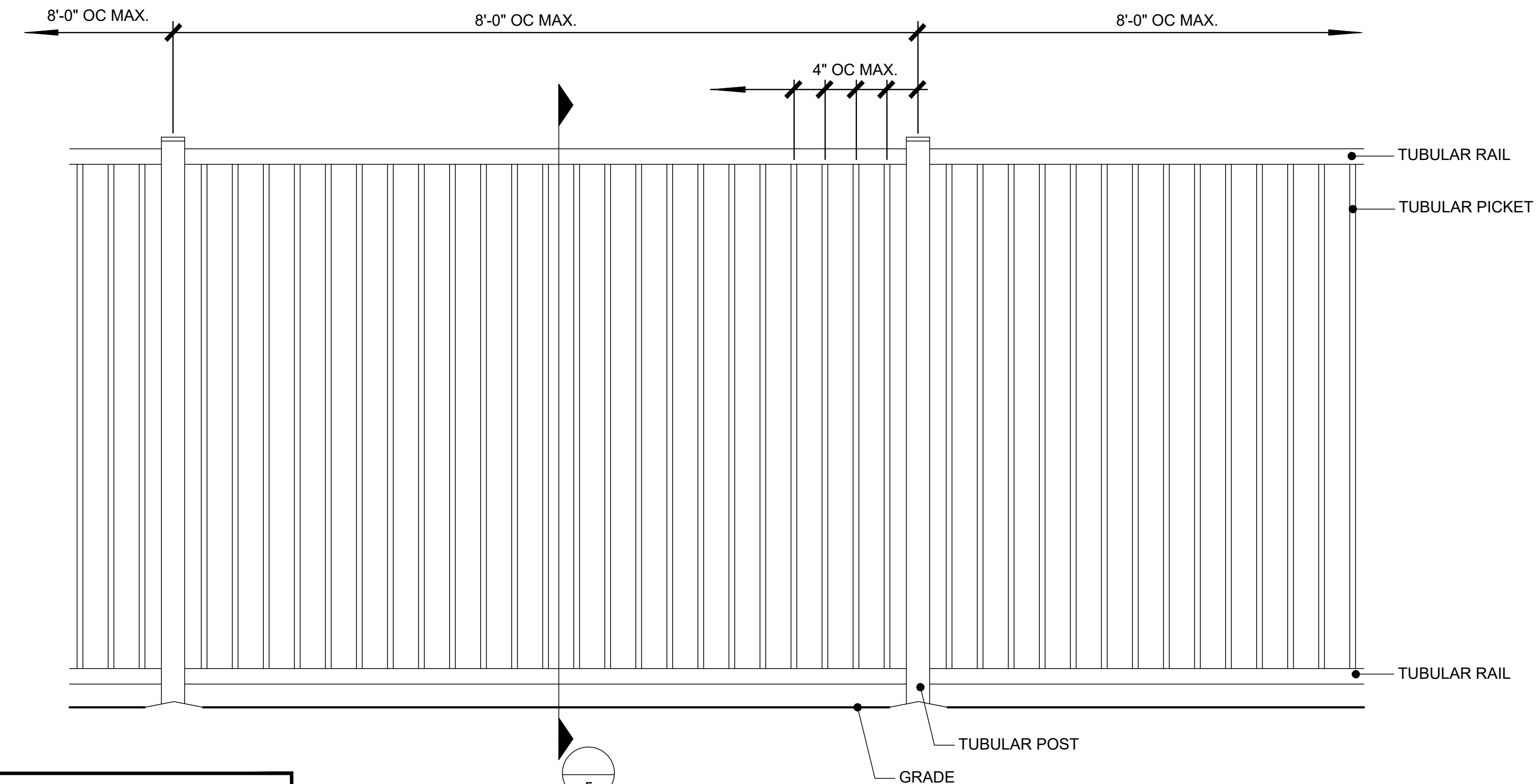
2 STONE COLUMN ELEVATION
SCALE: 1"=1'-0"



3 BRICK COLUMN SECTION
1"=1'-0"

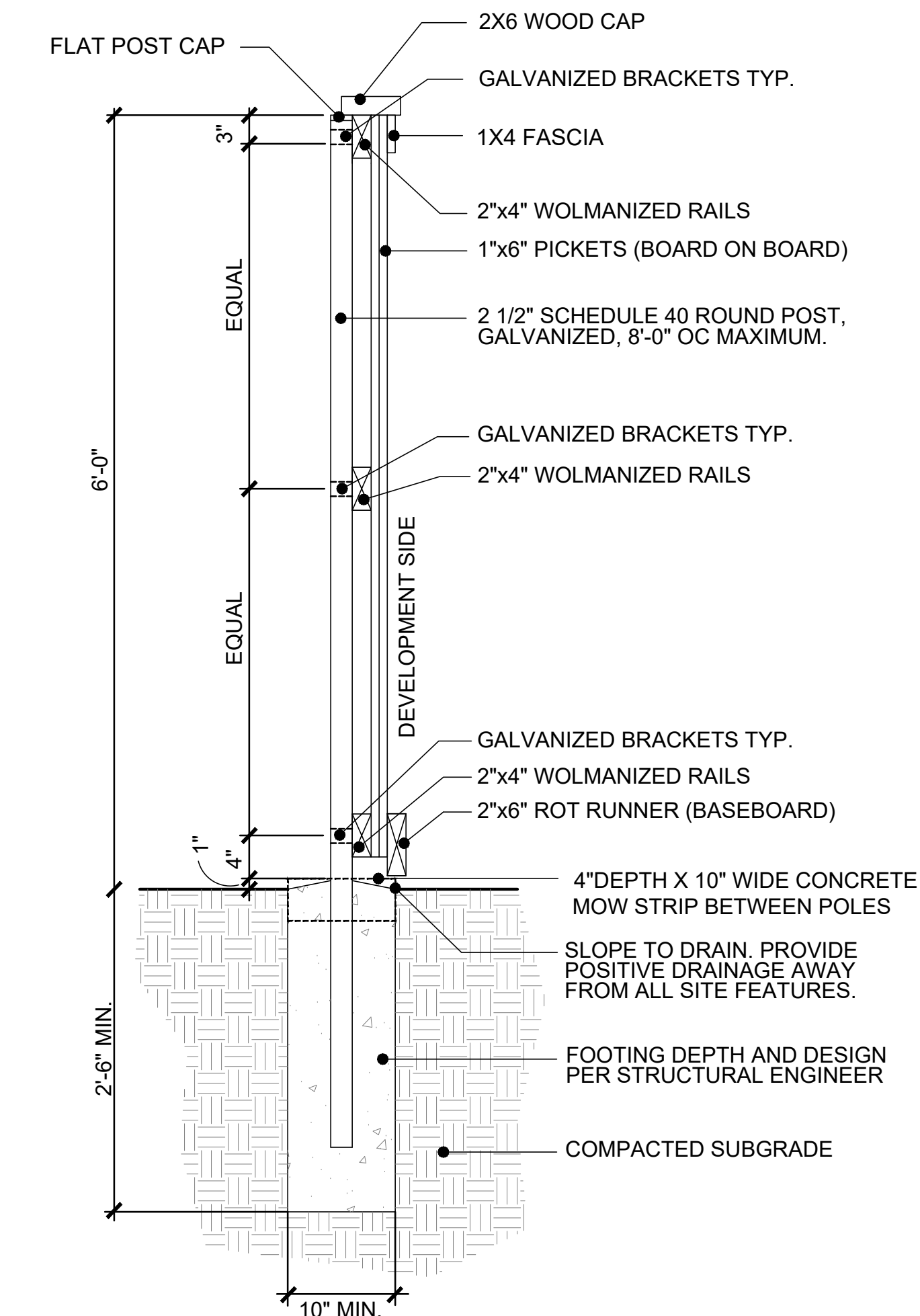
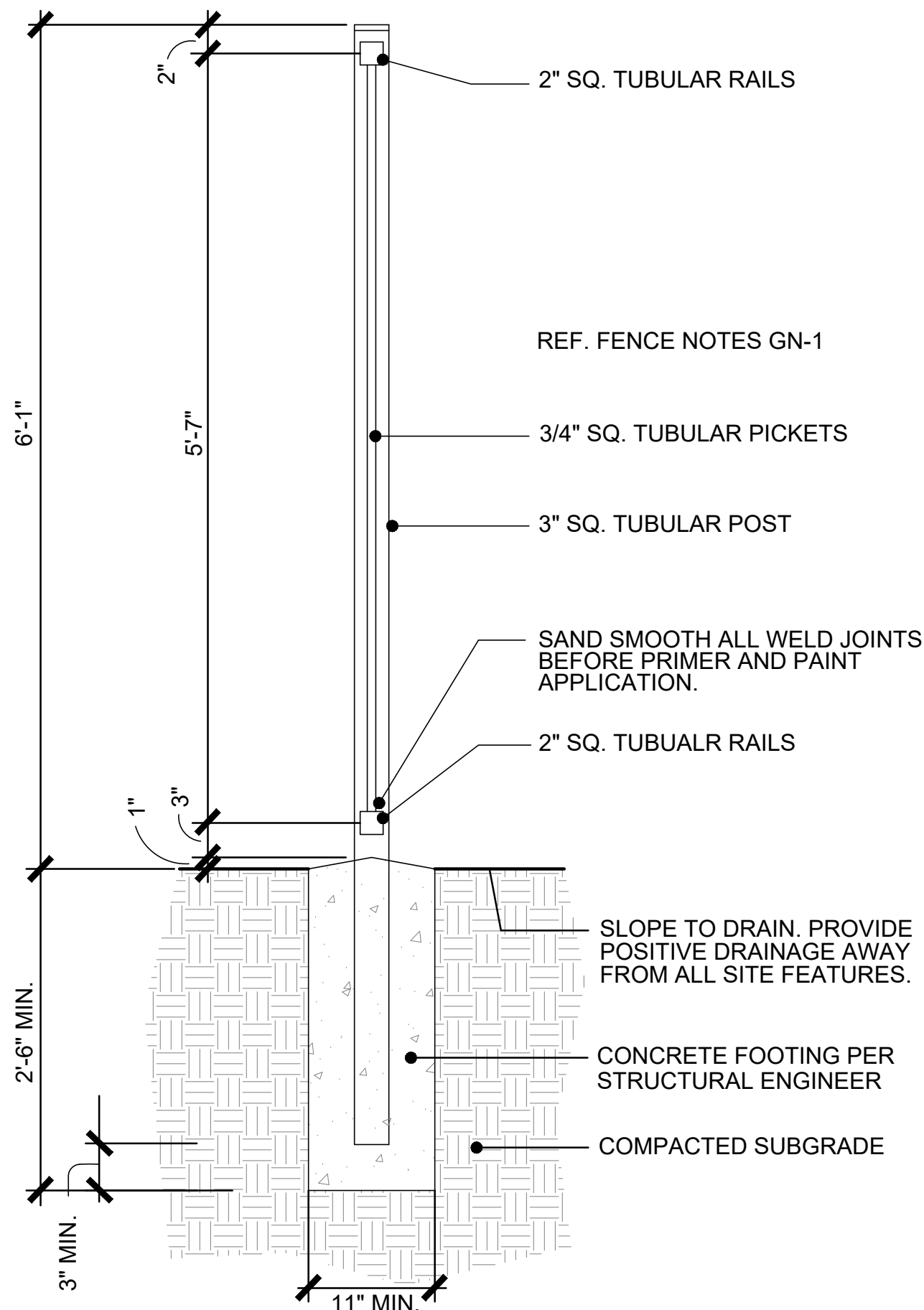
STRUCTURAL ENGINEERING REQUIREMENTS
AND DESIGN FOR ALL DETAILS, SHALL BE
PROVIDED BY OWNER'S STRUCTURAL
ENGINEER OR PROVIDED BY PARTICULAR
TRADES' STRUCTURAL ENGINEER, WITH
SEALED STRUCTURAL ENGINEERING
DRAWINGS SUBMITTED FOR REVIEW.

THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT
CONSTRUCTION PLANS INFORMATIONAL PURPOSES ONLY.
PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW
AND PERMIT MAY BE REQUIRED FROM THE BUILDING
INSPECTION DEPARTMENT. CONTACT THE BUILDING
INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL
INFORMATION AND REQUIREMENTS.



1 6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"

5 6'-0" HT. METAL PERIMETER FENCE SECTION
SCALE: 1"=1'-0"



4 6' HT. WOOD FENCE (POOL EQUIPMENT SCREEN)
SCALE: 1"=1'-0"

ISSUES:	
02-22-21	SITE PLAN SUBMITTAL
REVISIONS:	
03-09-21	PER CITY COMMENTS
03-29-21	PER CITY COMMENTS

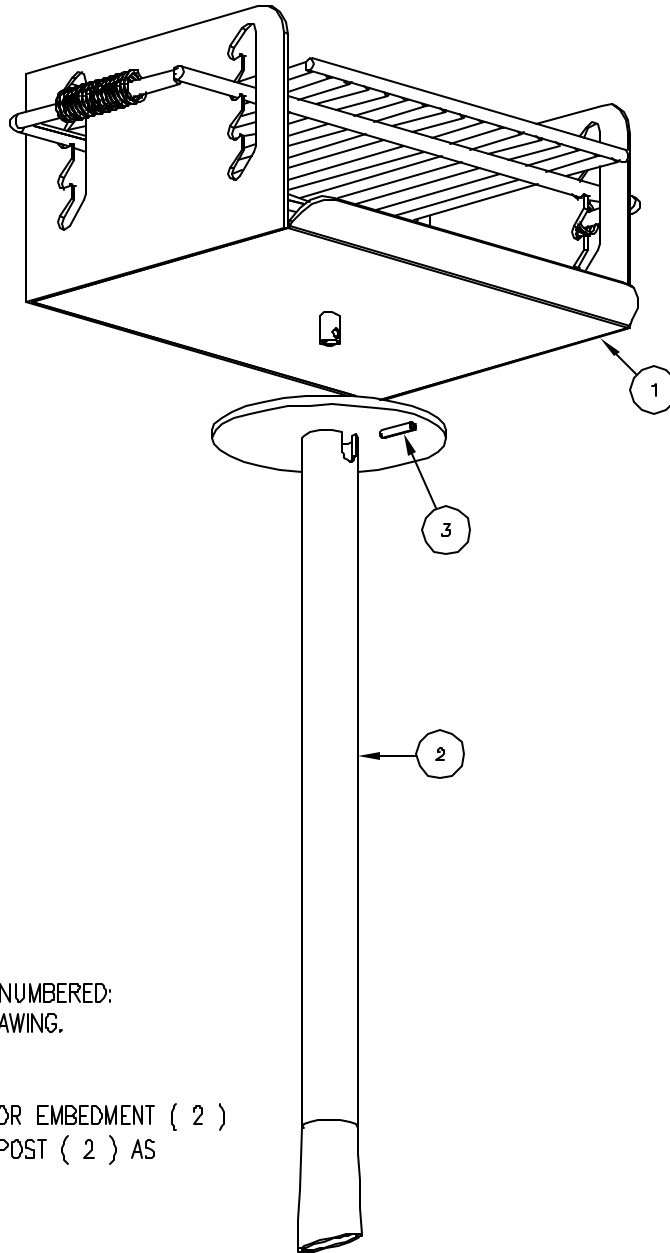
CLIENT:

EMBREE EASTSIDE
GARLAND, TEXAS

landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



SITE PLAN
SUBMITTAL
EMBREE EASTSIDE
GARLAND, TEXAS
JOB NUMBER: HEDK-2103
DETAILS
LP0.02



NOTE:

1. ACTUAL PARTS WILL NOT BE NUMBERED:
NUMBERS ONLY APPLY TO DRAWING.

STEP 1:

USE 1 - PC. SUPPORT POST FOR EMBEDMENT (2)
MOUNT AND LEVEL EMBEDMENT POST (2) AS
SPECIFIED ON SHEET 1

STEP 2:

USE 1 - PC. GRILL BODY ASSEMBLY (1)
1 - PC. 3/8" X 1 3/4" ROLL PIN (3)
AFTER CONCRETE HARDENS, PLACE GRILL BODY ASSEMBLY
(1) ON TO SUPPORT POST (2), THEN LINE UP HOLES IN
INTERNAL PIN WITH SLOTS IN POST. DRIVE 3/8" ROLL PIN
(3) INTO INTERNAL PIN UNTIL GRILL BODY ROTATES FREELY.

EXHIBIT D

ITEM	QTY	PART NO	DESCRIPTION
1	1	0-21-00-01	GRILL BODY ASSEMBLY
2	1	0-21-00-02	POST FOR EMBEDMENT
3	1	1-14-001	3/8" X 1 3/4" ROLL PIN

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE
DATE DRAWN : 3/22/94
DRAWN BY : CDC
DATE REV. : 9/28/05
REV. BY : JSB

TITLE : GRILL ASSEMBLY
REV. B
DRAWING NUMBER 21-00
SHEET 2 OF 2

FOR KIDS AGES
2-12
YEARS

AGE GROUP: 2-12
ELEVATED PLAY ACTIVITIES - TOTAL: 5
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 0 REQ'D 3
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
GROUND LEVEL ACTIVITY TYPE: 4 REQ'D 2
GROUND LEVEL QUANTITY: 4 REQ'D 2

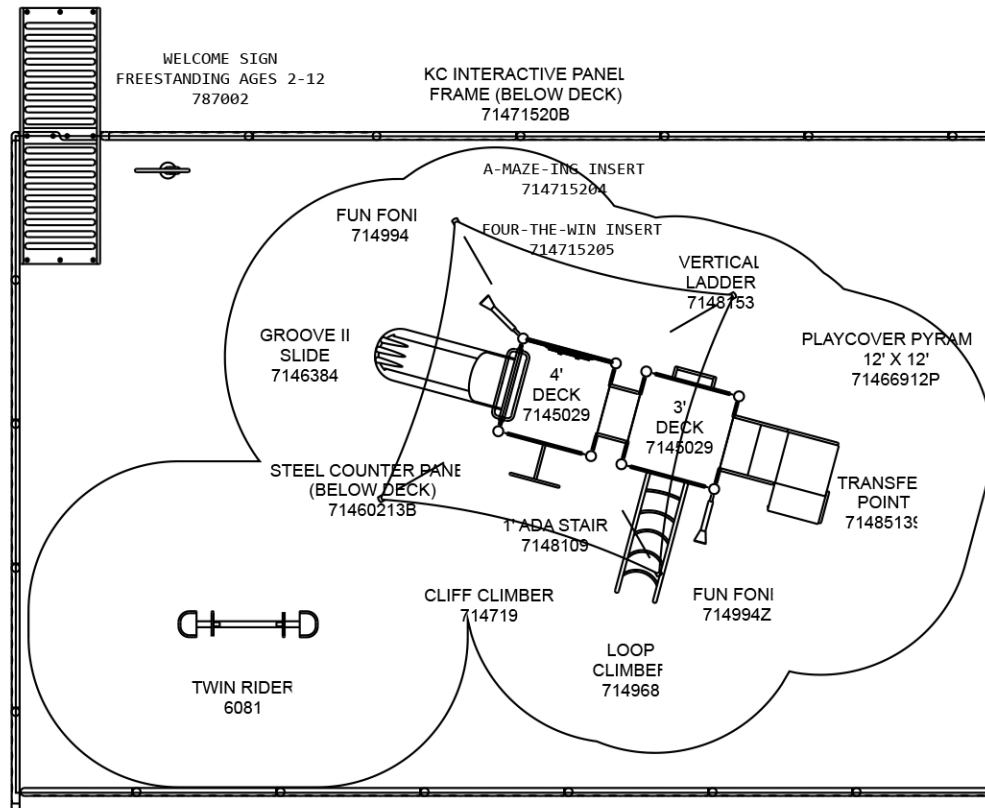
EXHIBIT D

ACCESS RAMP W/ 2
MIRACLE TIMBERS, RECYCLE
4406R

RECYCLED
MIRACLE TIMBERS
44012R

WELCOME SIGN
FREESTANDING AGES 2-12
787002

KC INTERACTIVE PANEL
FRAME (BELOW DECK)
71471520B



webuildfun, Inc

103 W. McDermott, #300
Allen, TX

PHONE NO: (972) 727-0653
FAX NO: (972) 396-4994

GROUND SPACE: 30'-0" x 20'-0"

PROTECTIVE AREA: 40'-6" x 27'-0"

DRAWN BY: Brett Allen

DATE: 4/5/2018

R0061_44028420351



COMPLIES TO ASTM/CPSC



COMPLIES TO ADA

To promote safe and proper equipment use by children, Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

EXHIBIT D



EXHIBIT D





OVERALL NORTH ELEVATION

SCALE: 1" = 1/16"



1a BUILDING - NORTH ELEVATION

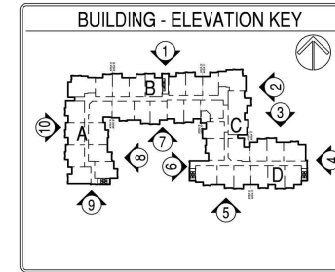
SCALE: 1/8" = 1'-0"

EXHIBIT E



1b BUILDING - NORTH ELEVATION

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



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

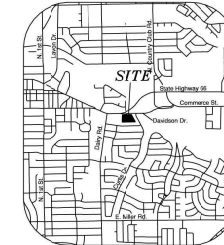
MATERIALS KEY	
STUCCO	
BRICK	
FIBER CEMENT LAP SIDING	

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SISING FEATURE.

NAME OF OWNER: EMBREE EASTSIDE LTD
NAME OF ARCHITECT: JONATHAN HARRIS CROSS ENGINEERING
PLAN PREPARED BY: ERIK EARNSTADT, HESK ARCHITECTS
4885 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.350.8878

PROJECT ADDRESS: X
EXISTING ZONING OR COMMUNITY RETAIL
PROPOSED ZONING: PD - MF BAE
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 210107

BUILDING ARTICULATION - ELEVATION #1		STATUS		STATUS	
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		NA	B. VERTICAL ARTICULATION FOR ELEVATION		OK
BUILDING FACADE LENGTH 280.1 FT. X.30% = 84.03 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK		BUILDING FACADE LENGTH 280.1 FT. X.20% = 56.02 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK	
BUILDING FACADE LENGTH 280.1 FT. X.30% = 84.03 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK		MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK	
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK		VERTICAL ELEVATION CHANGE (PLAT' ROOFS)	OK	
			AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.	



BUILDING MATERIAL CALCULATION - ELEVATION #1	
MATERIAL	MATERIAL
BRICK	38% BRICK 2,772.4 SF 17%
STUCCO	38% STUCCO 2,673.3 SF 46%
SIDING	4% SIDING 425.4 SF 7%
GLAZING	17% GLAZING 1,673.3 SF
TOTAL	
10,474.4 SF	

BUILDING FACADES COMPLY WITH:
GCC CHAPTER 6 (ARTICLE 6, DIVISION 01, SEC. 403)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1-RAININGS OR CANOPIES	4-ORNAMENTAL WINDOW HEADERS
2-RECESSED ENTRY	5-DIVIDED LIGHT WINDOWS
3-VAIRED ROOF HEIGHTS	5-ORNAMENTAL FACADE TRIMS
	7-BENCH/OUTDOOR SEATING

B1 MANUFACTURER: MERRIDIAN COLOR: V170	B2 MANUFACTURER: MERRIDIAN COLOR: V224	P1 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW6077 EVER'DAY WHITE STUCCO	P2 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7211 BUNGALOW BEIGE STUCCO
P3 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW9143 TIN LIZIE STUCCO, BALCONY SIDING	P4 MANUFACTURER: SHERWIN WILLIAMS COLOR: SW2536 QUARTERWAX ALL TRIM	W1 MANUFACTURER: PLYGEM COLOR: WHITE WINDOWS AND DOORS	D1 MANUFACTURER: SENOX COLOR: DOVE GRAY - 014 DOWNSPOUTS
		A1 MANUFACTURER: MERRIDIAN COLOR: ZINC GREY METAL RAININGS	



REVISIONS

EMBREE EASTSIDE
CASE NO. 210128-2
GARLAND, TEXAS

ISSUED
03-29-2021



DATE
03-29-2021
PROJECT
21107
SHEET NUMBER

A4-00
BUILDING
EXTERIOR ELEVATIONS

COPYRIGHT © HEK Architects. ALL RIGHTS RESERVED.

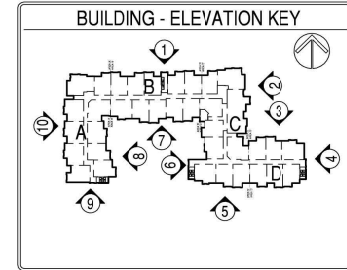
2 BUILDING - EAST ELEVATION

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



3 BUILDING - NORTH ELEVATION

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



BUILDING MATERIAL CALCULATION - ELEVATION #2	
MATERIAL	PERCENT
BRICK	45%
STUCCO	30%
GLAZING	25%
TOTAL	100%

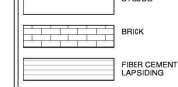
MATERIAL	PERCENT
BRICK	45%
STUCCO	30%
GLAZING	25%
TOTAL	100%

MATERIAL	PERCENT
BRICK	45%
STUCCO	30%
GLAZING	25%
TOTAL	100%

ELEVATION LEGEND

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

MATERIALS KEY



NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SCENE FEATURE

BUILDING ARTICULATION - ELEVATION #2

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 124.11 FT. X 20% = 24.8 FT. MINIMUM PERPENDICULAR OFFSET OF 5 FEET	OK	BUILDING FACADE LENGTH 124.11 FT. X 20% = 24.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 124.11 FT. X 30% = 37.2 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.

BUILDING ARTICULATION - ELEVATION #3

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 98.3 FT. X 20% = 19.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 98.3 FT. X 20% = 19.7 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 98.3 FT. X 30% = 29.5 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.

NAME OF OWNER - EMBREE EASTSIDE LTD.
NAME OF APPLICANT - JONATHAN W. CROSS ENGINEERS
PLAN PREPARED BY - ERK EARNSHAW, HECK ARCHITECTS
4805 EXCEL PARKWAY
ADDISON, TEXAS 75011
214.520.8878

PROJECT ADDRESS: 444
EXISTING ZONING: COMMUNITY RETAIL
PROPOSED ZONING: PD - MF BASE
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 210128-2



REVISIONS

EMBREE EASTSIDE

CASE NO: 210128-2
GARLAND, TEXAS

ISSUED
03-29-2021



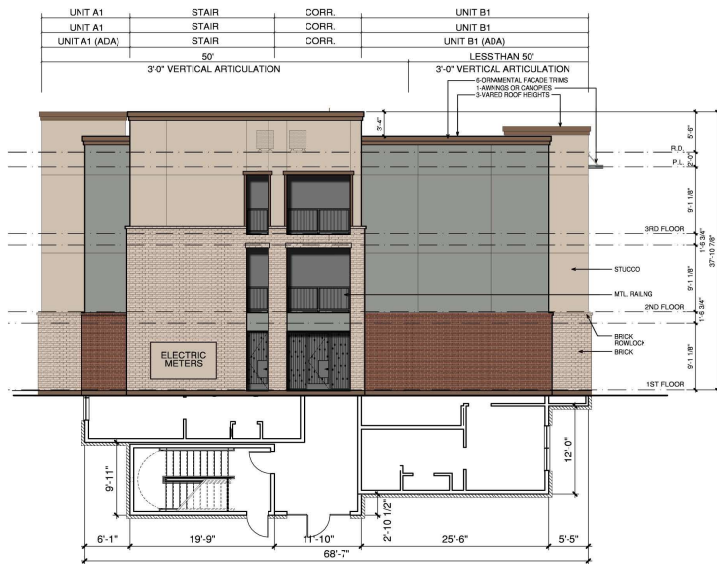
DATE
03-29-2021

PROJECT
21107

SHEET NUMBER

A4-01
BUILDING
EXTERIOR ELEVATIONS

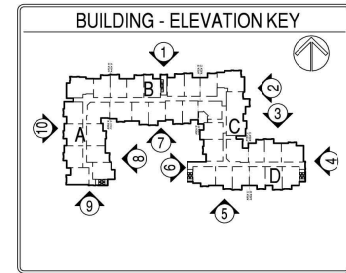
COPYRIGHT © HECK ARCHITECTS. ALL RIGHTS RESERVED.



4 BUILDING - EAST ELEVATION



5 BUILDING - SOUTH ELEVATION



BUILDING ARTICULATION - ELEVATION #4					
A. HORIZONTAL ARTICULATION FOR FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOR ELEVATION		STATUS
BUILDING FACADE LENGTH: 68'FT X 20% = 13.7 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET		N/A	BUILDING FACADE LENGTH: 68' FT X 20% = 13.7 FT MINIMUM VERTICAL ELEVATION ON CHANGE		OK
BUILDING FACADE LENGTH: 68'FT X 20% = 20.6 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION ON CHANGE (PLAT ROOFS)		OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT		31.4 FT

BUILDING ARTICULATION - ELEVATION #5			
A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 189.2 FT. X 20% = 37.8 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	N/A	BUILDING FACADE LENGTH 189.2 FT. X 20% = 37.8 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 189.2 FT. X 30% = 56.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (PLAT ROOF)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON ARTICULATED BUILDING HEIGHT	31.4 FT.

NAME OF OWNER - EMBREE EASTSIDE LTD NAME OF APPLICANT - JOHATHAN HAKE, CROSS ENGINEERING PLAN PREPARED - ERK EARNSHAW, HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TEXAS 75001 214.520.8878	PROJECT ADDRESS: xxx EXISTING ZONING: CR COMMUNITY RETAIL PROPOSED ZONING: PD - M ² BASE SIGNAGE TO COMPLY WITH CITY STANDARDS CASE NUMBER - 210128-2.
--	---

ELEVATION LEGEND

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

MATERIALS KEY

 STUCCO

 BRICK

 FIBER CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL
METER BOX SIZES AND COORDINATE
SURROUNDING SOING FEATURE

BUILDING MATERIAL CALCULATION - ELEVATION #4			
MATERIAL		MATERIAL	
BRICK	52%	BRICK	846.4 SF 5%
STUCCO	48%	STUCCO	782.3 SF 4%
SIDING	0%	SIDING	0 SF 0%
GLAZING	0%	TOTAL	1,528.7 SF

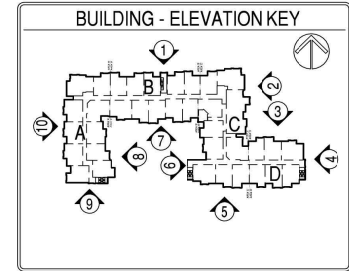
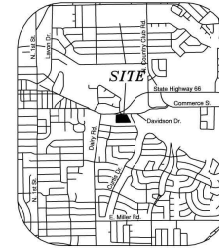
BUILDING FACADES COMPLY WITH:

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1-AVINGS OR CANOPIES	+ORNAMENTAL WINDOW HEDGE
2-RECESSED ENTRY	+DIVIDED LIGHT WINDOWS
3-VARIED ROOF HEIGHTS	+ORNAMENTAL FACADE TRIM
	+BENCH/OUTDOOR SEATING

BUILDING MATERIAL CALCULATION - ELEVATION #5			
MATERIAL		MATERIAL	
BRICK	37%	BRICK	1,577.5 SF 41%
STUCCO	42%	STUCCO	1,926.6 SF 51%
SIDING	4%	SIDING	173.4 SF 4%
GLAZING	17%	TOTAL	3,777.5 SF

MINIMUM OF 6 ARCHITECTURAL ELEMENTS	
ELEMENT	ELEMENT
1-AWNING OR CANOPIES	4-ORNAMENTAL WINDOW HEDGE
2-RECESSED ENTRY	5-DIVIDED LIGHT WINDOWS
3-VARIED ROOF HEIGHTS	6-ORNAMENTAL FACADE TRIM

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26



BUILDING ARTICULATION - ELEVATION #6

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 100.1 FT. X 20% = 20 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 104.6 FT. X 20% = 20 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 100.1 FT. X 30% = 30 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.

BUILDING ARTICULATION - ELEVATION #7

A. HORIZONTAL ARTICULATION FOR FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOR ELEVATION	STATUS
BUILDING FACADE LENGTH 186.5 FT. X 20% = 33.3 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET	NA	BUILDING FACADE LENGTH 184.6 FT. X 20% = 33.3 FT. MINIMUM VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 186.5 FT. X 30% = 49.9 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT	31.4 FT.

NAME OF OWNER: EMBREE EASTSIDE LTD.
NAME OF ARCHITECT: JENATHAN HALE, CROSS ENGINEERING
PLAN PREPARED: EMB LANSING, HICK ARCHITECTS
400 EXCEL PARKWAY
ADDISON, TEXAS 75001
214.520.8878

PROJECT ADDRESS: 300
EXISTING ZONING: CR COMMUNITY RETAIL
PROPOSED ZONING: PD - MF USE
SIGNAGE TO COMPLY WITH CITY STANDARDS
CASE NUMBER: 210128-2

ELEVATION LEGEND

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

MATERIALS KEY

STUCCO
BRICK
FIRE CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BASES AND COORDINATE SURROUNDING SIDING FEATURE

BUILDING MATERIAL CALCULATION - ELEVATION #6

MATERIAL	PERCENT	AREA	PERCENT
BRICK	42%	820.7 SF	42%
STUCCO	48%	1,348.4 SF	58%
SIDING	1%	30 SF	1%
GLUING	14%	1,999.1 SF	
TOTAL			

BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 1, DIVISION 01, SEC. 4.3)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
1. SPRINGS OR CANOPIES	1. SPRINGS OR CANOPIES
2. RECESSED ENTRY	2. RECESSED ENTRY
3. VARIOUS ROOF HEIGHTS	3. VARIOUS ROOF HEIGHTS

BUILDING MATERIAL CALCULATION - ELEVATION #7

MATERIAL	PERCENT	AREA	PERCENT
BRICK	34%	1,277.7 SF	41%
STUCCO	44%	1,877.8 SF	59%
SIDING	2%	17.3 SF	1%
GLUING	20%	3,150.2 SF	
TOTAL			

BUILDING FACADES COMPLY WITH GDC CHAPTER 4 (ARTICLE 1, DIVISION 01, SEC. 4.3)

MINIMUM OF 6 ARCHITECTURAL ELEMENTS

ELEMENT	ELEMENT
1. SPRINGS OR CANOPIES	1. SPRINGS OR CANOPIES
2. RECESSED ENTRY	2. RECESSED ENTRY
3. VARIOUS ROOF HEIGHTS	3. VARIOUS ROOF HEIGHTS



REVISIONS

EMBREE EASTSIDE

CASE NO. 210128-2
GARLAND, TEXAS

ISSUED
03-29-2021



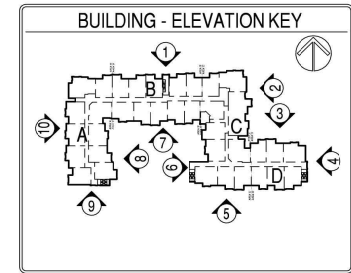
DATE
03-29-2021

PROJECT
21107

SHEET NUMBER

A4-03
BUILDING
EXTERIOR ELEVATIONS

COPYRIGHT © F&K ARCHITECTS. ALL RIGHTS RESERVED.



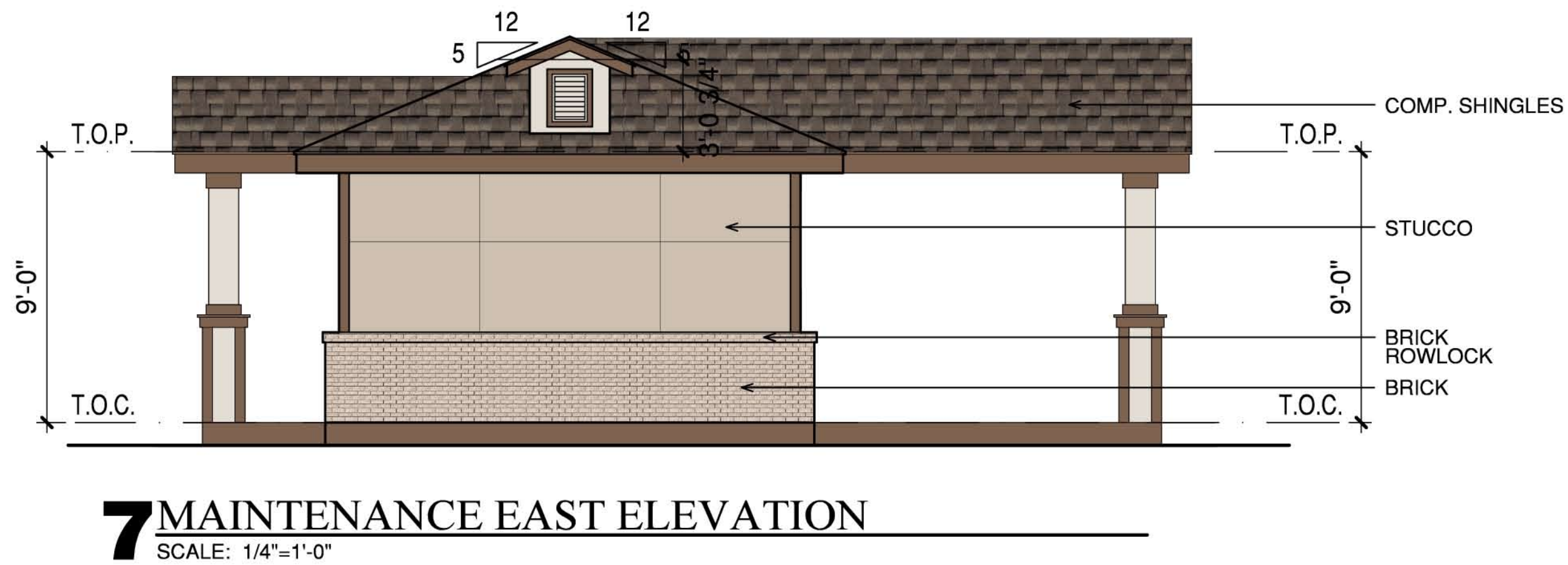
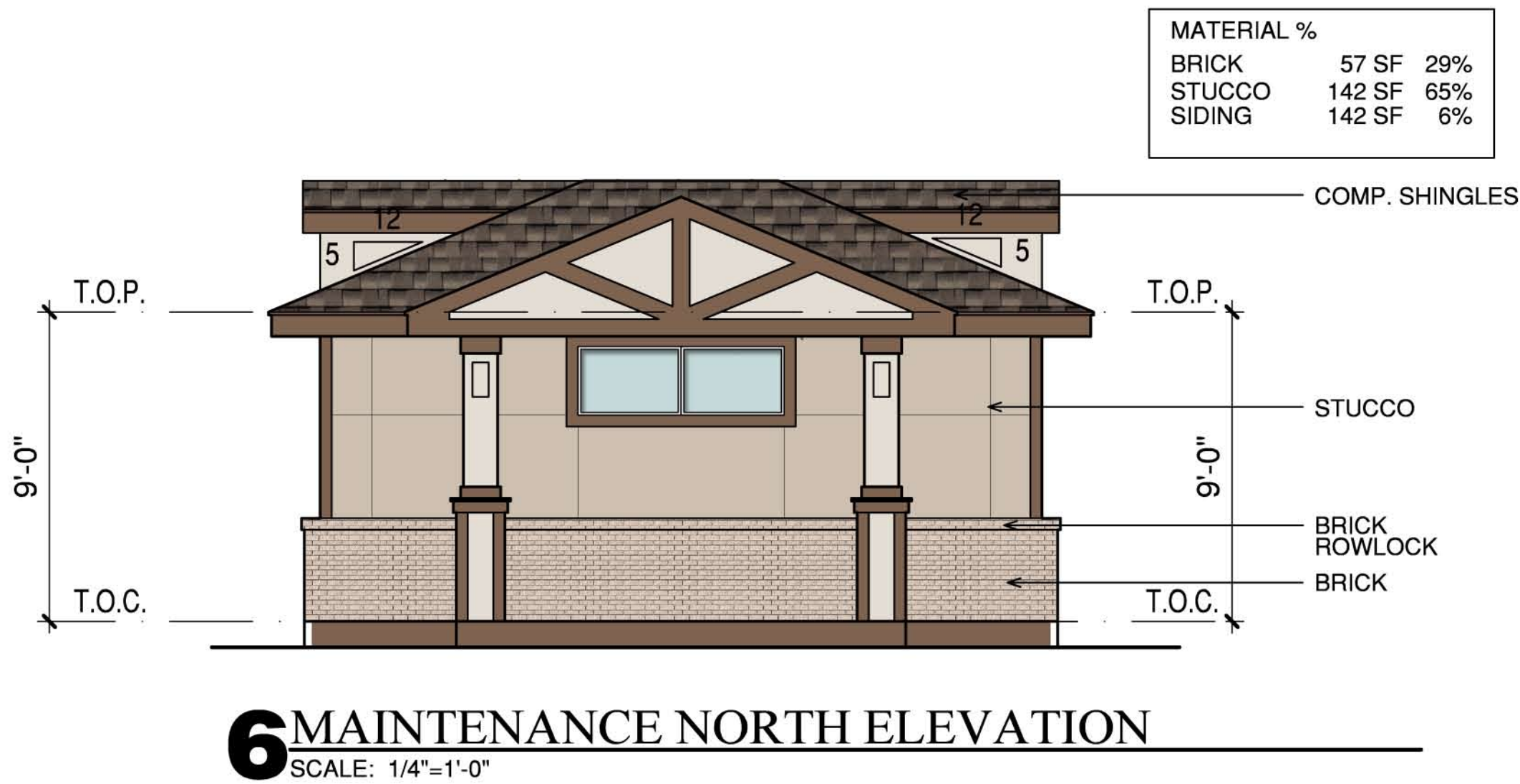
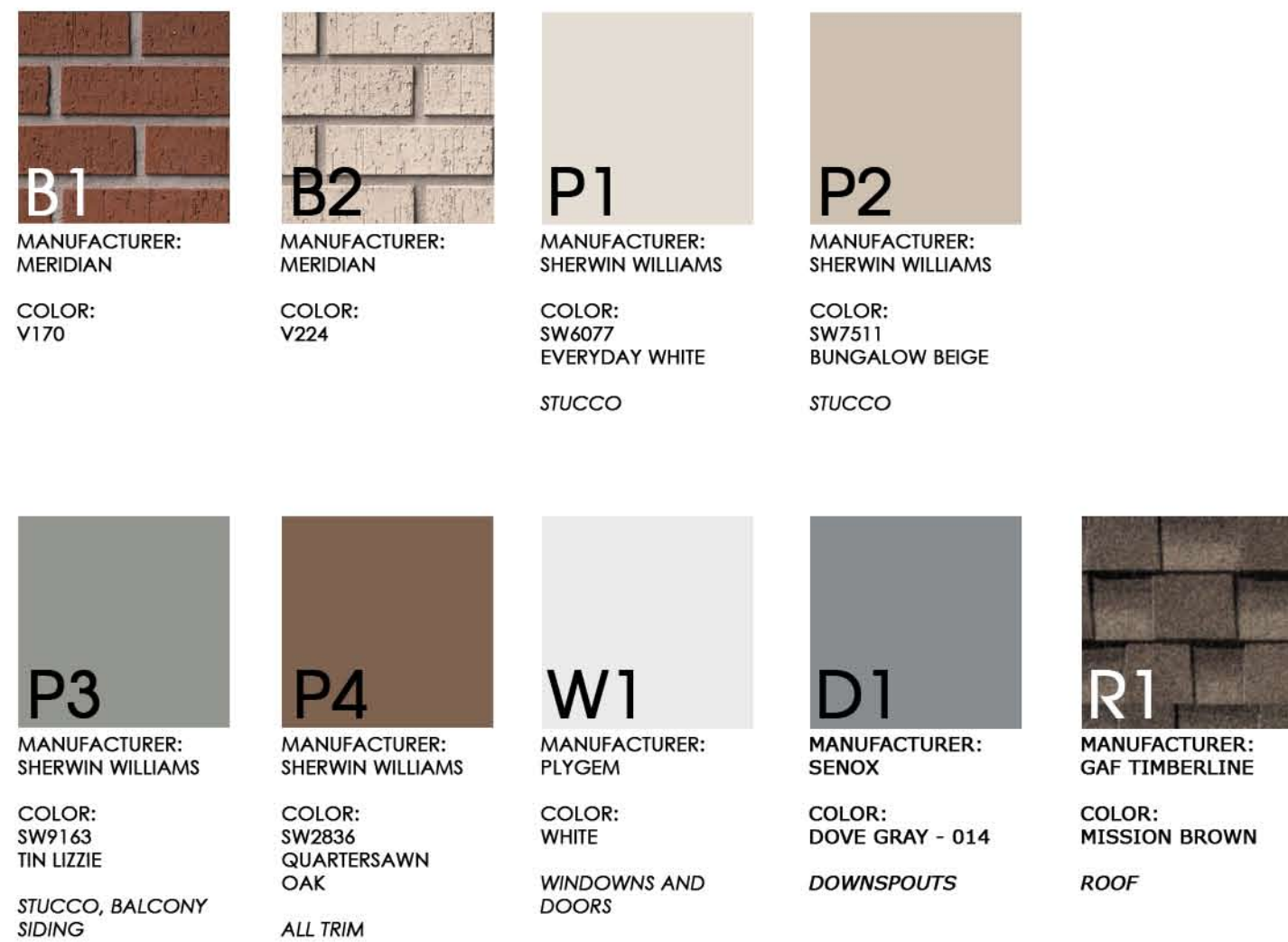
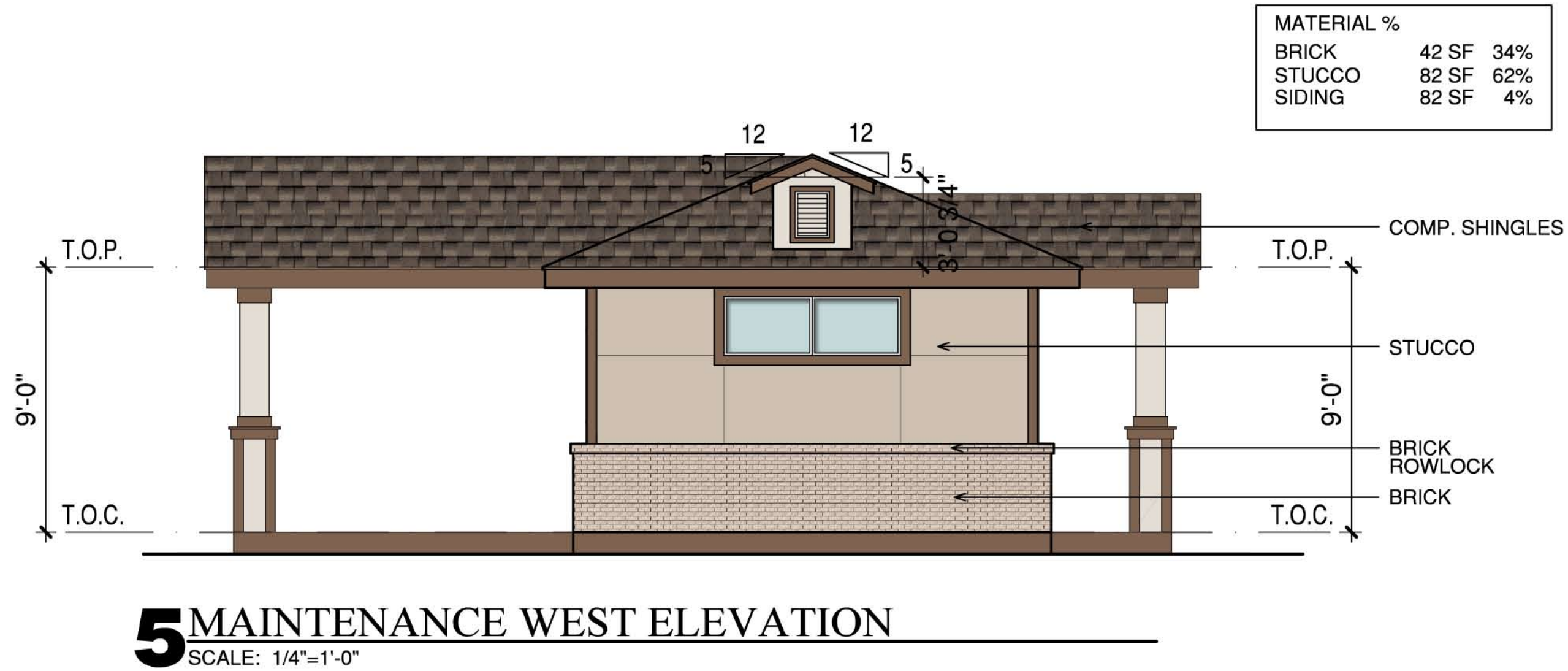
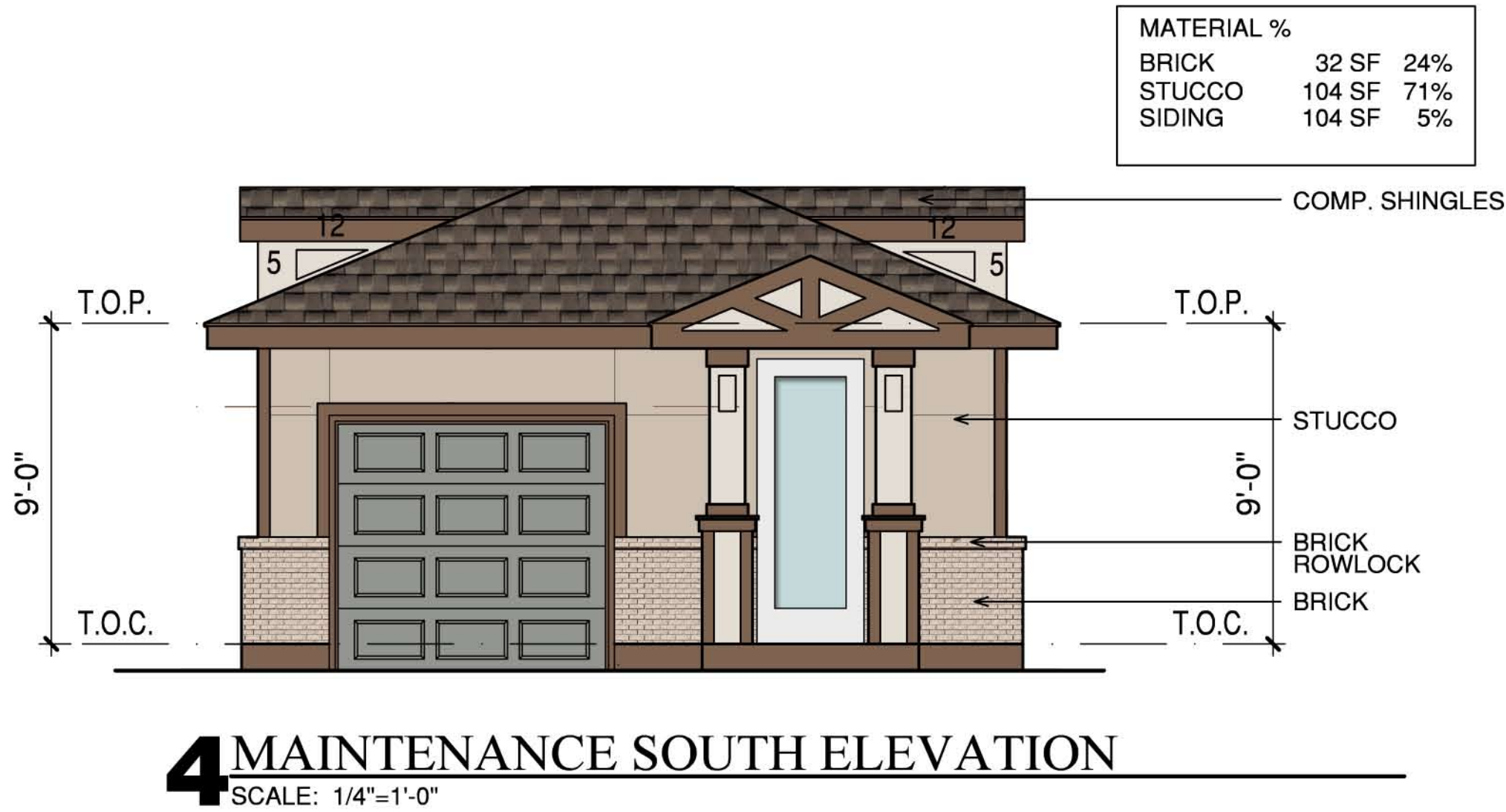
ELEVATION LEGEND	
T.O.H. =	TOP OF HELL
T.O.D. =	TOP OF DISK
T.O.P. =	TOP OF PLATE
T.O.F. =	TOP OF FOUNDATION

MA"TERIALS KEY	
	STUCCO
	BRICK
	FIBER CEMENT LAP SIDING

NOTE: CONTRACTOR TO VERIFY E. ELECTRICAL
METER BOX SIZE AND COORDINATE
SURROUNDING SISING FEATURE

BUILDING MATERIAL CALCULATION - ELEVATION #10			
MATERIAL		MATERIAL	
BRICK	42%	BRICK	1,804.3 SF 51%
STUCCO	34%	STUCCO	1,558.2 SF 48%
SIDING	4%	SIDING	172.2 SF 1%
GLUZING	20%	TOTAL	3,554.7 SF
BUILDING FACADES COMPLY WITH: QDC CHAPTER 4 (ARTICLE 3; DIVISION 01, SEC. 4.33)			
MINIMUM OF 6 ARCHITECTURAL ELEMENTS			
ELEMENT		ELEMENT	
1-AYNOPS OR CANOPIES		1-ORNAMENTAL WINDOW HEDER	
2-RECESSED ENTRY		1-DIVIDED LIGHT WINDOW	
3-WAIED ROOF HEIGHTS		1-ORNAMENTAL FACADE TRIM	
		1-BENCH/OUTDOOR SEATING	





FORMING LEGEND:

	INDICATES BROOM FINISH CONCRETE AT CORRIDORS AND BREEZEWAYS		INDICATES DROP IN ELEVATION
	INDICATES BROOM FINISH SLOPED CONCRETE AT PATIOS, CORRIDORS AND BREEZEWAYS		INDICATES SLOPE FROM FINISH FLOOR (MAX. 1/4" PER FOOT)
	INDICATES CONCRETE TO BE AT F.F. ELEVATION	F.F.	FINISH FLOOR
	INDICATES 5 1/2" MASONRY LEDGE	B.F.F.	BELOW FINISH FLOOR
			RADON VENT

FORMING NOTES:

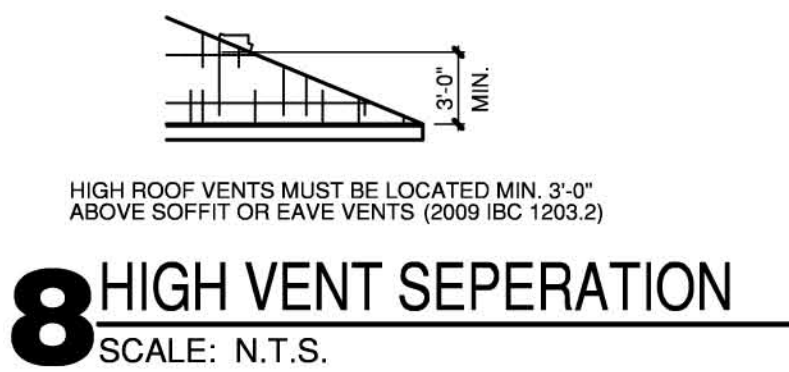
- REFER TO STRUCTURAL PLANS AND SPECIFICATIONS FOR FOUNDATION REQUIREMENTS.
- CONTRACTOR SHALL COMPARE STRUCTURAL AND ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.
- MAX. SLOPE IS 1/4" PER FOOT AT LOCATIONS INDICATED IN PLAN.
- ARROWS INDICATE DIRECTION OF SLOPE DOWN.
- DIMENSION AT EDGE OF CONCRETE INDICATED WITH B.F.F. NOTATION (BELOW FINISH FLOOR).
- SLOPE CONCRETE IN CORNERS SO NO PUDDLING OF WATER WILL OCCUR.
- CONCRETE FINISH TO BE NON-SLIP (BROOM FINISH) IN BREEZEWAYS, CORRIDORS AND PATIOS.
- COORDINATE CONTROL JOINTS IN ARCHITECTURAL FINISH WITH STRUCTURAL.
- APPLY 10 MIL POLY VAPOR BARRIER TO FOUNDATION.

ROOF LEGEND:

	HATCH INDICATES ROOF WALKING SURFACE RE: MANUF. SPEC.		DRAFT STOP
	HIGH ATTIC VENT (EXHAUST) 113 NFA		22"x30" ONE-HOUR RATED ATTIC ACCESS (LOCKABLE)
	LOW ATTIC VENT (INTAKE) 113 NFA		DRAFTSTOP ACCESS HATCH REFER 02&03/A3-05
	SCUPPER - REF A7-32		NO ROOF PENETRATIONS WITHIN 4'-0" OF FIREWALL
	OVERFLOW SCUPPER REF A7-33		STANDING SEAM METAL ROOF
	DOWN SPOUT		
	ROOF SLOPE		
	A.P.L. ABOVE PLATE LINE		

GENERAL NOTES:

- ROOF TRUSS LAYOUT, PROFILES AND DESIGN ARE TO BE PROVIDED BY THE TRUSS MANUFACTURER BY WAY OF SHOP DRAWINGS, AND ARE TO BE SIGNED RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO ELEVATIONS FOR HEEL HEIGHTS.
- ROOF VENT CALCULATIONS HAVE BEEN PROVIDED TO SHOW THE REQUIRED NFA.
- REFER TO FOR ATTIC ACCESS DOOR DETAILS.
- ROOF PENETRATIONS PROHIBITED WITHIN 4'-0" EA. SIDE OF 2 HOUR FIRE WALL.
- ALL ATTICS TO BE SPRINKLERED PER NCTCG AMENDMENTS.



REVISIONS

EMBREE EASTSIDE
CASE NO: 210128-2
GARLAND, TEXAS

ISSUED
03-09-2021



DATE

03-09-2021

PROJECT

21107

SHEET NUMBER

A2-41

MAINTENANCE
BUILDING



MANUFACTURER:
MERIDIAN

COLOR:
V170



MANUFACTURER:
MERIDIAN

COLOR:
V224



MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
SW6077
EVERYDAY WHITE

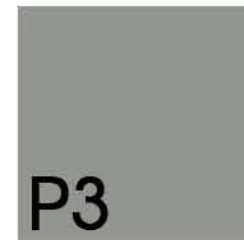
STUCCO



MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
SW7511
BUNGALOW BEIGE

STUCCO



MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
SW9163
TIN LIZZIE

STUCCO, BALCONY
SIDING



MANUFACTURER:
SHERWIN WILLIAM

COLOR:
SW2836
QUARTERSAWN
OAK

ALL TRIM



MANUFACTURER:
PLYGEM

COLOR:
WHITE

WINDOWS AND
DOORS



MANUFACTURER
BERRIDGE

COLOR:
ZINC GREY

DOWNSPOUTS

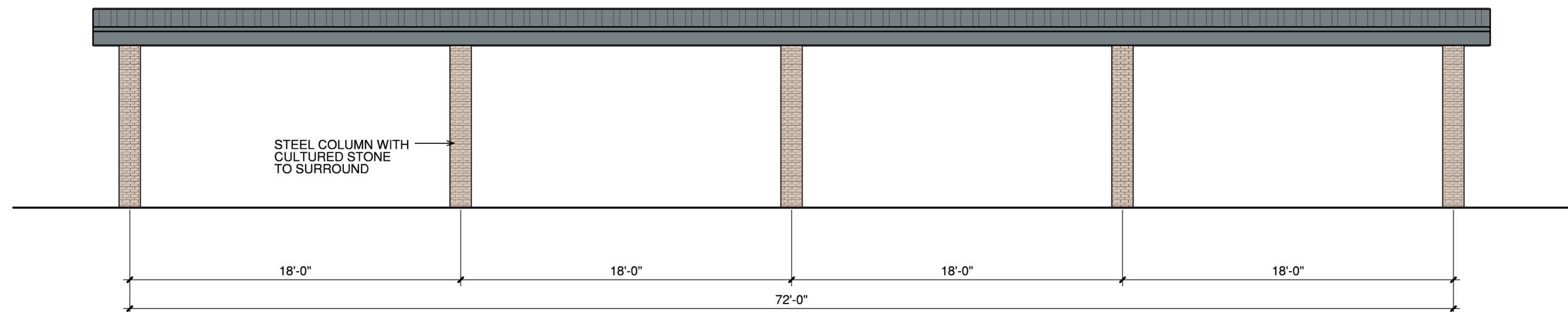


MANUFACTURER:
BERRIDGE

COLOR:
ZINC GREY

METAL AWNINGS

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



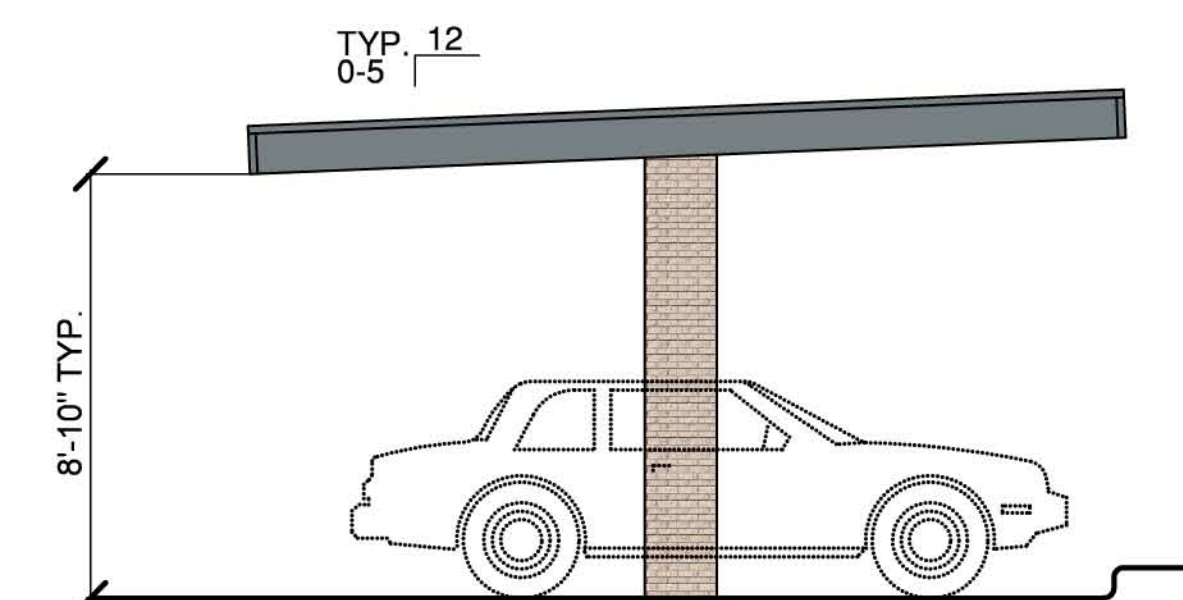
REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

1 CARPORT ELEVATION - 8 EVEN SPACES

EXHIBIT E

CARPORT NOTES

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



2 CARPORT ELEVATION (TYPICAL)

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION



REVISIONS

EMBREE EASTSIDE

CASE NO: 210128-2

GARLAND, TEXAS

03-09-2021



DATE
03-09-2021

PROJECT
21107

SHEET NUMBER

A2-50

CARPORT

COPYRIGHT © HEDK Architects ALL RIGHTS RESERVED

B1

MANUFACTURER:
MERIDIAN

COLOR:
V170

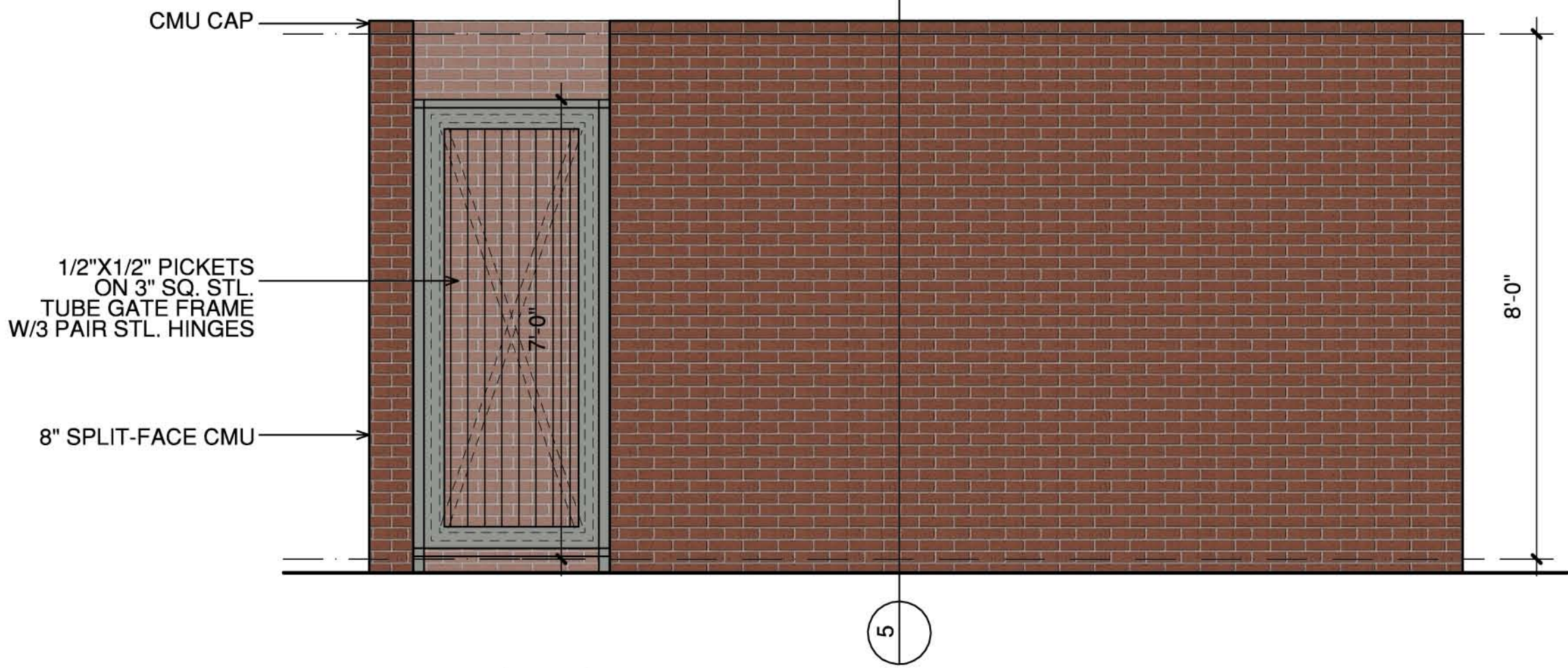
P3

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
SW9163
TIN LIZZIE

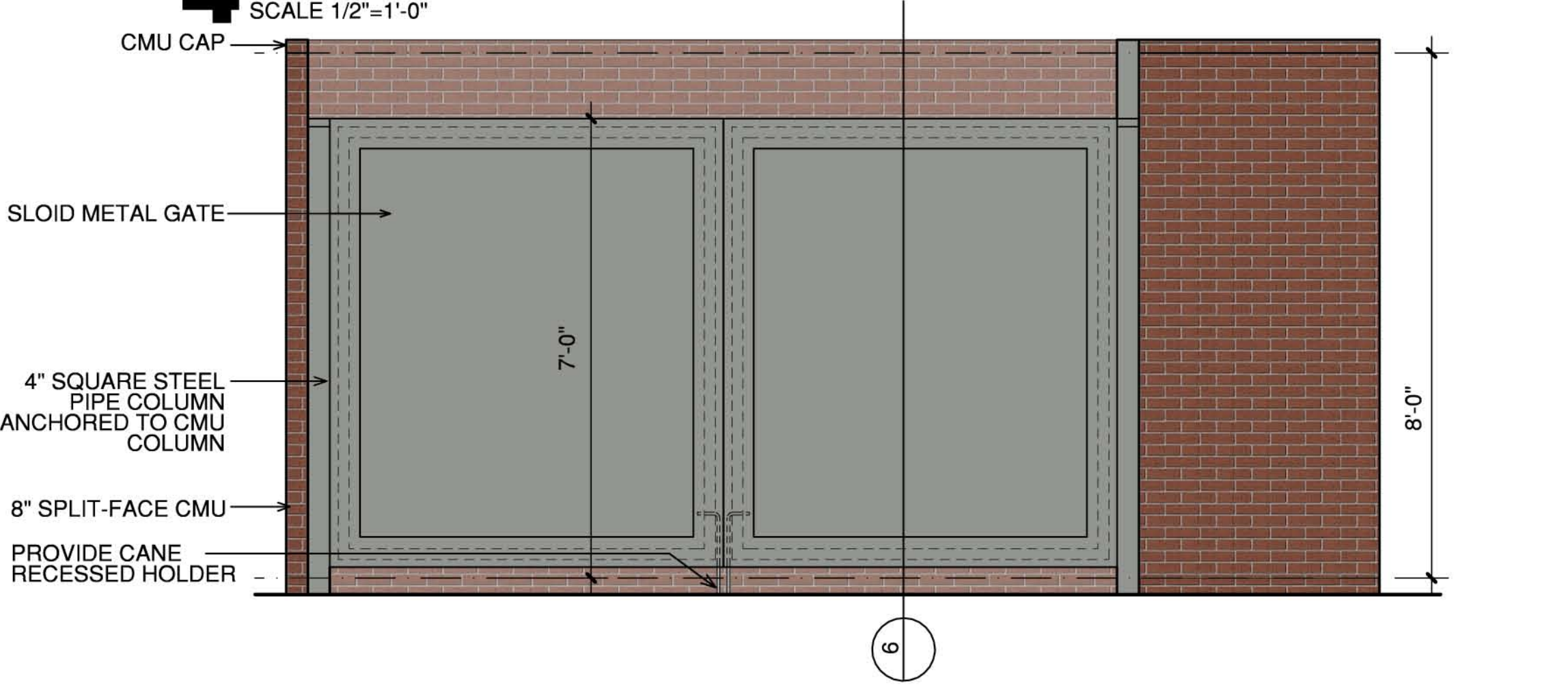
STUCCO, BALCONY
SIDING

ESTIMATED % OF BUILDING MATERIALS:	
BRICK	100%



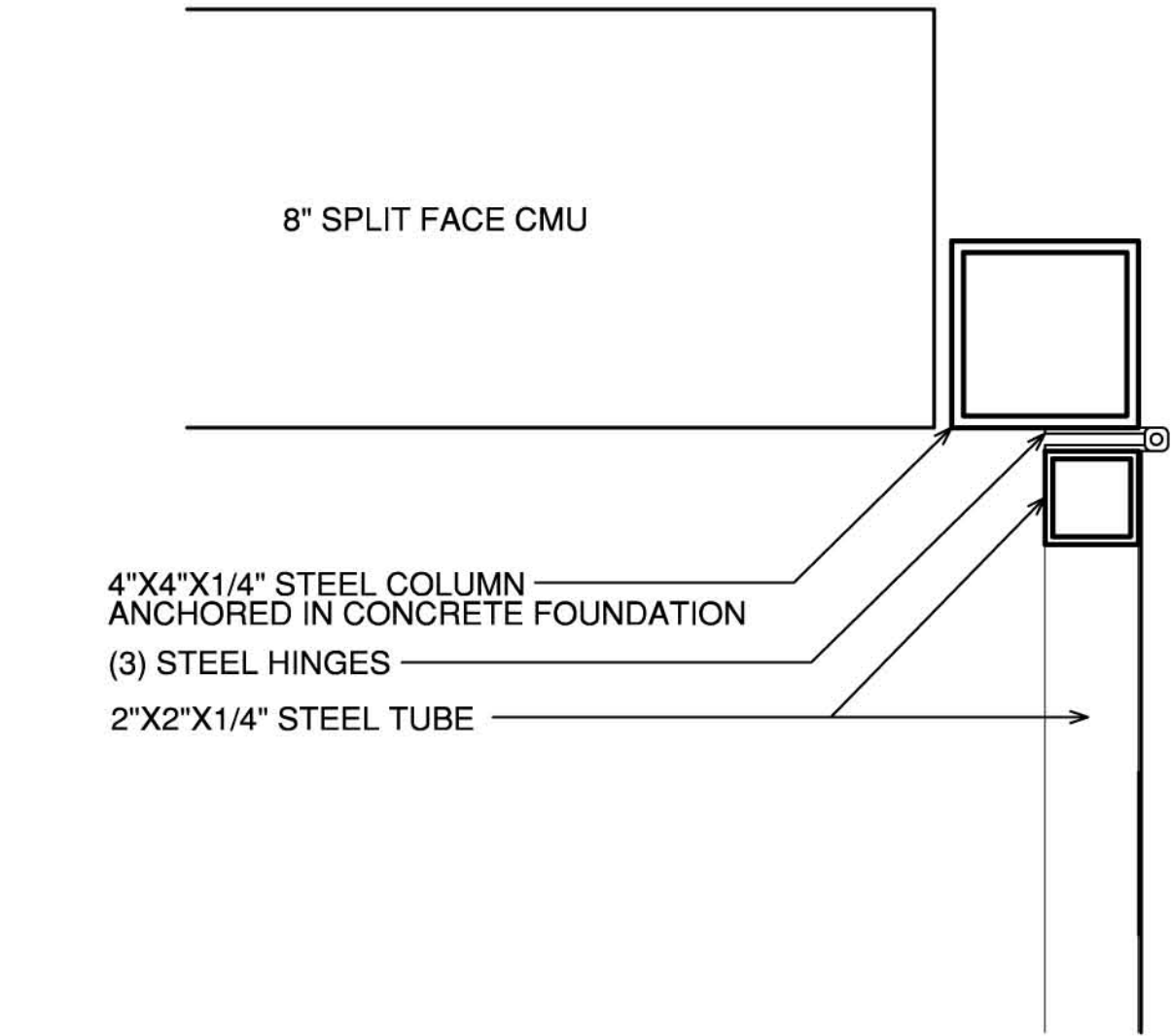
4 END ELEVATION

SCALE 1/2"=1'-0"



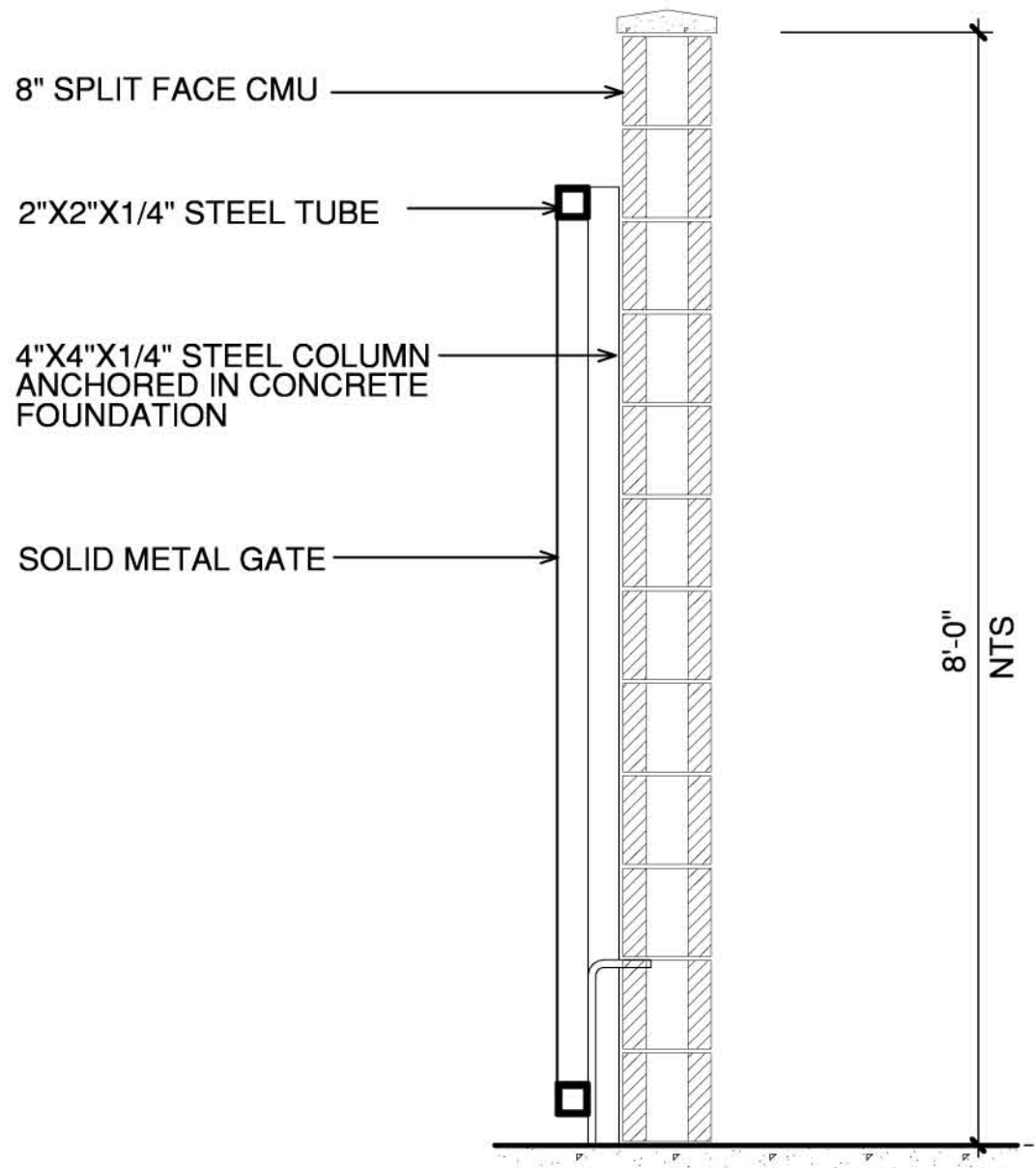
3 FRONT ELEVATION

SCALE 1/2"=1'-0"



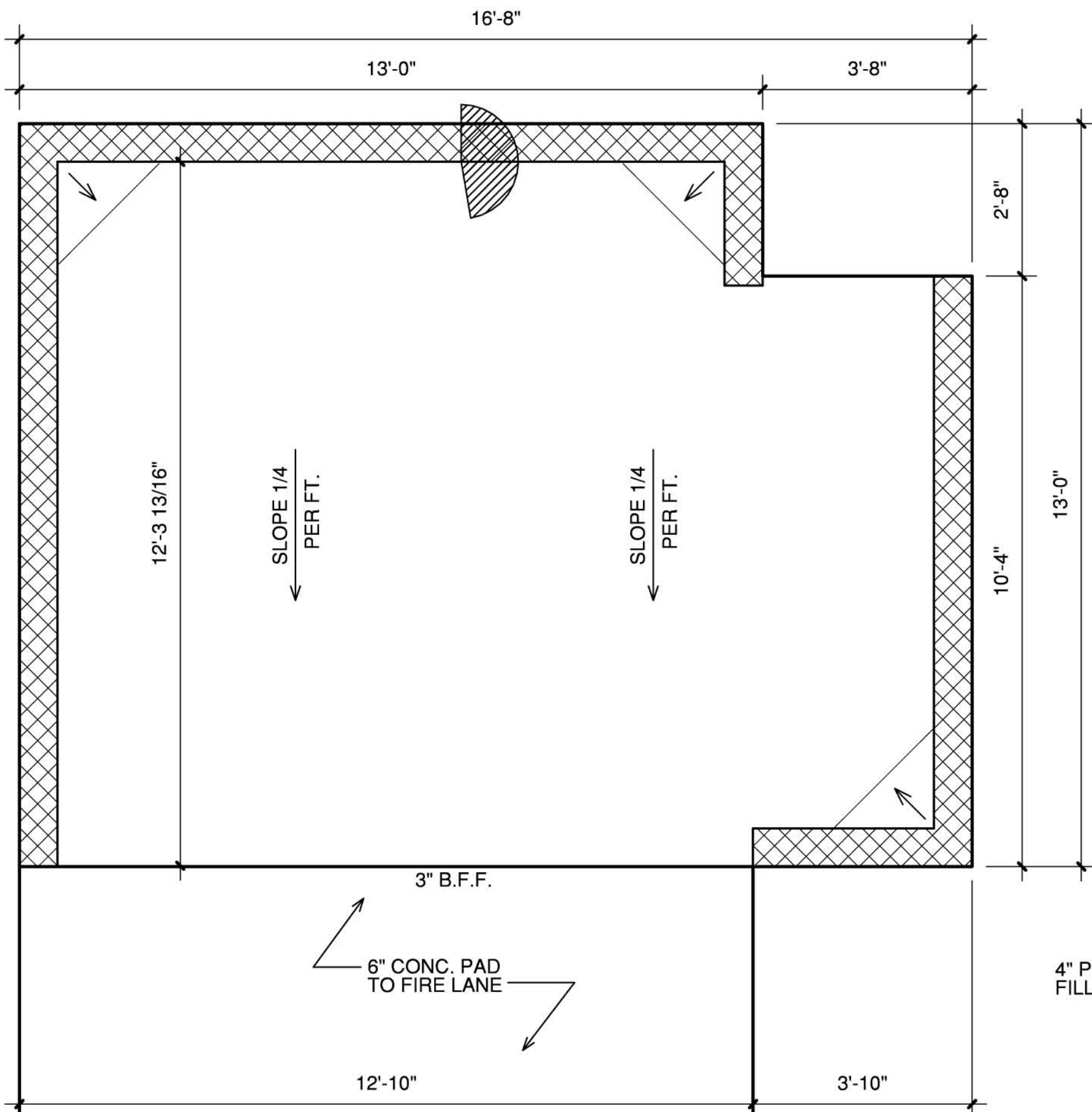
7 GATE HINGE DETAIL

SCALE 3"=1'-0"



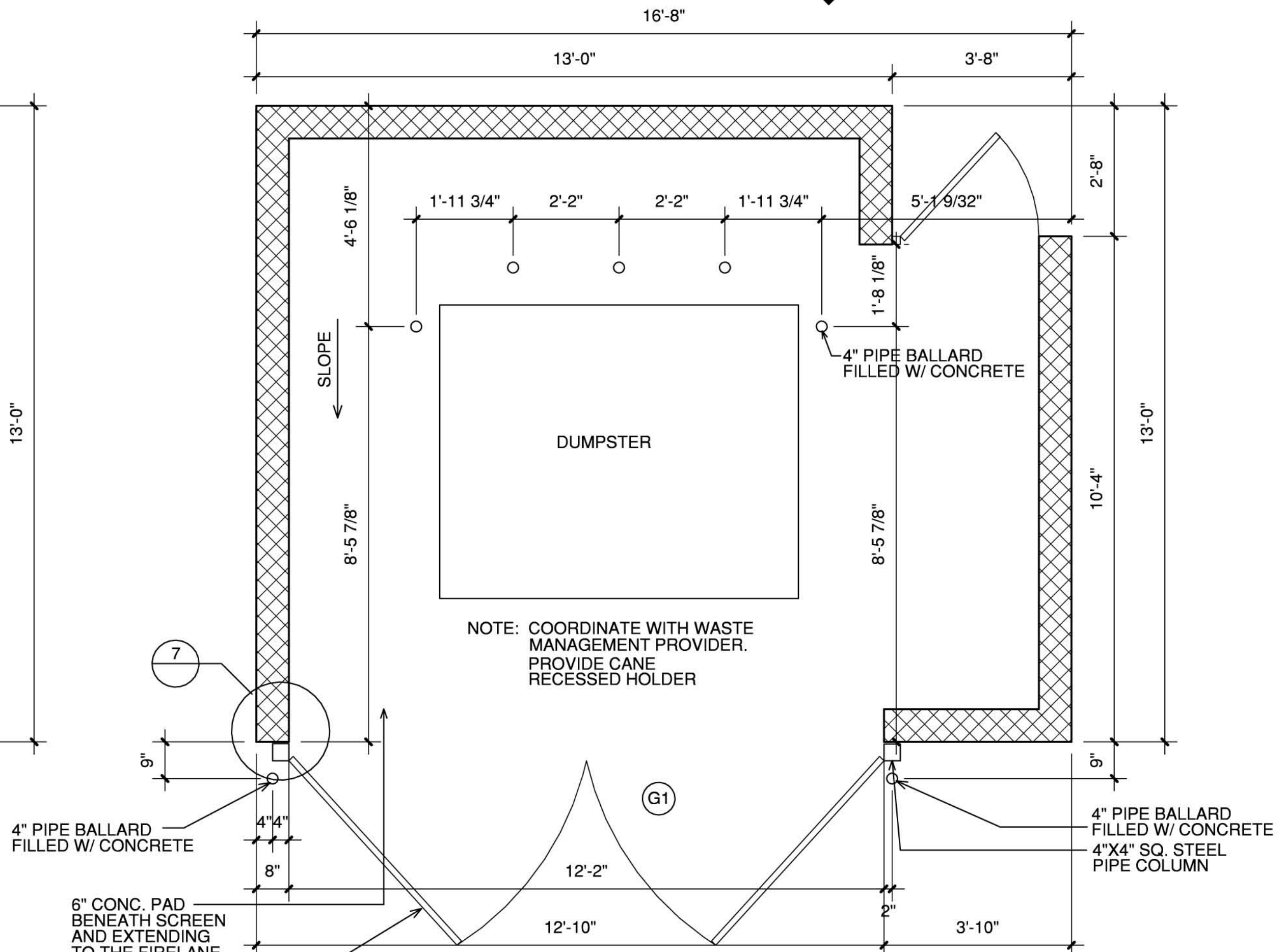
6 GATE

SCALE: 1"=1'-0"



2 TRASH ENCLOSURE - FORMING PLAN

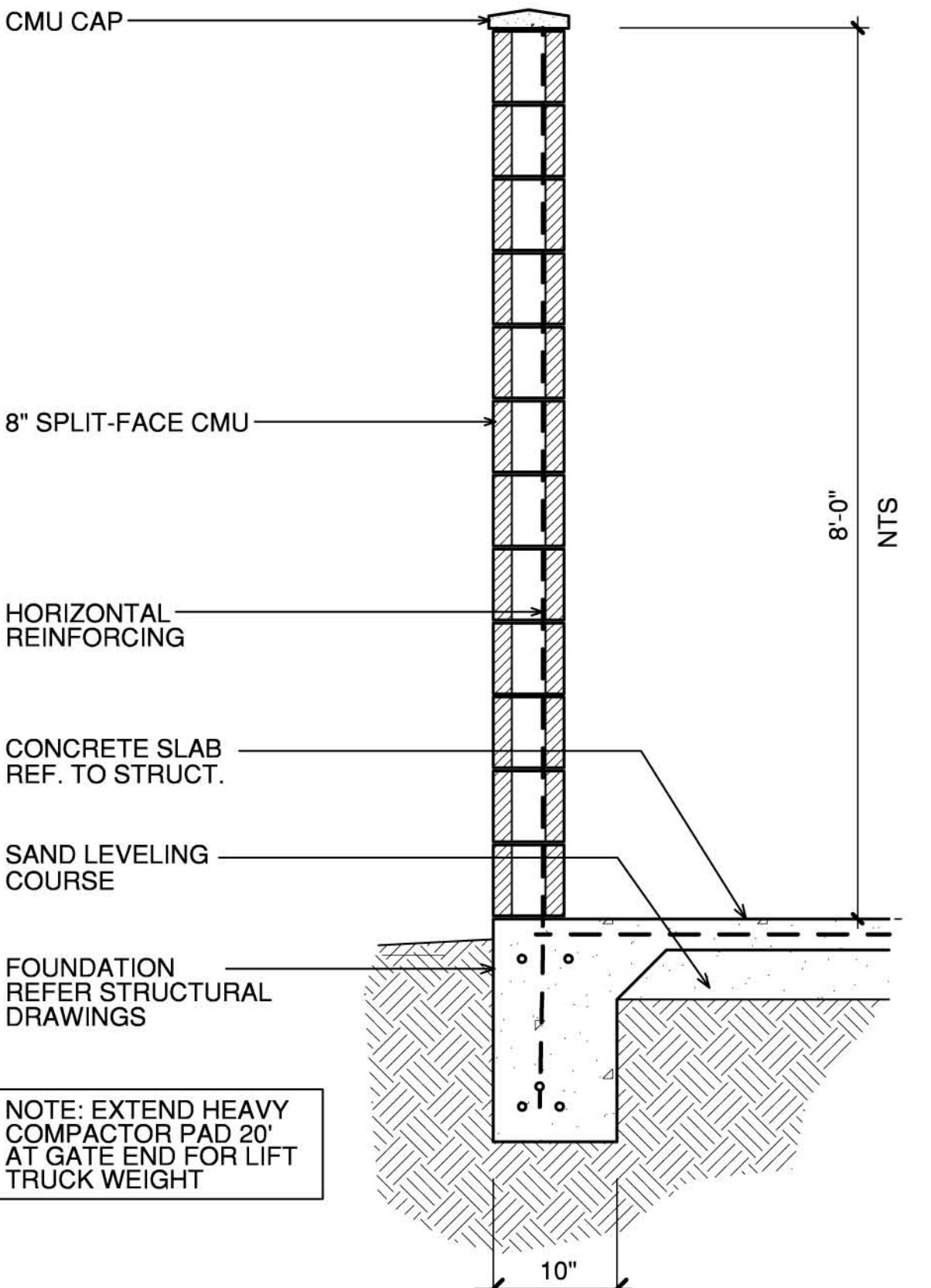
SCALE 1/2"=1'-0"



1 TRASH ENCLOSURE

SCALE 1/2"=1'-0"

EXHIBIT E



5 SCREEN WALL

SCALE: 1"=1'-0"



REVISIONS

EMBREE EASTSIDE
CASE NO: 210128-2
GARLAND, TEXAS

ISSUED
03-09-2021

HEDK
ARCHITECTS
4505 EXCEL PARKWAY ADDISON, TX 75001
214.520.6878
hedk.com

DATE
03-09-2021

PROJECT
21107

SHEET NUMBER

A2-30
TRASH ENCLOSURE

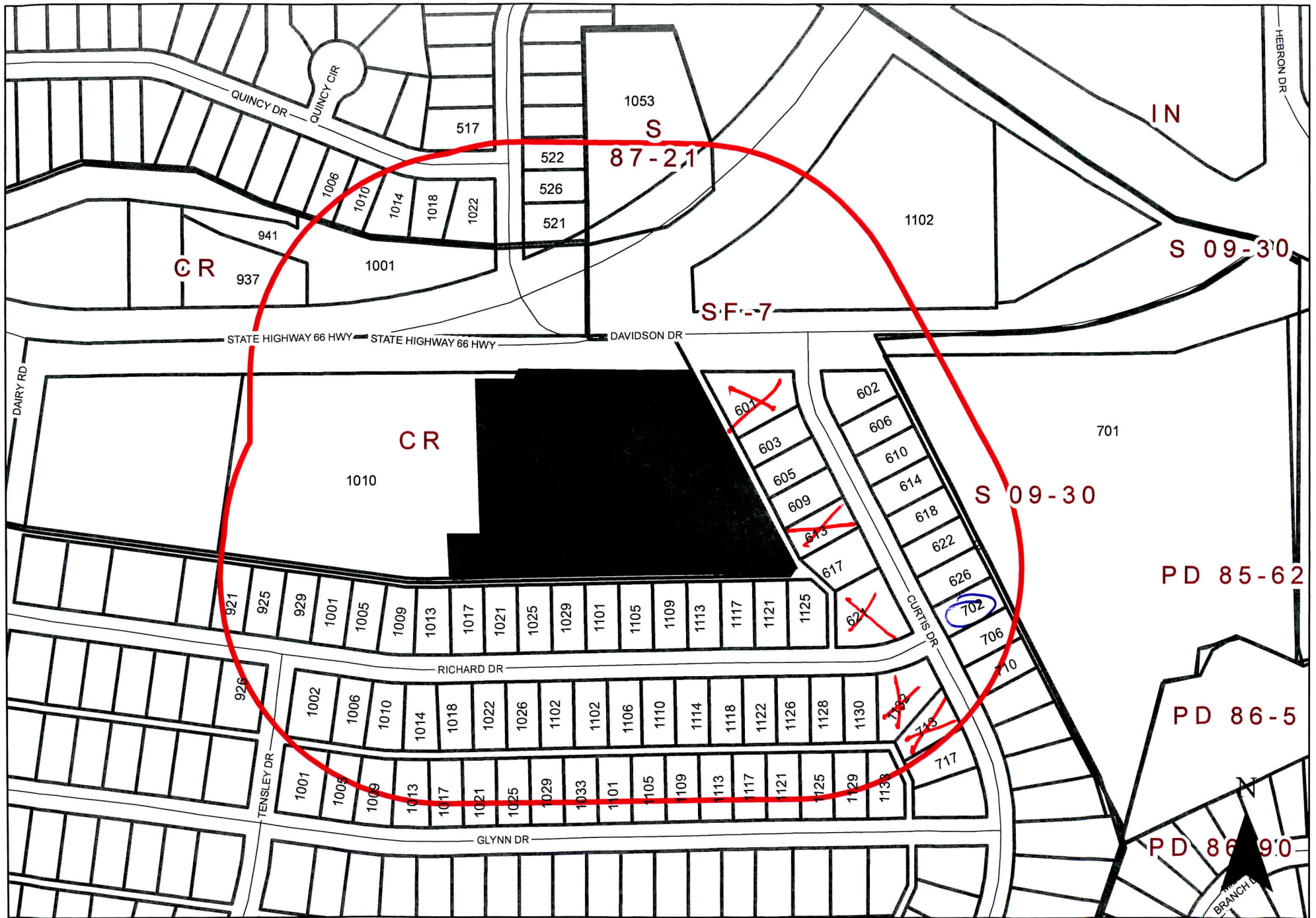
COPYRIGHT © HDK Architects ALL RIGHTS RESERVED

REPORT & MINUTES

P.C. Meeting, April 12, 2021

Consideration of the application of **Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.)**, requesting approval of a Detail Plan for Multi-Family Uses. This property is located at 1010 State Highway 66. (District 2) (File Z 21-06 - Detail Plan)

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



0 160 320 Feet
1 inch = 224 feet

Zoning Map Z 21-06

1010 State Highway 66



INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Robert + Cynthia Bustillos

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

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

601 Curtis Dr.

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Robert Bustillos Cynthia Bustillos

Signature / Firma / Chữ ký

Date / Fecha / Ngày

APR 22 '21 PM 2:44

Comment Form Continued – Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Privacy Invasion into our Backyard - More Loose trash ~~From~~ From overflowing Dumpsters as well as more Ralents (Raccoons - Opposums - Stray Cat and dogs, plus the smell and the highwinds will blow trash around the neighborhood. Liquids from Loose bottles, jars - oil containers - automotive fluids - soaps from washing containers - will run into our yards during Rain storms. Noise Pollution - Loud Music - Loud Vehicles. A Traffic Jam on Davidson and Highway 66 day and night - Month on Sunday.

The gatherings that The Convenience Store (Mr. J's) allows will increase, alcohol consumption is very obvious there with who knows what else (Foul language - sexual advances - drugs). Our Property Value will decrease - the Traffic jam at the Light will backup to Curtis Dr. Neighborhood Drug Dealers will have more customers and more Vehicle Breakins.

These are just a few numerous concerns, there are other concerns. Just think of it as it were being built in your Backyard.

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Robert Bustillos and Cynthia Bustillos

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

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

601 Curtis Dr.

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Robert Bustillos

Cynthia Bustillos

04/06/2021

APR 13 '21 PM 3:19

Signature / Firma / Chữ ký

Date / Fecha / Ngày

Comment Form Continued –

Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Invasion of privacy from complex into our backyards. Also another source for trash and Construction materials to be dumped along Davidson Dr. and at the deadend of it.
107 units x 3 or 4 people per unit = 107 x 3 = 321 - 107 x 4 = 428. Multiple families can double this amount. Trash Dumpsters will be overflowing and trash just thrown around the Dumpsters will be everywhere on windy days. The smell from the Dumpsters will attract more Rodents and stray animals plus stink the area. Chemical Residue and Loose debris will Flow through yards during rainfall and windy days. We have more than enough LOUD MUSIC in the neighborhood also Gun shots, Reckless Driving, excessive speeding, non-stop traffic. 24/7.
People gathering on Mr. J's Convenience Store premises will increase, they drink alcohol and who knows what else they do there. The store allows this because they buy the alcohol from them. Property Values will decrease, and Our Taxes will increase.

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

MR. FRANK GATTON - OWNER

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

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

613 CURTIS DR

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Frank Gatton

Signature / Firma / Chữ ký

April 16, 2021

Date / Fecha / Ngày

APR 21 '21 PM 3:35

Comment Form Continued – Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

To whom it may concern,

I do not like rats, roaches and loud music.

I have a stepson that drive a truck at night. He comes home in the afternoon at 3:00 PM, by 5:00 PM he is in bed trying to get some rest for the next day or night.

If peoples comment to you, then why do you want our comment, it does not mean anything at all.

Frank Patton

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng



Against / En Contra / Không

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

FRANK GATTON

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

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

613 CURTIS DR.

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

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Frank Gatton

Signature / Firma / Chữ ký

April 6, 2021

Date / Fecha / Ngày

Comment Form Continued –

Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I do not like rats, roaches, and loud music. Because I have a step-son that sleep from 5:00 PM to 12:00 or 1:00 AM, to get up and drives a truck at his work.

He does not get home until about 3:00 PM the next day.

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Ruben H. Lopez

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

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

621 Curtis Drive

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

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Rub H Lopez

Signature / Firma / Chữ ký

4/2/2021

Date / Fecha / Ngày

APR 6 '21 PM 1:48

Comment Form Continued –

Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

That is too close to my house. I feel
that drug trafficking will increase.

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

Maria Rojas

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

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

702 Curtis Dr.

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Maria D Rojas

Signature / Firma / Chữ ký

4-13-21

Date / Fecha / Ngày

APR 20 '21 PM 3:23

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Gloria Lopez

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

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

713 Curtis Dr.

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Gloria Lopez
Signature / Firma / Chữ ký

Date / Fecha / Ngày

APR 13 '21 PM 3:21

Comment Form

Case Z 21-06

Applicant Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.) proposes an apartment complex with a total of 107 dwelling units. This site is located at 1010 State Highway 66. (Z 21-06) (District 2)

El solicitante Maxwell Fisher en nombre de Embree Eastside, Ltd. (Palladium USA International, Inc.) propone un complejo de apartamentos con un total de 107 unidades de vivienda. Este sitio está ubicado en 1010 State Highway 66. (Z 21-06) (Distrito 2)

Người nộp đơn Maxwell Fisher thay mặt cho Embree Eastside, Ltd. (Palladium USA International, Inc.) đề xuất một khu chung cư với tổng số 107 căn hộ ở. Địa chỉ này nằm tại 1010 State Highway 66. (Z 21-06) (District 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Edmundo Colunga

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

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

1132 Richard Dr.

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

Garland TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Edmundo Colunga

Signature / Firma / Chữ ký

4-19-2021 APR 26 '21 PM 2:16
Date / Fecha / Ngày

Comment Form Continued – Case Z 21-06

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

habra mucho Trafico y mucha gente
que no Sabemos que Clase de Personas
han A- Llegar- Nosotros Familia
Colombia. Tenemos 44- Años viviendo
en esta Casa- y Los vecinos mas o menos
Igual. Los que Colindan Con
Nosotros Lo menos Algunos 30- Años

Z 21-06

The applicant proposes an apartment complex with a total of 107 dwelling units.

[Planned Development and Detail Plan for an apartment complex on a property zoned Community Retail (CR) District.]

**City Council Meeting
May 4, 2021**



GARLAND

TEXAS MADE HERE

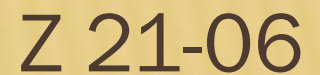


GARLAND
TEXAS MADE HERE

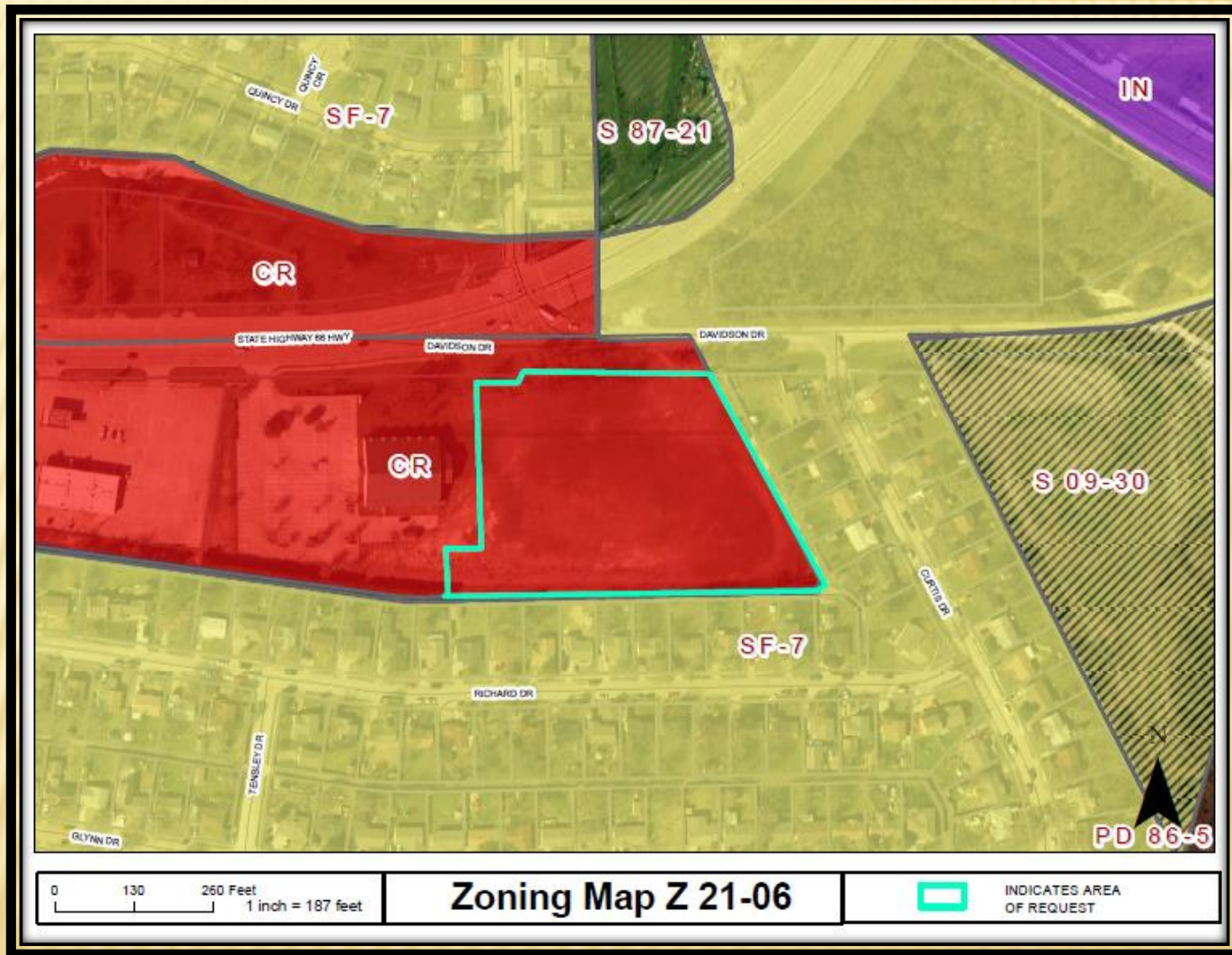
CASE INFORMATION

- Location:** 1010 State Highway 66
- Applicant:** Maxwell Fisher on behalf of Embree Eastside, Ltd. (Palladium USA International, Inc.)
- Owner:** Canaan Christian Church of Garland
- Acreage:** 4.18 acres
- Zoning:** Community Retail (CR) District

Z 21-06



LOCATION MAP



Z 21-06

COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Neighborhood Centers.
- Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes. This proposal would result in investment in multi-family residential on an underutilized portion of an existing church property. Further, the development would result in installation of new infrastructure serving the proposed development.



PHOTOS



View of the subject property from Davidson Drive



Looking north of the subject property from Davidson Drive



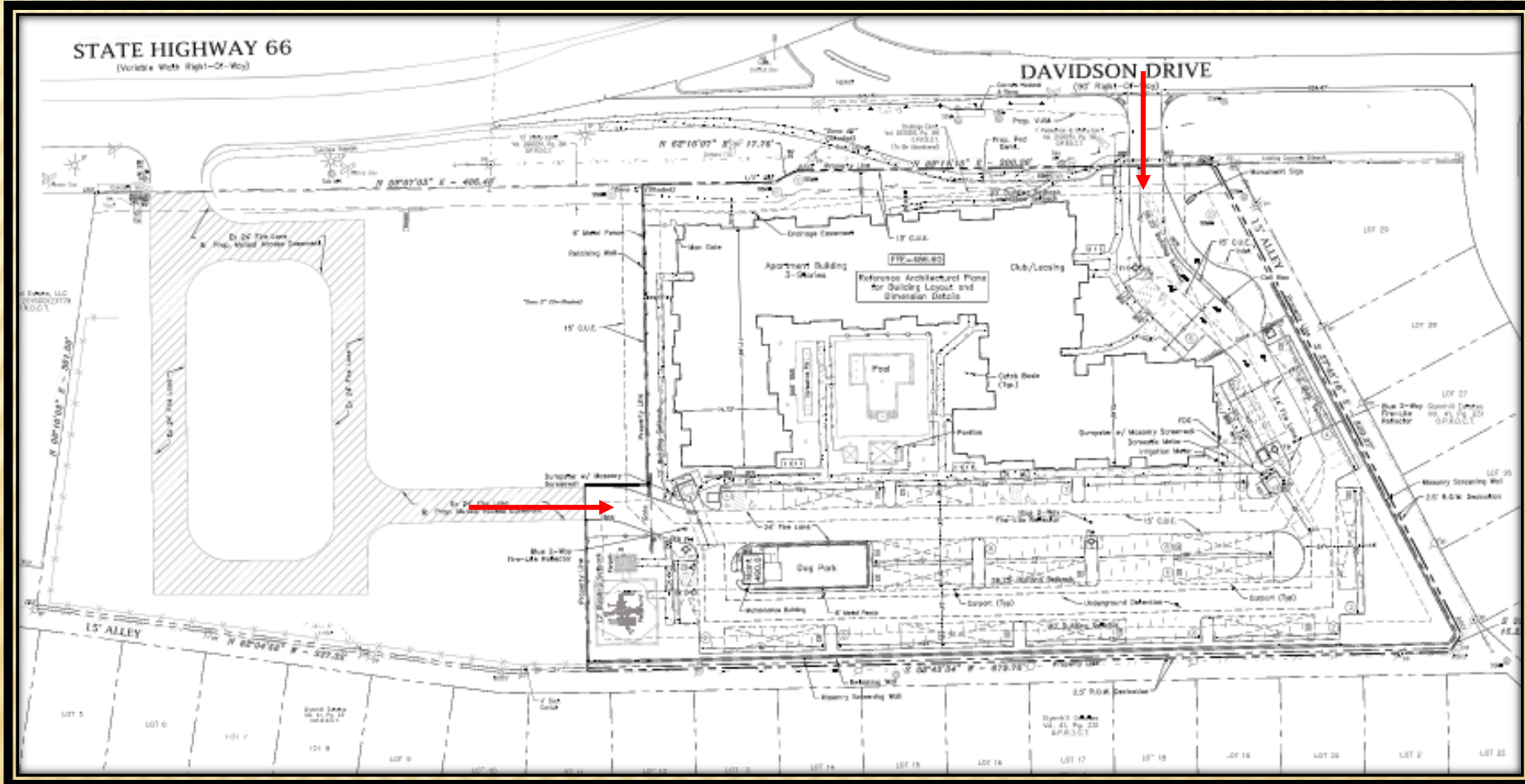
Looking west of the subject property from State Highway 66



Looking east of the subject property



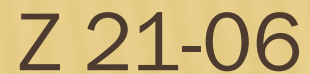
SITE PLAN



Z 21-06

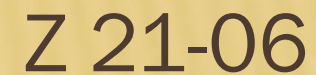


THE FUTURE OF THE FUTURE





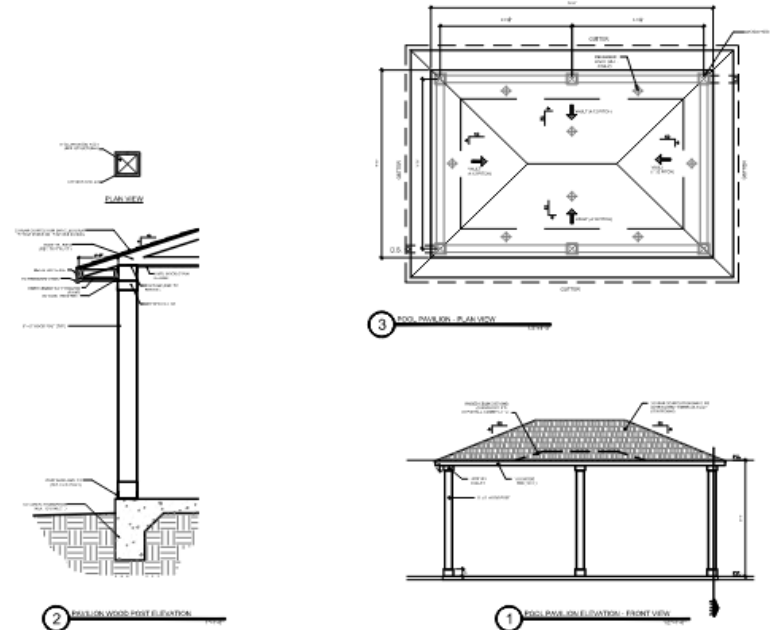
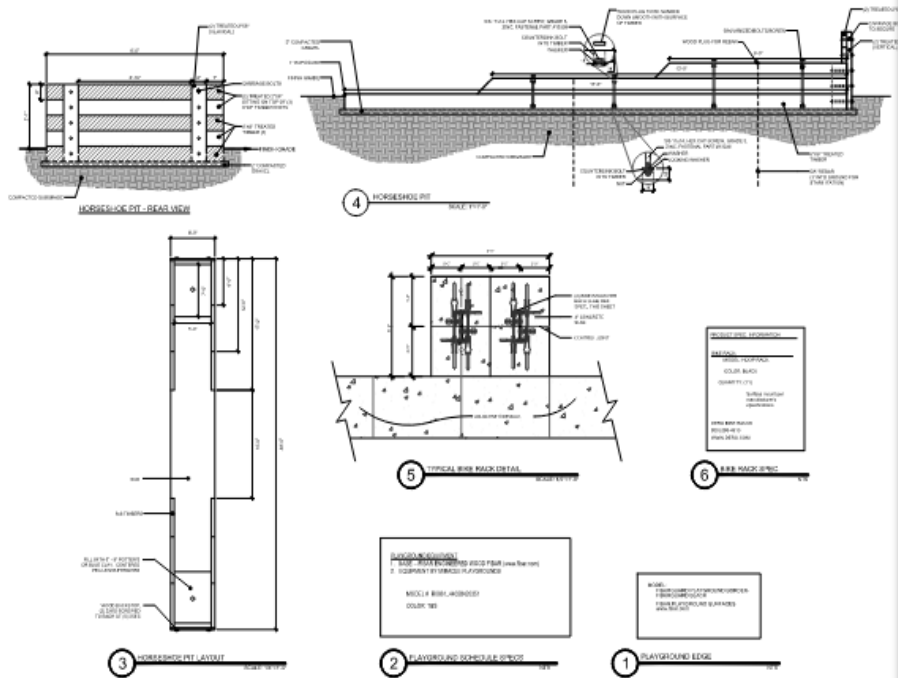
Z 21-06



[illegible]



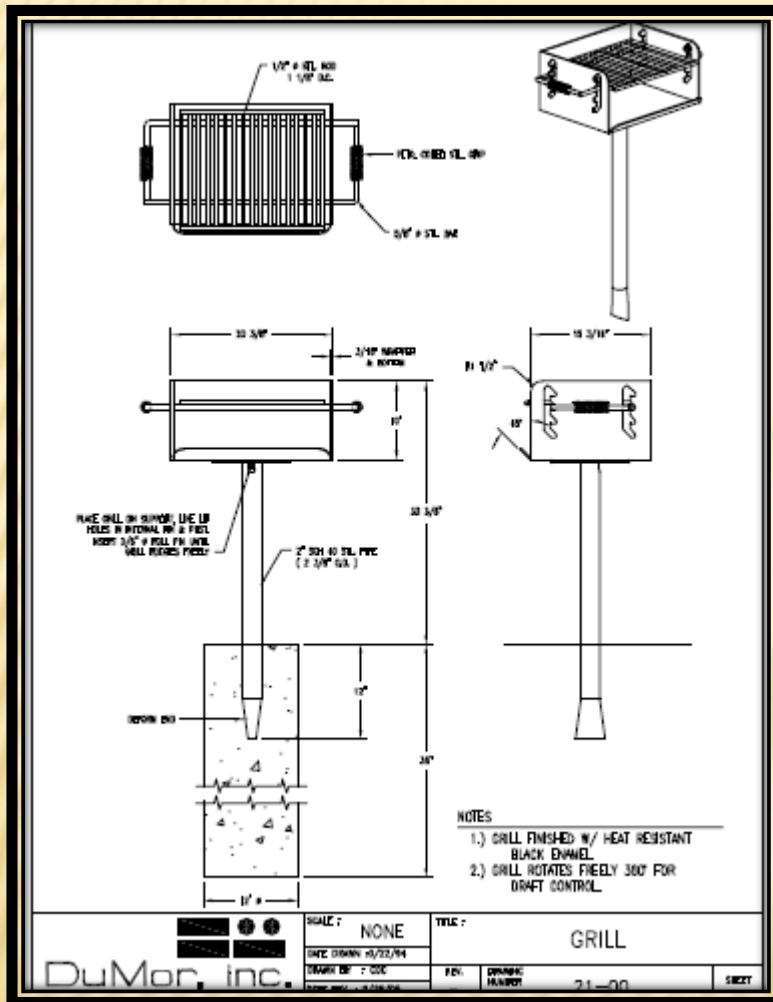
AMENITIES





The image displays two 3D renderings of a playground structure, likely for a school or community center. The structure is primarily blue and yellow, featuring a large blue canopy, slides, and a target game. It is situated on a brown sandpit. The top rendering shows a side view, while the bottom rendering shows a front view. The structure includes a blue slide, a yellow slide, and a target game. The sandpit is bordered by a black safety mat. The background is white.

At the bottom of each rendering, there is a logo for "WE BUILD FUN" and "Miracle in Texas".





GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 21-06



GARLAND
TEXAS MADE HERE

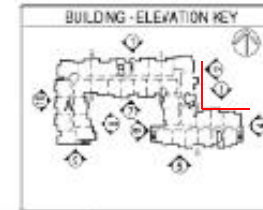
BUILDING ELEVATIONS



2 BUILDING - EAST ELEVATION
ELEVATION 10'-0"



3 BUILDING - NORTH ELEVATION
ELEVATION 10'-0"



GENERAL NOTES	GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADE IS INDICATED BY A DOTTED LINE.	2. FINISH GRADE IS INDICATED BY A DOTTED LINE.
3. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	3. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
4. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	4. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
5. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	5. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
6. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	6. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
7. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	7. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
8. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	8. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
9. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	9. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
10. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	10. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.

GENERAL NOTES	GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADE IS INDICATED BY A DOTTED LINE.	2. FINISH GRADE IS INDICATED BY A DOTTED LINE.
3. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	3. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
4. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	4. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
5. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	5. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
6. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	6. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
7. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	7. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
8. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	8. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
9. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	9. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
10. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	10. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.

BUILDING INFORMATION - ELEVATION 10	GENERAL NOTES	GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADE IS INDICATED BY A DOTTED LINE.	2. FINISH GRADE IS INDICATED BY A DOTTED LINE.	2. FINISH GRADE IS INDICATED BY A DOTTED LINE.
3. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	3. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	3. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
4. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	4. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	4. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
5. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	5. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	5. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
6. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	6. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	6. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
7. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	7. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	7. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
8. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	8. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	8. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
9. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	9. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	9. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
10. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	10. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	10. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.

GENERAL NOTES	GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.	1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADE IS INDICATED BY A DOTTED LINE.	2. FINISH GRADE IS INDICATED BY A DOTTED LINE.
3. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	3. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
4. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	4. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
5. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	5. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
6. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	6. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
7. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	7. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
8. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	8. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
9. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	9. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.
10. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.	10. ELEVATIONS ARE TO BE CONSTRUCTION GRADE.





4 BUILDING - EAST ELEVATION

[illegible]

TABLE 1 Summary of the study population			
Characteristic	n	%	95% CI
Age (years)			
18-24	10	10.0	4.5-17.5
25-34	15	15.0	8.5-23.5
35-44	20	20.0	12.5-29.5
45-54	25	25.0	16.5-35.5
55-64	30	30.0	21.5-40.5
65-74	35	35.0	26.5-44.5
75-84	40	40.0	31.5-49.5
85-94	45	45.0	36.5-54.5
95-104	50	50.0	41.5-59.5
105-114	55	55.0	46.5-64.5
115-124	60	60.0	51.5-69.5
125-134	65	65.0	56.5-74.5
135-144	70	70.0	61.5-79.5
145-154	75	75.0	66.5-84.5
155-164	80	80.0	71.5-89.5
165-174	85	85.0	76.5-94.5
175-184	90	90.0	81.5-99.5
185-194	95	95.0	86.5-100.0
195-204	100	100.0	91.5-100.0
205-214	105	105.0	96.5-100.0
215-224	110	110.0	101.5-100.0
225-234	115	115.0	106.5-100.0
235-244	120	120.0	111.5-100.0
245-254	125	125.0	116.5-100.0
255-264	130	130.0	121.5-100.0
265-274	135	135.0	126.5-100.0
275-284	140	140.0	131.5-100.0
285-294	145	145.0	136.5-100.0
295-304	150	150.0	141.5-100.0
305-314	155	155.0	146.5-100.0
315-324	160	160.0	151.5-100.0
325-334	165	165.0	156.5-100.0
335-344	170	170.0	161.5-100.0
345-354	175	175.0	166.5-100.0
355-364	180	180.0	171.5-100.0
365-374	185	185.0	176.5-100.0
375-384	190	190.0	181.5-100.0
385-394	195	195.0	186.5-100.0
395-404	200	200.0	191.5-100.0
405-414	205	205.0	196.5-100.0
415-424	210	210.0	201.5-100.0
425-434	215	215.0	206.5-100.0
435-444	220	220.0	211.5-100.0
445-454	225	225.0	216.5-100.0
455-464	230	230.0	221.5-100.0
465-474	235	235.0	226.5-100.0
475-484	240	240.0	231.5-100.0
485-494	245	245.0	236.5-100.0
495-504	250	250.0	241.5-100.0
505-514	255	255.0	246.5-100.0
515-524	260	260.0	251.5-100.0
525-534	265	265.0	256.5-100.0
535-544	270	270.0	261.5-100.0
545-554	275	275.0	266.5-100.0
555-564	280	280.0	271.5-100.0
565-574	285	285.0	276.5-100.0
575-584	290	290.0	281.5-100.0
585-594	295	295.0	286.5-100.0
595-604	300	300.0	291.5-100.0
605-614	305	305.0	296.5-100.0
615-624	310	310.0	301.5-100.0
625-634	315	315.0	306.5-100.0
635-644	320	320.0	311.5-100.0
645-654	325	325.0	316.5-100.0
655-664	330	330.0	321.5-100.0
665-674	335	335.0	326.5-100.0
675-684	340	340.0	331.5-100.0
685-694	345	345.0	336.5-100.0
695-704	350	350.0	341.5-100.0
705-714	355	355.0	346.5-100.0
715-724	360	360.0	351.5-100.0
725-734	365	365.0	356.5-100.0
735-744	370	370.0	361.5-100.0
745-754	375	375.0	366.5-100.0
755-764	380	380.0	371.5-100.0
765-774	385	385.0	376.5-100.0
775-784	390	390.0	381.5-100.0
785-794	395	395.0	386.5-100.0
795-804	400	400.0	391.5-100.0
805-814	405	405.0	396.5-100.0
815-824	410	410.0	401.5-100.0
825-834	415	415.0	406.5-100.0
835-844	420	420.0	411.5-100.0
845-854	425	425.0	416.5-100.0
855-864	430	430.0	421.5-100.0
865-874	435	435.0	426.5-100.0
875-884	440	440.0	431.5-100.0
885-894	445	445.0	436.5-100.0
895-904	450	450.0	441.5-100.0
905-914	455	455.0	446.5-100.0
915-924	460	460.0	451.5-100.0
925-934	465	465.0	456.5-100.0
935-944	470	470.0	461.5-100.0
945-954	475	475.0	466.5-100.0
955-964	480	480.0	471.5-100.0
965-974	485	485.0	476.5-100.0
975-984	490	490.0	481.5-100.0
985-994	495	495.0	486.5-100.0
995-1004	500	500.0	491.5-100.0
1005-1014	505	505.0	496.5-100.0
1015-1024	510	510.0	501.5-100.0
1025-1034	515	515.0	506.5-100.0
1035-1044	520	520.0	511.5-100.0
1045-1054	525	525.0	516.5-100.0
1055-1064	530	530.0	521.5-100.0
1065-1074	535	535.0	526.5-100.0
1075-1084	540	540.0	531.5-100.0
1085-1094	545	545.0	536.5-100.0
1095-1104	550	550.0	541.5-100.0
1105-1114	555	555.0	546.5-100.0
1115-1124	560	560.0	551.5-100.0
1125-1134	565	565.0	556.5-100.0
1135-1144	570	570.0	561.5-100.0
1145-1154	575	575.0	566.5-100.0
1155-1164	580	580.0	571.5-100.0
1165-1174	585	585.0	576.5-100.0
1175-1184	590	590.0	581.5-100.0
1185-1194	595	595.0	586.5-100.0
1195-1204	600	600.0	591.5-100.0
1205-1214	605	605.0	596.5-100.0
1215-1224	610	610.0	601.5-100.0
1225-1234	615	615.0	606.5-100.0
1235-1244	620	620.0	611.5-100.0
1245-1254	625	625.0	616.5-100.0
1255-1264	630	630.0	621.5-100.0
1265-1274	635	635.0	626.5-100.0
1275-1284	640	640.0	631.5-100.0
1285-1294	645	645.0	636.5-100.0
1295-1304	650	650.0	641.5-100.0
1305-1314	655	655.0	646.5-100.0
1315-1324	660	660.0	651.5-100.0
1325-1334	665	665.0	656.5-100.0
1335-1344	670	670.0	661.5-100.0
1345-1354	675	675.0	666.5-100.0
1355-1364	680	680.0	671.5-100.0
1365-1374	685	685.0	676.5-100.0
1375-1384	690	690.0	681.5-100.0
1385-1394	695	695.0	686.5-100.0
1395-1404	700	700.0	691.5-100.0
1405-1414	705	705.0	696.5-100.0
1415-1424	710	710.0	701.5-100.0
1425-1434	715	715.0	706.5-100.0
1435-1444	720	720.0	711.5-100.0
1445-1454	725	725.0	716.5-100.0
1455-1464	730	730.0	721.5-100.0
1465-1474	735	735.0	726.5-100.0
1475-1484	740	740.0	731.5-100.0
1485-1494	745	745.0	736.5-100.0
1495-1504	750	750.0	741.5-100.0
1505-1514	755	755.0	746.5-100.0
1515-1524	760	760.0	751.5-100.0
1525-1534	765	765.0	756.5-100.0
1535-1544	770	770.0	761.5-100.0
1545-1554	775	775.0	766.5-100.0
1555-1564	780	780.0	771.5-100.0
1565-1574	785	785.0	776.5-100.0
1575-1584	790	790.0	781.5-100.0
1585-1594	795	795.0	786.5-100.0
1595-1604	800	800.0	791.5-100.0
1605-1614	805	805.0	796.5-100.0
1615-1624	810	810.0	801.5-100.0
1625-1634	815	815.0	806.5-100.0
1635-1644	820	820.0	811.5-100.0
1645-1654	825	825.0	816.5-100.0
1655-1664	830	830.0	821.5-100.0
1665-1674	835	835.0	826.5-100.0
1675-1684	840	840.0	831.5-100.0
1685-1694	845	845.0	836.5-100.0
1695-1704	850	850.0	841.5-100.0
1705-1714	855	855.0	846.5-100.0
1715-1724	860	860.0	851.5-100.0
1725-1734	865	865.0	856.5-100.0
1735-1744	870	870.0	861.5-100.0
1745-1754	875	875.0	866.5-100.0
1755-1764	880	880.0	871.5-100.0
1765-1774	885	885.0	876.5-100.0
1775-1784	890	890.0	881.5-100.0
1785-1794	895	895.0	886.5-100.0
1795-1804	900	900.0	891.5-100.0
1805-1814	905	905.0	896.5-100.0
1815-1824	910	910.0	901.5-100.0
1825-1834	915	915.0	906.5-100.0
1835-1844	920	920.0	911.5-100.0
1845-1854	925	925.0	916.5-100.0
1855-1864	930	930.0	921.5-100.0
1865-1874	935	935.0	926.5-100.0
1875-1884	940	940.0	931.5-100.0
1885-1894	945	945.0	936.5-100.0
1895-1904	950	950.0	941.5-100.0
1905-1914	955	955.0	946.5-100.0
1915-1924	960	960.0	951.5-100.0
1925-1934	965	965.0	956.5-100.0
1935-1944	970	970.0	961.5-100.0
1945-1954	975	975.0	966.5-100.0
1955-1964	980	980.0	971.5-100.0
1965-1974	985	985.0	976.5-100.0
1975-1984	990	990.0	981.5-100.0
1985-1994	995	995.0	986.5-100.0
1995-2004	1000	1000.0	991.5-100.0
2005-2014	1005	1005.0	996.5-100.0
2015-2024	1010	1010.0	1001.5-100.0
2025-2034	1015	1015.0	1006.5-100.0
2035-2044	1020	1020.0	1011.5-100.0
2045-2054	1025	1025.0	1016.5-100.0
2055-2064	1030	1030.0	1021.5-100.0
2065-2074	1035	1035.0	1026.5-100.0
2075-2084	1040	1040.0	1031.5-100.0
2085-2094	1045	1045.0	1036.5-100.0
2095-2104	1050	1050.0	1041.5-100.0
2105-2114	1055	1055.0	1046.5-100.0
2115-2124	1060	1060.0	1051.5-100.0
2125-2134	1065	1065.0	1056.5-100.0
2135-2144	1070	1070.0	1061.5-100.0
2145-2154	1075	1075.0	1066.5-100.0
2155-2164	1080	1080.0	1071.5-100.0
2165-2174	1085	1085.0	1076.5-100.0
2175-2184	1090	1090.0	1081.5-100.0
2185-2194	1095	1095.0	1086.5-100.0
2195-2204	1100	1100.0	1091.5-100.0
2205-2214	1105	1105.0	1096.5-100.0
2215-2224	1110	1110.0	1101.5-100.0
2225-2234	1115	1115.0	1106.5-100.0
2235-2244	1120	1120.0	1111.5-100.0
2245-2254	1125	1125.0	1116.5-100.0
2255-2264	1130	1130.0	1121.5-100.0
2265-2274	1135	1135.0	1126.5-100.0
2275-2284	1140	1140.0	1131.5-100.0
2285-2294	1145	1145.0	1136.5-100.0
2295-2304	1150	1150.0	1141.5-100.0
2305-2314	1155	1155.0	1146.5-100.0
2315-2324	1160	1160.0	1151.5-100.0
2325-2334	1165	1165.0	1156.5-100.0
2335-2344	1170	1170.0	1161.5-100.0
2345-2354	1175	1175.0	1166.5-100.0
2355-2364	1180	1180.0	1171.5-100.0
2365-2374	1185	1185.0	1176.5-100.0
2375-2384	1190	1190.0	1181.5-100.0
2385-2394	1195	1195.0	1186.5-100.0
2395-2404	1200	1200.0	1191.5-100.0
2405-2414	1205	1205.0	1196.5-10

Exposure	Outcome
Exposure to a chemical agent	Development of a disease
Exposure to a chemical agent	Development of a disease
Exposure to a chemical agent	Development of a disease

Variable	Mean	SD	Min	Max
Age	38.5	10.2	25	55
Gender	50%	50%	Male	Female
Marital status	75%	25%	Married	Single
Education	12.5	1.5	10	15
Income	3500	1500	1000	6000

Control	Exposure
Exposure to the agent	Exposure to the agent
Exposure to the agent	Exposure to the agent
Exposure to the agent	Exposure to the agent



6 BUILDING A - COURTYARD ELEVATION



7 BUILDING A - COURTYARD ELEVATION

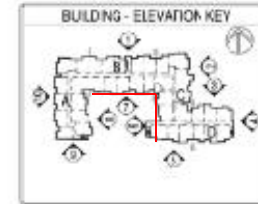
[illegible]

Table 1. Summary of the data used in the study	
Variable	Value
Number of subjects	100
Number of trials	1000
Number of conditions	10
Number of trials per condition	100
Number of subjects per condition	10
Number of trials per subject	100
Number of conditions per subject	10
Number of trials per condition per subject	10

[illegible]

B1 Pavement C10-28 C10-28 C10-28	B2 Pavement C10-28 C10-28 C10-28	P1 Pavement C10-28 C10-28 C10-28	P2 Pavement C10-28 C10-28 C10-28
P3 Pavement C10-28 C10-28 C10-28	P4 Pavement C10-28 C10-28 C10-28	W1 Pavement C10-28 C10-28 C10-28	D1 Pavement C10-28 C10-28 C10-28



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 21-06

BUILDING ELEVATIONS





GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS

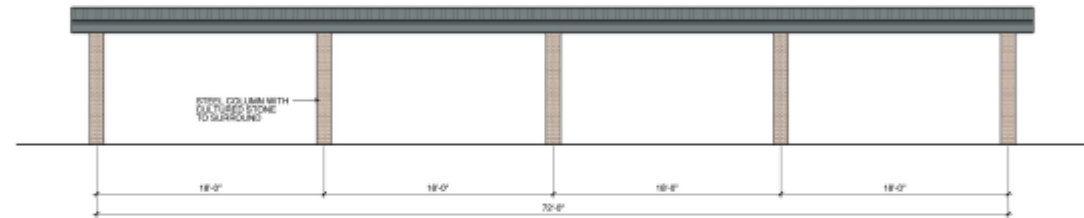




GARLAND
TEXAS MADE HERE

CARPORT ELEVATIONS

 B1 MANUFACTURED BRICK COLOR: P.15	 B2 MANUFACTURED BRICK COLOR: 100	 P1 MANUFACTURED BRICK COLOR: SMOKE EVER DAY WHITE	 P2 MANUFACTURED BRICK COLOR: SMOKE EVER DAY WHITE
 P3 MANUFACTURED BRICK COLOR: SMOKE EVER DAY WHITE	 P4 MANUFACTURED BRICK COLOR: SMOKE EVER DAY WHITE	 W1 MANUFACTURED BRICK COLOR: SMOKE EVER DAY WHITE	 D1 MANUFACTURED BRICK COLOR: SMOKE EVER DAY WHITE
 A1 MANUFACTURED BRICK COLOR: SMOKE EVER DAY WHITE	 A2 MANUFACTURED BRICK COLOR: SMOKE EVER DAY WHITE	 A3 MANUFACTURED BRICK COLOR: SMOKE EVER DAY WHITE	 A4 MANUFACTURED BRICK COLOR: SMOKE EVER DAY WHITE

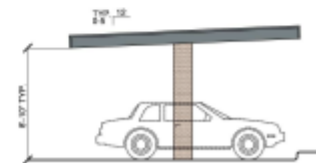


1 CARPORT ELEVATION - 8 EVEN SPACES
SCALE: 1/4"=1'-0"

REFER TO CARPORT MANUFACTURER
FOR ENGINEERING AND INSTALLATION

CARPORT NOTES

1. CARPORT TO HAVE A PAINTED METAL STRUCTURE
2. CARPORT TO HAVE A PPRFISH (BEPRECE) METAL ROOF PANELS
3. CARPORT DESIGN TO BE ENGINEERED BY CARPORT MFR. SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL.



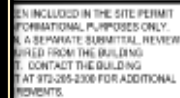
Z 21-06



The diagram illustrates a vertical pile foundation with the following labeled components and dimensions:

- Overall height:** Indicated by a vertical dimension line on the left, labeled H .
- Cap:** The top horizontal structure, labeled "PILE CAP".
- Shaft:** The vertical section of the pile, labeled "PILE SHAFT".
- Point pile:** The bottom section of the pile, labeled "POINT PILE".
- Dimensions:**
 - L : Length of the pile shaft.
 - D : Diameter of the pile shaft.
 - d : Diameter of the point pile.
- Labels:**
 - "PILE CAP"
 - "PILE SHAFT"
 - "POINT PILE"
 - "PILE CAP"
 - "PILE SHAFT"
 - "POINT PILE"
 - "PILE CAP"
 - "PILE SHAFT"
 - "POINT PILE"

THE SCREENING WALL SHALL MEET OR EXCEED THE STRUCTURAL INTEGRITY OF THE CITY'S STANDARD SCREENING WALL DETAILS AND COMPLY TO GDO 4.58 A.1

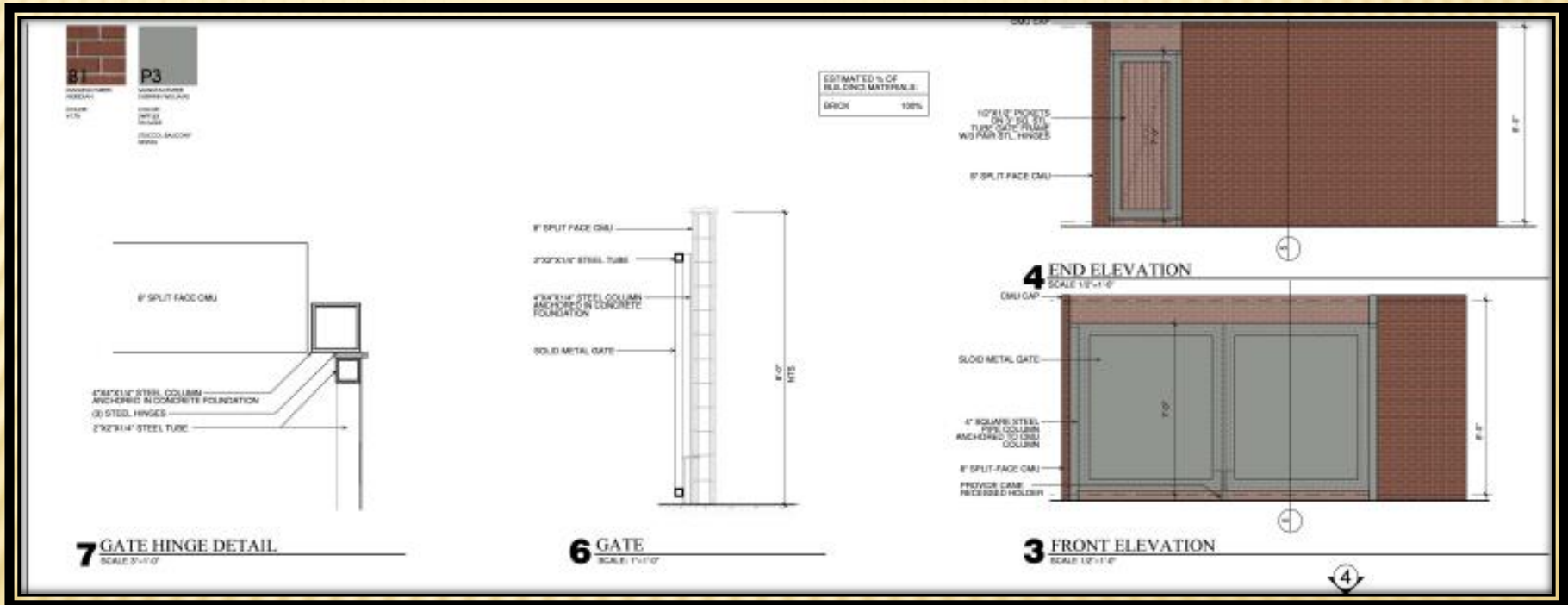


1 6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"



GARLAND
TEXAS MADE HERE

REFUSE ENCLOSURE



Z 21-06

SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Building Height	40 feet	45 feet	The proposed building height from a flat surface is just under forty-two (42) feet per the building elevations. The front yard will be lower than the building pad elevation. Since building height is measured at the front building elevation where site grades will be the lowest, the request includes a maximum building height of forty-five (45) feet in the event the building measures slightly over forty-two (42) feet from the front.
Density	Eighteen (18) dwelling units per acre	Twenty-seven (27) dwelling units per acre.	The applicant requests the density at twenty-seven (27) units per acre to support a range of amenities and services offered.

SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Carport	Section 2.60(A)(1) of the GDC states that carports cannot encroach into a required front, side or rear yard setback.	The applicant requests to allow carports to extend into the setbacks along the eastern and southern perimeters	This deviation is necessary is in order to satisfy the covered parking requirement per the GDC.
Southern perimeter screening	Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties along with twenty-five (25) large canopy trees should be located on the proposed development's side of the wall.	The applicant also proposes an eight (8)-foot masonry screening wall along the southern perimeter. However, the applicant proposes five (5) large canopy trees and twenty-four (24) small ornamental trees along the existing single-family residential side of the wall.	The overhead power lines prevent the placement of larger canopy trees. Moreover, there is a significant grade differential between properties. The small ornamental trees will be planted on the high side adjacent to the alley so that they soften the view and provide an additional screen above the planned eight (8)-foot tall masonry-screening wall. Placing the small ornamental trees on the proposed development's side of the wall well below the alley grade would provide no screening benefit.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use.

Approval of a Detail Plan for Multi-Family Use.

PLAN COMMISSION RECOMMENDATION

- ✘ Approval (9-0 vote) of a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Use.
- ✘ Approval (9-0 vote) of a Detail Plan for Multi-Family Use.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

9. c.

Meeting Date: 05/04/2021

Item Title: DD 20-03 Good Samaritans of Garland - Major Waiver (District 2)

Submitted By: Will Guerin, Planning Director

REQUEST

1. Approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District.
2. Approval of a Downtown Development Plan for a 2,700 square-foot food pantry building with storage, restrooms and office use.

LOCATION

212 and 214 North Twelfth Street

OWNER

Good Samaritans of Garland

PLAN COMMISSION RECOMMENDATION

On April 12, 2021 the Plan Commission, by a vote of seven (7) to two (2), recommended approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District.

The Plan Commission, by a vote of seven (7) to two (2), also recommended approval of a Downtown Development Plan for a 2,700 square-foot food pantry building with storage, restrooms and office use.

STAFF ANALYSIS AND RECOMMENDATION

Typically, staff provides a recommendation on development applications based on an analysis of compliance with the GDC, harmony with the Comprehensive Plan, and compatibility with surrounding uses. In the case of this application, which includes expansion of an existing nonconforming use, the decision to approve or deny rests primarily on a subjective review of whether or not the use and operation of the facility is compatible with the surrounding, primarily residential, neighborhood.

If the property and the associated nonconforming use was located in any other zoning district outside of downtown, an expansion would not be permitted and the applicant would have limited

to proceed. However, since the property is located within the City's unique downtown zoning district, the Major Waiver process provides an avenue for the applicant to ask for consideration by the City Council.

Therefore, staff recommends that the City Council hold a public hearing and consider the applicant's request. The application is for a legal nonconforming use that wishes to expand by constructing a new building via Major Waiver. The City Council may consider the requests and approve, approve with conditions, or deny per the Garland Development Code (GDC). As mentioned later in the Planning Report, the requests should be evaluated based on the following criteria:

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

The subject property has an existing primary building and two accessory buildings. These buildings are used for a food pantry (Social Service Facility/Agency). The property was originally developed in the 1940's with a single-family home. A concrete surfaced vehicle area and two accessory structures have been added to the east of the building. The applicant proposes to demolish the accessory structures and replace them with a new, larger pantry building that would provide storage, restrooms and offices for the social service facility/agency.

SITE DATA

The subject site contains approximately 0.40 acres. The site has approximately 207.6 lineal feet of frontage along West State Street and 66.6 lineal feet of frontage along North Twelfth Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Downtown (DT) District form-based code focuses on creating a series of unique, but compatible, pedestrian-oriented areas within the context of the current Downtown. The district is designed to improve the quality of life both within and surrounding the district, to enhance property values, and to improve the overall perception of Downtown. The Downtown district combines minimum and maximum specifications with standards for site layout, building design, and streetscape. It provides for flexibility among compatible uses to allow developers and the City to respond to changing market demands and attract ongoing investment. It also provides for parking ratios that increase land use efficiency and minimize disruption. The regulations build upon accessibility to the Downtown DART rail station as a means of attracting young professionals, retirees, and others seeking to reduce their auto dependence.

Chapter 7 of the Garland Development Code (GDC) regulates land use and development within the DT District. A Social Service Facility/Agency is a permitted use in the larger DT District but is not allowed within the In-Town Residential Sub-District where the applicant is located. The In-Town Residential (IR) sub-district consists of lower density residential homes such as - single-family and patio homes, adjacent to higher density mixed-use zones. The In-Town Residential (North) Sub-District where the applicant is located permits retail stores, offices, art studios, fitness studios, antique shops (indoors) and personal service uses but not social service facility/agencies. As a result, a Major Waiver through a public hearing process is required.

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to be in conflict

with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council following a recommendation by the Plan Commission. In considering a Major Waiver, the City Council should find that the requests: (1) Meets the general intent of this district; and (2) Will result in an improved project which will be an attractive contribution to the Downtown District.

CONSIDERATIONS

1. The existing Social Service Facility/Agency wishes to continue use of the property along with a new building to replace an existing pantry. The application indicates that the use has existed at this location for nineteen (19) years. The pantry provides goods and food items to those in need. In addition, picnic tables exist on the site which are frequently used by clientele. The site is in close proximity to rail transit and bus service. The new building would replace existing on and off-site storage, including existing exterior storage units; further the application states the storage would allow more efficient donation and distribution tracking, and would increase storage capacity to provide those in need with household, hygiene, baby, and pet food products.
2. The proposed new building is shown on the site and landscape plan (Exhibit C) along the north property line, east of the existing one-story building. An expanded parking lot is shown south of the new building, along State Street. Also, a new refuse enclosure would be constructed near the alley at the east end of the proposed parking lot. Existing landscaping consists of trees and grass along the street frontages, and shrubs located close to the main building. The plan shows that the trees along the streets and closer to the one-story building will be maintained on the site.

The proposed building elevations and the south elevation of the existing building are shown on Exhibit D. GDC design elements are proposed for the building and include divided light windows, varied roof heights, dormers, distinctive lighting features, gable windows, benches, ornamental façade trim, and shutters. Eight (8) additional parking spaces are proposed on site, to bring the property up to GDC parking requirements.

3. Buildings in the DT District are intended to be well-designed and constructed to allow flexibility to accommodate a range of uses over time to avoid the need to demolish and rebuild for successive uses. The proposed building meets this intent of the DT District.
4. The applicant requests a Major Waiver from the required DT District development standards per Section 7.30 of the GDC. The table below indicates the Major Waivers proposed.

InTown Residential Development Standards	Required	Proposed	Analysis
Social Service Agency/Facility Use	Not a listed permitted use in In-Town Residential (North) Sub-district.	Replace existing accessory buildings with a new food pantry building and additional parking spaces.	The use currently exists on the site. This proposal represents an expansion of a legal nonconforming use. The net increase in square footage is approximately 1,900 square feet.
Block Face - Parking	Front yards may have driveway access and landscaping only.	Parking in front of building along State Street	The compact DT District results in the adjacency of already developed properties with parking between the building and the street; also nearby development in the Uptown Sub-District has been established with parking between the street and building.
Bicycle Parking	1 space per 10 automobile parking spaces.	None shown on the plans	It is suggested that a bicycle rack could be provided.
Streetscaping	Street trees are required at 25-feet on center along the block face that is between the curb and the sidewalk, and with tree wells, and to include basic furnishings including street and pedestrian lighting, benches, etc.	The proposal makes use of existing site landscaping, picnic benches, and other alternative furnishings rather than the DT District standards.	The existing landscaping comes close to satisfying the tree requirements along the street. While it might be preferable to encourage a more consistent District-wide furnishing theme, this proposal would set a precedent in allowing alternative furnishings.

Parking Lot Landscaping	Between the parking lot and street, a sidewalk with two rows of street trees and a fence up to 3 ½ feet high with openings for pedestrians	Maintain existing landscaping without installation of new landscaping	The existing parking lot generally has established a setting without the street side planting and fencing; this proposal would maintain the current standard.
-------------------------	--	---	---

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

The site is occupied with an existing food pantry. The Downtown area is a mix of various uses including single-family detached homes and attached apartment homes; commercial retail and other business uses, along with various charitable uses including social and fraternal organizations and places of worship, and government uses. Through maintenance of the single-family style building on the site, the property would continue to have a residential character on the corner where other single-family residential buildings are located.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are located in the Downtown (DT) District, particularly in the InTown Residential Sub-District to the west, north, and south; and the Uptown Sub-District to the south. These properties are developed with an array of land uses including offices, services, and residential uses. The primary building form of the abutting InTown Residential blocks is single-family detached residential, with the exception of the office building located on the west side of Twelfth Street. Also, to the southeast of the subject site is a large commercial building located in the Uptown Sub-District with a custom and contract screen printing business which has its primary business entrance on Main Street.

The Social Service Facility/Agency has existed on the site for nineteen (19) years within the mix of downtown residential and non-residential uses. The proposed building would alter the appearance of the site, creating a less residential appearance while furthering the operation of the Agency. Smaller buildings are more typical of residential style development. As mentioned

above, the food pantry provides goods as charity to individuals in need. In addition, the Agency provides outdoor picnic benches and chairs that are frequently used by clientele visiting the location.

Attachments

DD 20-03 Good Samaritans of Garland (Major Waiver) Attachments

DD 20-03 Good Samaritans of Garland Responses

DD 20-03 Good Samaritans of Garland Staff Presentation

2F

AUSTIN ST

NEWMAN ST

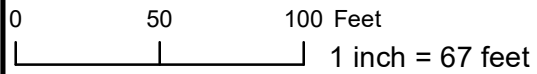
N TWELFTH ST

N ELEVENTH ST

W STATE ST

DT

N



Downtown Development Map DD 20-03



INDICATES AREA
OF REQUEST

REPORT & MINUTES

P.C. Meeting, April 12, 2021

Consideration of the application of **Good Samaritans of Garland**, requesting approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District. This property is located at 212 and 214 North Twelfth Street. (District 2) (File DD 20-03 - Major Waiver) *(This item was postponed from the March 22, 2021 Plan Commission meeting.)*

Planning Director, Will Guerin, presented the staff report.

There was discussion between Commissioner Ott and Mr. Guerin regarding the specific buildings that will be removed.

The applicant speakers included Lori Dodson, 2501 Lakeside Drive, Garland, Texas 75042.

Ms. Dodson provided an overview of the request.

There was additional discussion between Ms. Dodson and the Commission regarding the on-site porta-potty and the purpose for the temporary request for the Major Waiver.

Residents speaking in support of the request:

Alexander Helgar, 1413 Melody Lane, Garland, Texas, 75042

Residents registering their position of support, but not speaking:

Patricia Meyer, 813 Royal Birkdale Drive, Garland, Texas 75044

Sheena Sharapata, 3419 Meadowside Drive, Sachse, Texas 75048 and Monica Narvaez, 8206 Bridgewater Drive, Rowlett, Texas 75088.

Ms. Dodson addressed resolutions to some of the complaints received by the Planning Department.

Motion was made by Commissioner Rose to close the public hearing and **approve** the request. Seconded by Commissioner Edwards. **Motion carried: 7 Ayes, 2 Nays** from Commissioner Jenkins and Welborn.

From: [Jerry Monk](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case DD20-03
Date: Monday, March 15, 2021 1:37:01 PM
Attachments: [CCF_000992.pdf](#)

Attached is Zoning Case form

Jerry

Gerald E. Monk, PE
Monk Consulting Engineers, Inc.
1200 W. State St.
Garland, TX 75040

972-272-1763 Office
jerry@monkconsulting.com

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth. (Quận 2)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

GERARD MINH

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

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

1200 W State

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

Garland Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Gerard Minh

Signature / Firma / Chữ ký

3/15/21

Date / Fecha / Ngày

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

James Miller Veritex Community Bank

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

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

1001 Main ST.

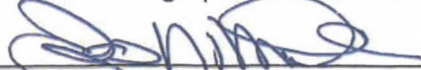
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

March 17, 2021

Date / Fecha / Ngày

**Comment Form Continued –
Case DD 20-03**

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We so appreciate and applaud
the work beiney done by
Good Samaritans of Garland.
Veritex Community Bank has no
issues or concerns regarding
the proposed 2,700 sq. foot
food pantry expansion

Thank You,
Jamie Miller
and the Veritex
Bank Team

From: [Shannon Gray](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Good Samaritan of Garland Comment Form Case DD 20-03
Date: Wednesday, April 21, 2021 11:49:14 AM
Attachments: [Good Samaritans of Garland Comment Form Case DD 20-03.pdf](#)

Good morning. Attached is my completed "Comment Form Case DD 20-03" in support of the building expansion for the Good Samaritans of Garland.

Have a blessed day,

Shannon Gray
1114 Main Street (Garland)
214.908.2827

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Good Samaritans of Garland. Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth Street. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Shannon Gray

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

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

1114 Main St. Garland, TX 75040 (Owner)

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

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã Bưu Chính

Shannon D. Gray

Signature / Firma / Chữ ký

Date / Fecha / Ngày

gln

Comment Form Continued –

Case DD 20-03

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Continue the good work!

gah

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

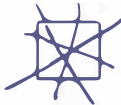
Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth. (Quận 2)

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

☐

For / A Favor / Đúng



Against / En Contra / Không

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

Janet Hajek

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

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

1208 W State St

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Janet Hajek

Signature / Firma / Chữ ký

3-15-21

Date / Fecha / Ngày

Comment Form Continued –

Case DD 20-03

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

This location currently has become an outdoor overnight "home" for vagrants. We have had to make several police reports due to individuals appearing on our porch, knocking on windows, approaching us for money, cigarettes, rides, etc.. While we have great empathy for those in need, we feel unsafe in our own front yard. Ever since the picnic benches were added - it's become a haven for drug usage, mentally challenged homeless folks. Every night, the front porch is draped with tarps, blankets and made into a make shift room. Cars pull up all night long - sometimes they sleep & live in their cars parked at the Good Samaritan or in the parking lot across the street. There appears to be no oversight or security. Adding bathrooms & increasing the size will only exasperate the current situation. Many of our neighbors have similar complaints and the police can do nothing. I live in my home and work from home making me nervous anytime I need to go out - not to mention leaving town. It has simply become a homeless shelter in our quiet little neighborhood. We are strongly opposed to any expansion.

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth. (Quận 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

JARST SALESSI

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

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

1212 W. State St.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Jarst Salessi

Signature / Firma / Chữ ký

3/20/21

Date / Fecha / Ngày

Comment Form Continued – Case DD 20-03

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I am a 65 year old widow living alone.

During the warm months of the year

I have seen people living across the street from my house behind the bushes of the Dental office. At night + on the weekends.

Every time I go outside I am being watched.

It makes me very nervous, especially at night or when I leave for work in the morning + it is still dark out.

I have seen people fight right in front of my house.

I have been approached for money.

I feel this situation would become much worse if this proposal goes through.

Sincerely,

Janet Sollessi

P.S. This did not start until The Good Samaritans moved in our neighborhood.

Allmendinger, Tracy

From: Rothermel, Charles <Charles.Rothermel@horacemann.com>
Sent: Monday, March 15, 2021 12:32 PM
To: Planning Group
Cc: deborah@morris.net
Subject: [EXTERNAL] Good Samaritan

DD 20-03

I own the residence at 1216 W State St and I strongly oppose the expansion of Good Samaritan. I watch out my window while participants of Good Samaritan, urinate on the office building across the street from my residence, sleep on the porch of their location, harass neighbors with little supervision. If they need a larger location, they need to move physical addresses out side of the central business district. We have worked so much to improve the area , this should not be part of the plan.

[Can we talk about your retirement and life insurance program?](#)

[Check us out on YouTube](#)

Financial Security, Peace of Mind, Horace Mann

Charles Rothermel, FSS, CLU, LUTCF
DFW Educators Insurance Agency
1216 W State St
Garland, TX 75040
Ofc: 972-272-5015, option 4
Fax: 972-272-7437
<https://agents.horacemann.com/charlesrothermel>

Request a Quote

Confidentiality Notice: This message contains information which is confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately. Thank you.

Securities offered through Horace Mann Investors, Inc. | Member FINRA | 1 Horace Mann Plaza | Springfield, IL 62715-0001 | 217-789-2500 | horacemann.com

Allmendinger, Tracy

From: Wauwie, Kira
Sent: Monday, March 15, 2021 3:00 PM
To: Allmendinger, Tracy; Guerin, Will
Subject: FW: [EXTERNAL] DD20-03

For the record.

From: Charles Rothermel <charlesrothermel@yahoo.com>
Sent: Monday, March 15, 2021 1:04 PM
To: Wauwie, Kira <KWauwie@garlandtx.gov>
Subject: [EXTERNAL] DD20-03

Kira,

I live at 1216 W State St Garland TX and strongly oppose any expansion or growth of Good Samaritan. We have very hard to improve the central business district and the unsupervised activity day and night at Good Samaritan does not fit the improvements that have been made.

I have personally witnessed visitors there urinating on buildings, sleeping and trashing out every surrounding areas, hassling neighbors who are out for walks. Basically they are unsupervised and out of control most days.

I understand the need but their location is not suited for their expansion. I will work to rally all of the neighborhood in opposition to the project.

Charles Rothermel
1216 W State St
Garland TX 75040
214-460-9683

DD 20-03
224 N. 12th

-----Original Message-----

From: Zarael Castillo <zarael.castillo@gmail.com>

Sent: Wednesday, March 31, 2021 11:05 AM

To: Planning Group <Planning@garlandtx.gov>

Subject: [EXTERNAL] Case DD 20-03 Good Samaritan.

My name is Zarael Castillo and live two houses next to Good Samaritan.

I want to share my concerns about the proposed expansion. Clearly they have outgrown the location, it has become an eyesore for the downtown Garland area and residents living round it. Being two houses down from it has me noticing a number of issues and fail to understand why it is being allowed.

- People coming and going from and to the location 24/7 at all hours (midnight hours, 2am , 4am, 6am)
- Early Sunday morning outdoor church services with a microphone and speakers.
- People smoking weed and drinking alcohol.
- camp fires outside the address.
- Physical fights.
- screaming and shouting around midnight hours.
- A number people sleeping outside the property and in their cars 24/7.
- vehicles parked on the street with no valid registration.

Thank you for taking the time to hear my concerns and taking them into consideration.

Friday
April 9, 2021

To: City of Garland Plan Commission,
Re: Expansion of "Good Samaritans".

Dear Plan Commissioners,

My husband & I would like you to know of our concerns in regard to the proposed expansion of "Good Samaritans" in its' current location.

On numerous occasions we have been attempting to drive past the facility on the Austin street side & have had to nearly stop in order

APR 9 '21 PM 3:28

is maintained around vehicles parked on both sides of the street.

One day we saw a large group of folks leaving the facility, all carrying big & apparently full trash bags. I wondered where they were going. My husband & I went to the Central library at 625 Austin street. Within a few minutes the group of people we had seen walking away from "Good Samaritans" entered the library, went to the rear of the building & began to sort thru their bags. I asked the librarian-in-charge if this happened on a regular basis & she said "yes - every week".

While we agree with the mission of "Good Samaritans", we believe their clients, as well as others who are impacted by their current location, would

be far better-served in a more appropriate location. The current location at 214 N. 12th street seems to have become a "home base" of sorts to the clientele. We are also concerned that folks are allowed to sleep outside at the facility after hours. Does this meet zoning requirements & minimum housing standards as per code compliance guidelines? If not, what can be done to ensure compliance for the health & safety of all affected?

Thank you all for your valuable time to read this letter.

APR 9 '21 PM 3:23

Please attentively consider our concerns as plans are made for the future of "Good Samaritans", the clients they serve, the families & businesses who are impacted, the city facilities, & those who come to Garland to live, work & shop/dine here.

Sincerely,

Steve & Kristal Berry

1008 Parkway Dr.

Garland, TX. 75040

(972) 905-5711 (home # handline.)

From: alstonsantiques@airmail.net
To: [Planning Group](#)
Subject: [EXTERNAL] 2700 sqft, bdg at Good Samaritans
Date: Monday, April 19, 2021 11:42:55 AM

My name is Richard Hargrove, owner of Alston's Antiques at 212 N. Seventh St. 75040. I am OPPOSED to the new construction at 212 and 214 N. 12th street. The area has become a homeless shelter. Where people sleep and stay in the neighborhood 24/7. There's constant trash coming from this facility, constant fighting amongst visitors. Tarps drape the porch every night while people are sleeping on the porch. I'm opposed to any new development at this address. It will only encourage more vagrancies to our downtown area, which is already a problem. I hope you will consider opposing this zoning as I don't believe anyone in our downtown area wants it. Think about having such facility next to your house and in your neighborhood. I doubt your office would approve such development of a 2700sqft. building in any neighborhood, why allow it in this one.

Thanks, Richard Hargrove.

From: [Lisa B Eades](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case #DD 20-03 Expansion of Good Samaritans of Garland
Date: Friday, April 16, 2021 1:52:14 PM

Good afternoon Planning Commission of Garland,
I am a lifelong resident of our city and I would like to express my opinion over the proposed expansion of the Good Samaritans of Garland located on North Twelfth Street near downtown.

First off, I believe that what they are doing is a good thing, don't get me wrong there. In fact, I have donated food to their group a few times over the years. Folks have to eat, I don't want to see anyone go hungry, so kudos to them for their success in helping many Garland residents. I particularly like that they help GISD families as I have several friends who teach, so I have heard stories of hungry kids and families. This is a good thing that Good Sam does for our little city. I applaud them.

I do, however, have concerns about the expansion of their current location. While I do not live in this neighborhood, I live off of Devonwood and Garland Road, I frequently cut through on State Street from Garland Road. I use that cut through to go to the credit union, feed store and other locations downtown and to get to Glenbrook (I like to drive by the dog park on my way home). I cut through because I love and enjoy our older neighborhoods.

However, I can not tell you how many times I have cut through and witnessed homeless people laying around on the grounds of Good Sam, I have seen an occasional tent, there are frequently people sitting on the curbs and I have even seen people sleeping in cars parked at the curbs. I have driven through late at night a handful of times and there are always people there. I thought it was a place to distribute food only? Not a homeless shelter, yet, that is the appearance that it has to me.

Garland already has a problem with homeless people sleeping in the woods on the south side of Central Park and all along Duck Creek, among other areas. Have you recently been around NW Highway and 635? Garland does NOT need to offer up another place for the homeless to congregate. There are a handful of them now who continually sit outside the Kroger on Walnut. I have even witnessed one homeless man urinating in the parking lot between North Star Florist and the Kroger building. This is less than a half mile from the Good Sam location.

Is this what the Planning Commission and the city wants to happen in this part of Garland? Do you really want to ruin the neighborhood even further by allowing this proposed expansion to go through?

On page 2 of 6 of the Planning Report for this case, the second bullet point reads: Will result in an improved project which will be an attractive contribution to the Downtown District. I'm sorry but how will having tents, people laying around, sleeping in bushes by office buildings and in cars, how exactly will that be an "attractive contribution" to our downtown?

On page 4 of 6 of the Planning Report for this case, Sub #5, first line reads: The intent of the Downtown (DT) District is to create a pedestrian oriented area in context with the current Downtown. I'm sorry but who wants to walk by this? Who wants to walk their children by this much less run the risk of walking by with their children and seeing someone urinating, or

relieving themselves in a worse way? Read the "against" comments you have already received from people who live across the street. Some of them are already fearful. Can you blame them?

On page 4 of 6, under the COMPREHENSIVE PLAN, the last sentence reads: Through maintenance of the single-family style building on the site, the property will continue to have a residential character on the corner where other single-family residential buildings are located. Are they going to erect something that looks similar to the charming homes in existence or are they going to put up some sort of concrete or metal structure that looks like an out of place, giant, storage shed? If so, how will that be aesthetic to the surrounding neighborhood?

If the kind folks at Good Sam want to build a bigger building and increase their food distributions, why not try to buy land in the industrial area north of the DART station? Wouldn't that be more convenient for the many homeless I see riding DART? Just a thought of an alternative to help out the residents in this neighborhood.

I have read the DD 20-03 Comment forms and I do not blame them for their opposition one bit. Even though I am not a resident of that neighborhood, I still drive through frequently, so I can only imagine what they are going through with people wandering around all hours of the night. If you allow Good Samaritans to expand in this location, it will only get worse for the neighborhood. I guess I also have to wonder, do any of the workers at Good Samaritans actually live in this neighborhood? If not, then they have no idea what their homeless friends are doing when there are no Good Sam folks around. They go home at night, the surrounding residents are simply stuck with it.

Please listen to the residents of this neighborhood who oppose this expansion. I know most of the homeless are down, they are out, they have nowhere to go but, **yes they do.** There are shelters available for them. They do not need to sit around this quiet, little neighborhood doing what they do and annoying the **residents who are taxpayers.**

My Mom had an old saying about people who want to take advantage of a situation, "Give them an inch and they will take a mile". Please do not let it be another mile in MY beloved city of Garland.

Thank you very much for hearing my concerns and I appreciate all that you do for our residents.

Lisa Eades
2133 Camden Drive
Garland, TX 75041
214-606-7707
District 5 resident for 57 years

DD 20-03

The applicant proposes a new food pantry building with restrooms and an office to replace an existing food pantry building.

[Major Waiver to allow the construction of a 2,700 square foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DD) District, InTown (North) Residential Sub-District, and a Plan for a 2,700 square foot pantry with storage, restrooms and office use]



GARLAND

TEXAS MADE HERE

**City Council Meeting
May 4, 2021**



GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 214 North Twelfth Street

Applicant: Good Samaritans of Garland

Owner: Good Samaritans of Garland

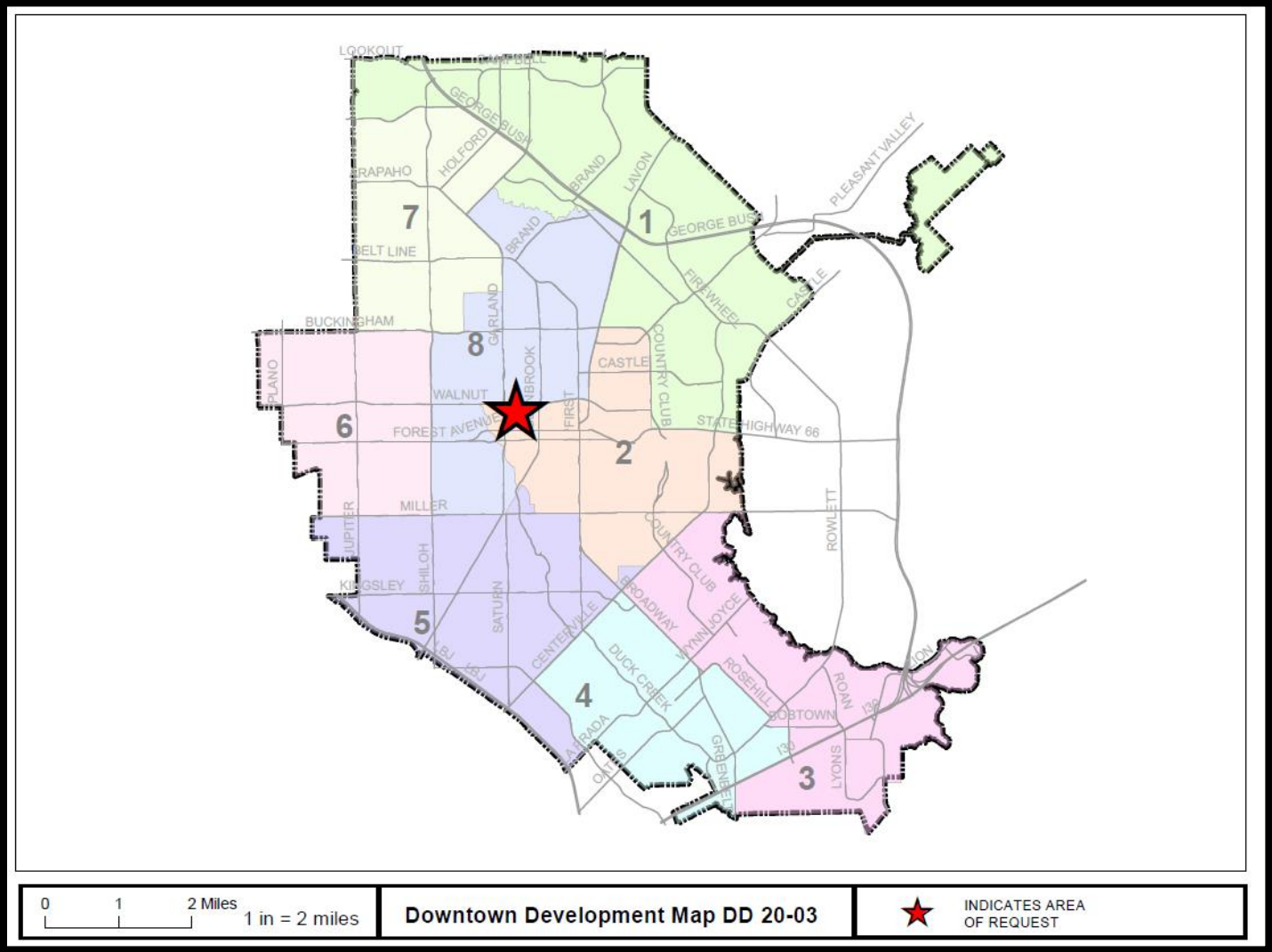
Acreage: 0.4 acres

Zoning: Downtown (DT) District with InTown
Residential (North) Sub-District

DD 20-03



CITYWIDE LOCATION MAP



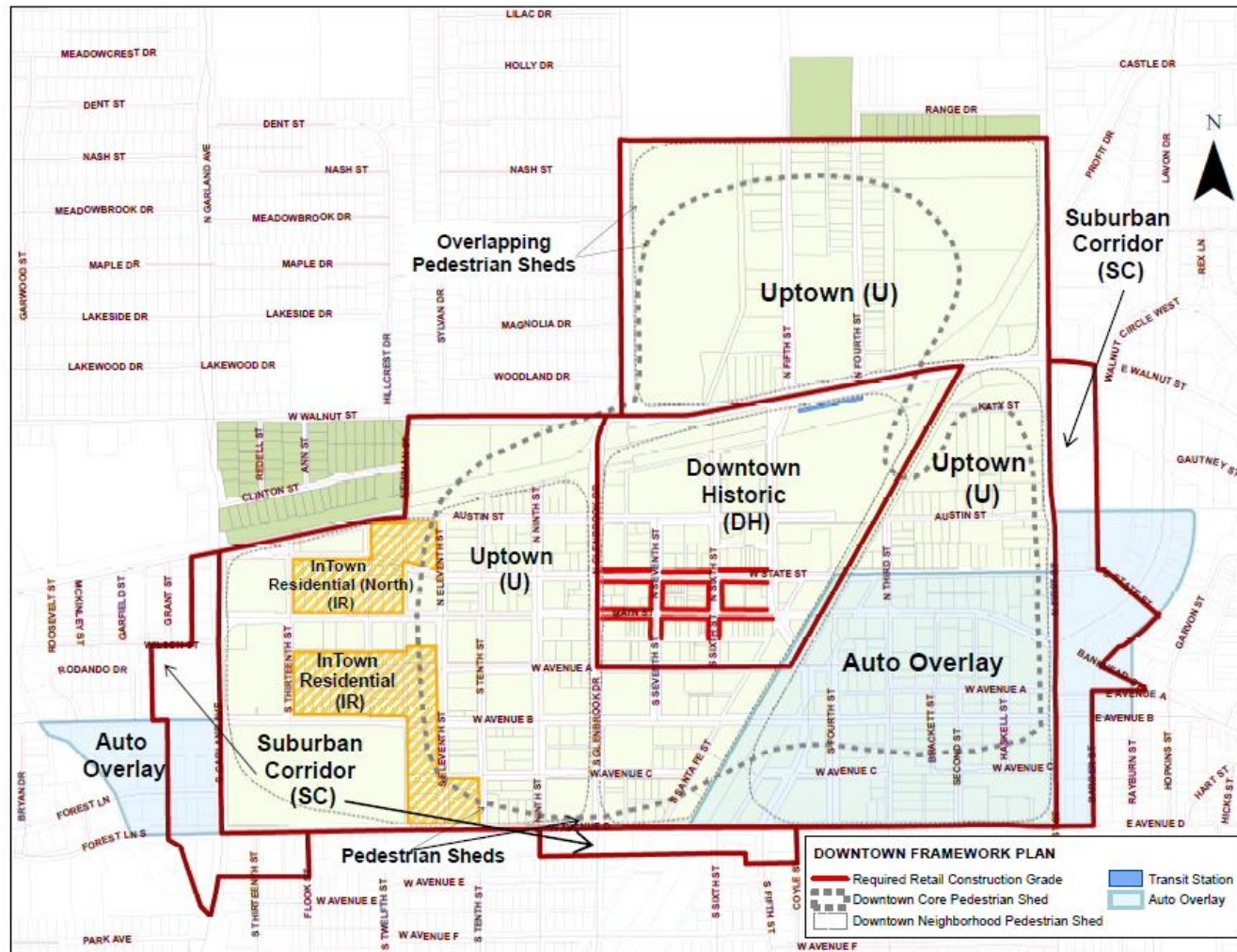
LOCATION MAP



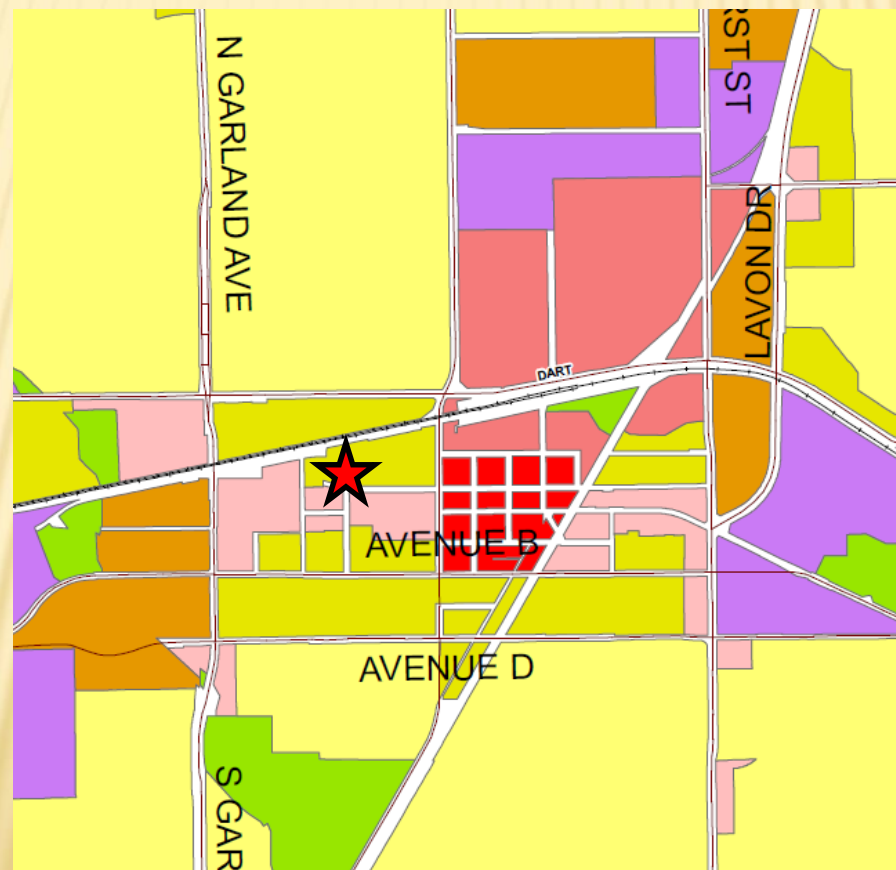
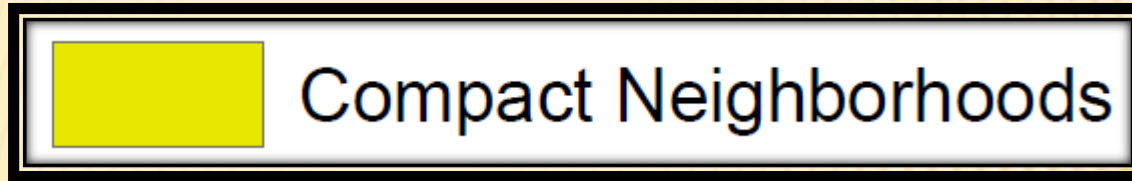
DD 20-03



APPENDIX A. DOWNTOWN FRAMEWORK PLAN



COMPREHENSIVE PLAN

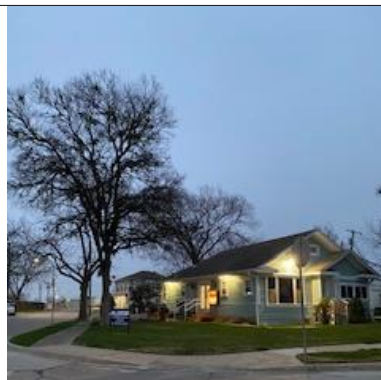




COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.
- The site is improved with an existing pantry use. The Downtown area is a mix of various uses including single-family detached homes and attached apartment homes; commercial retail and other business uses, along with various charitable uses including social and fraternal organizations and places of worship, and government uses. Through maintenance of the single-family building on the site, the property would continue to have a residential character on the corner where other single-family residential buildings are located.

PHOTOS



South of State Street, commercial use



East of site, on Eleventh Street, dwelling



Looking south along Twelfth Street, dwelling in foreground and subject site to the right



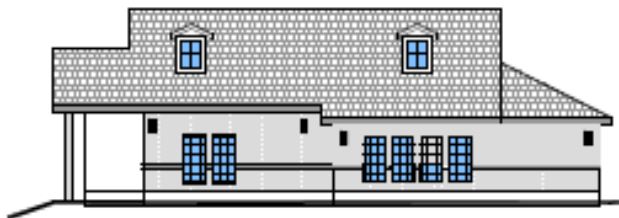
Looking at subject property from Twelfth Street

[illegible]

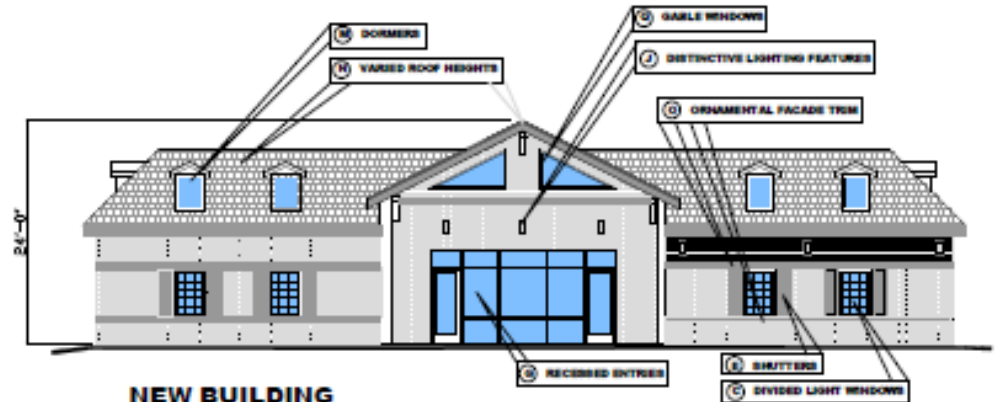
DD 20-03



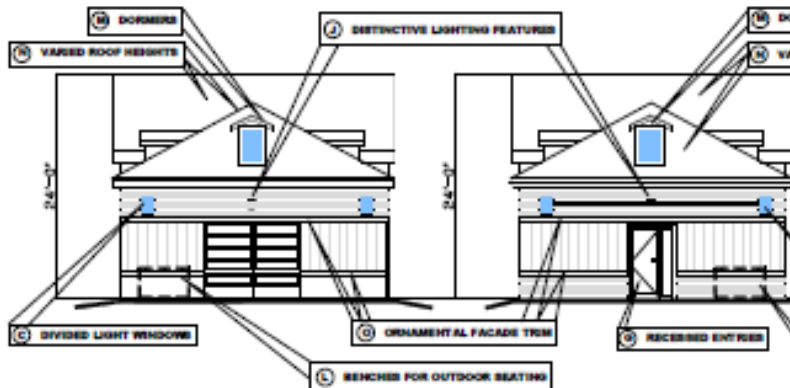
ELEVATIONS



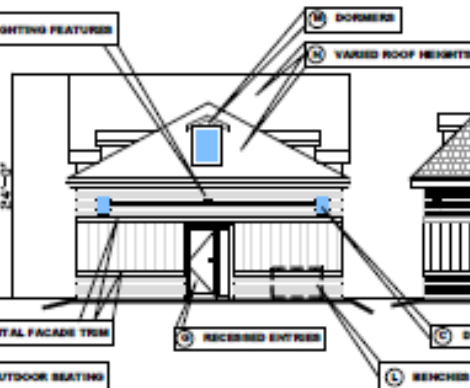
EXISTING BUILDING
W. STATE STREET (SOUTH)
1
SCALE: 1/4"=1'-0"



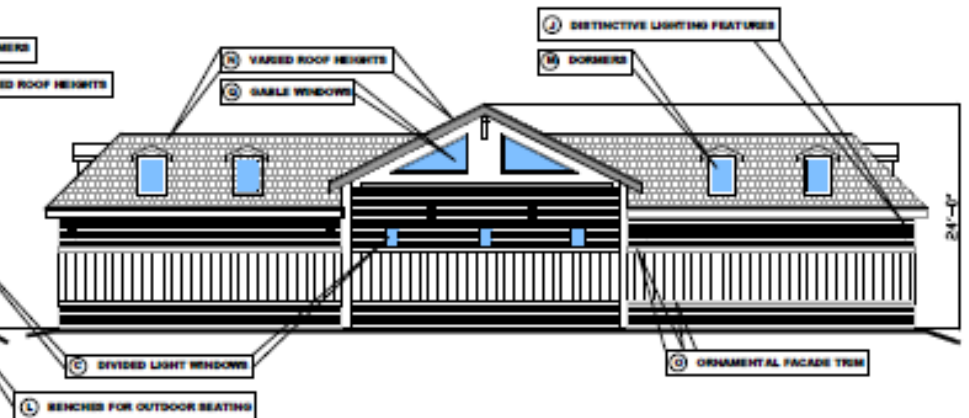
NEW BUILDING
W. STATE STREET (SOUTH)
2
SCALE: 1/4"=1'-0"



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



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



5 NORTH ELEVATION
SCALE: 1/4"=1'-0"

WAIVER REQUESTS

InTown Residential Use / Development Standards	Required	Proposed	Analysis
Social Service/Agency Use	Not a listed permitted use in In-Town Residential (North) Sub-district.	Replace existing pantry building and accessory buildings with a new food pantry building and additional parking spaces.	The use currently exists on the site. This proposal represents an expansion of a legal nonconforming use. The net increase in square footage is approximately 1,900 square feet.
Streetscaping	Street trees are required at 25-feet on center along the block face that is between the curb and the sidewalk, and with tree wells, and to include basic furnishings including street and pedestrian lighting, benches, etc.	The proposal makes use of existing site landscaping, picnic benches, and other alternative furnishings rather than the DT District standards	The existing landscaping comes close to satisfying the tree requirements along the street. While it might be preferable to encourage a more consistent District-wide furnishing theme, this proposal would set a precedent in allowing alternative furnishings.

WAIVER REQUESTS

InTown Residential Use / Development Standards	Required	Proposed	Analysis
Block Face - Parking	Yards may have driveway access and landscaping only.	Parking in front of building along State Street.	The compact DT District results in the adjacency of already developed properties with parking between the building and the street; also nearby development in the Uptown Sub-District has been established with parking between the street and building.
Parking Lot Landscaping	Between the parking lot and street a sidewalk with two rows of street trees and a fence up to 3 ½ feet high with openings for pedestrians	Maintain existing landscaping without installation of new landscaping per the GDC	The existing parking lot generally has established a setting without the street side planting and fencing; this proposal would maintain the current standard.
Bicycle Parking	1 space per 10 automobile parking spaces.	None shown on the plans	It is suggested that a bicycle rack could be provided.

MAJOR WAIVER REVIEW CRITERIA

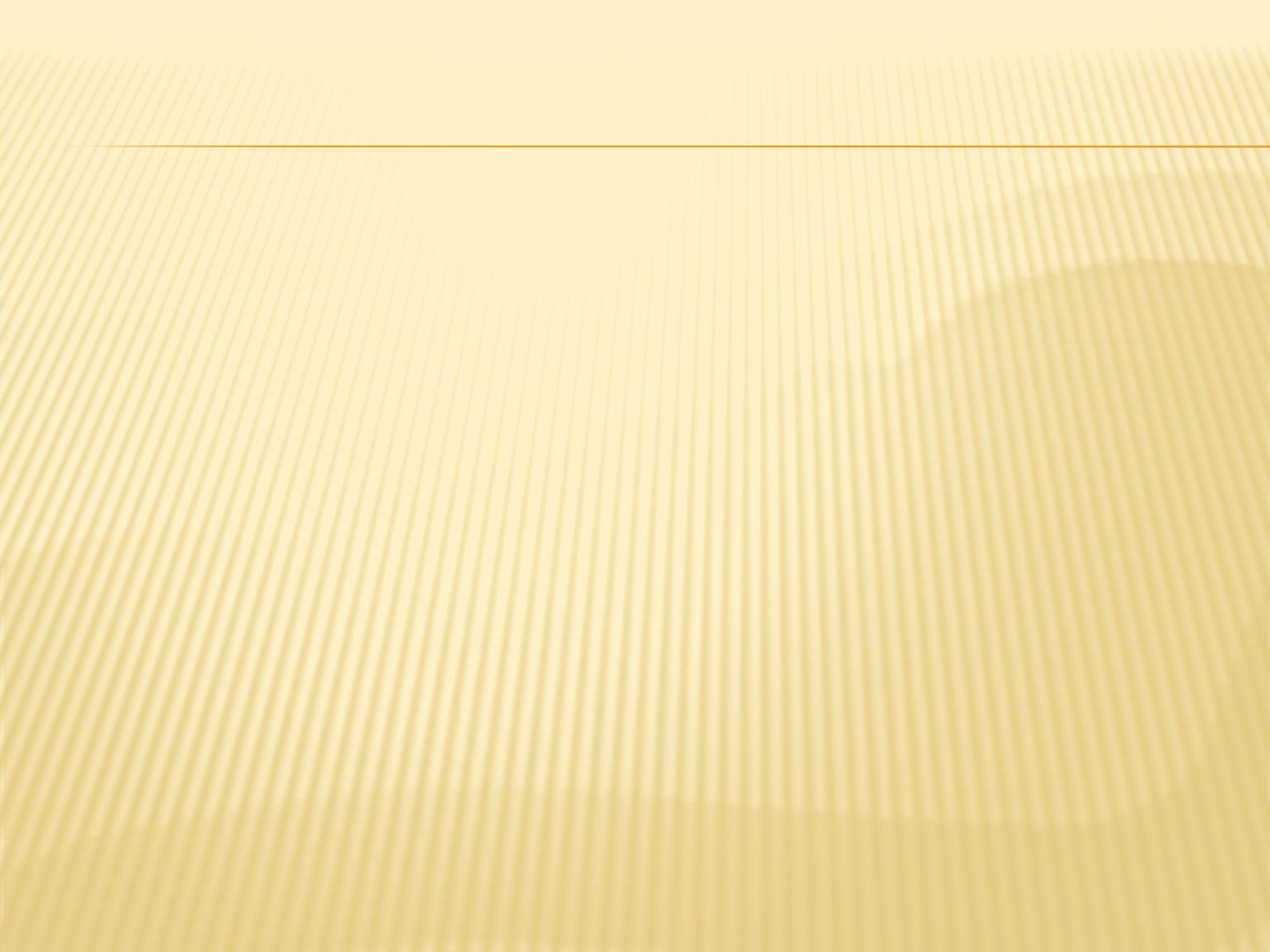
- ✘ Meets the general intent of this district; and
- ✘ Will result in an improved project which will be an attractive contribution to the Downtown District.

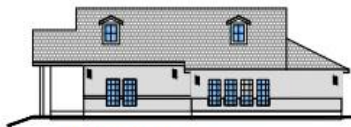
STAFF ANALYSIS & RECOMMENDATION

PLAN COMMISSION RECOMMENDATION

On April 12, 2021 the Plan Commission, by a vote of seven (7) to two (2), recommended approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District.

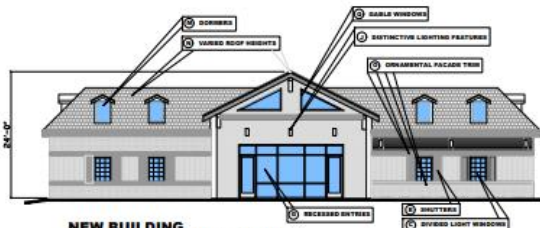
The Plan Commission, by a vote of seven (7) to two (2), also recommended approval of a Downtown Development Plan for a 2,700 square-foot food pantry building with storage, restrooms and office use.





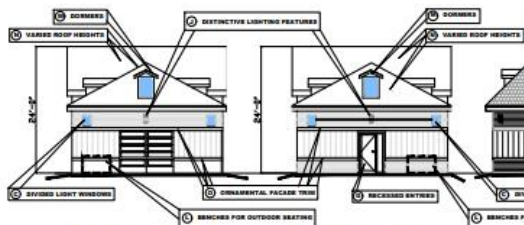
**EXISTING BUILDING
W. STATE STREET (SOUTH)**

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



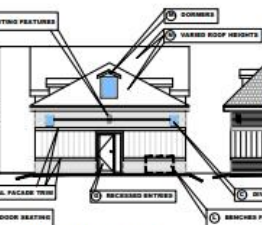
**NEW BUILDING
W. STATE STREET (SOUTH)**

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



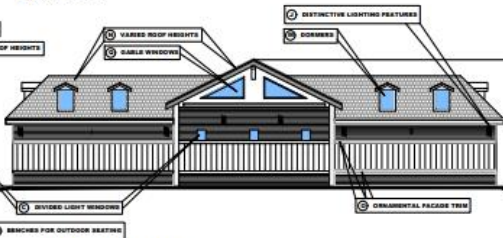
3 EAST ELEVATION

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



4 WEST ELEVATION

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



5 NORTH ELEVATION

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

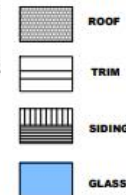
GARLAND DEVELOPMENT CODE

DESIGN ELEMENTS

- ① DIVIDED LIGHT WINDOWS
- ② SHUTTERS
- ③ RECESSED ENTRIES
- ④ DISTINCTIVE LIGHTING FEATURES
- ⑤ BENCHES FOR OUTDOOR SEATING
- ⑥ DORMERS
- ⑦ VARIED ROOF HEIGHTS
- ⑧ ORNAMENTAL FACADE TRIM
- ⑨ GABLE WINDOWS

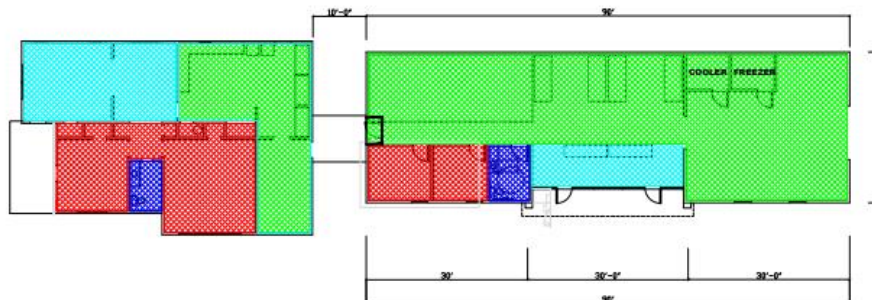
ELEVATION

	N	W	S	E
①	●	●	●	●
②	●	●	●	●
③	●	●	●	●
④	●	●	●	●
⑤	●	●	●	●
⑥	●	●	●	●
⑦	●	●	●	●
⑧	●	●	●	●
⑨	●	●	●	●



Space Allocation

- Office Space
- Food Pantry
- Distribution
- Employee Restrooms



3 Existing Plan

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

4 Floor Plan

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

EXHIBIT D

Shearer, Monk, & Voigt
Architects and Engineers
1300 W. STATE STREET, GARLAND, TEXAS 75040
OFFICE: 972-261-3597 FAX: 972-272-0261

Good Samaritans of Garland
2144 W. 12th Street
Garland, Texas 75040

Date Issued: 2-04-21
Project No.: 2020-05
BUILDING PLAN
ELEVATIONS

Sheet Number
A201

CASE NUMBER 1807103



GARLAND PLANNING REPORT

City Council Regular Session Agenda

9. d.

Meeting Date: 05/04/2021

Item Title: DD 20-03 Good Samaritans of Garland - Plan (District 2)

Submitted By: Will Guerin, Planning Director

REQUEST

1. Approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District.
2. Approval of a Downtown Development Plan for a 2,700 square-foot food pantry building with storage, restrooms and office use.

LOCATION

212 and 214 North Twelfth Street

OWNER

Good Samaritans of Garland

PLAN COMMISSION RECOMMENDATION

On April 12, 2021 the Plan Commission, by a vote of seven (7) to two (2), recommended approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District.

The Plan Commission, by a vote of seven (7) to two (2), also recommended approval of a Downtown Development Plan for a 2,700 square-foot food pantry building with storage, restrooms and office use.

STAFF ANALYSIS AND RECOMMENDATION

Typically, staff provides a recommendation on development applications based on an analysis of compliance with the GDC, harmony with the Comprehensive Plan, and compatibility with surrounding uses. In the case of this application, which includes expansion of an existing nonconforming use, the decision to approve or deny rests primarily on a subjective review of whether or not the use and operation of the facility is compatible with the surrounding, primarily residential, neighborhood.

If the property and the associated nonconforming use was located in any other zoning district outside of downtown, an expansion would not be permitted and the applicant would have limited

to proceed. However, since the property is located within the City's unique downtown zoning district, the Major Waiver process provides an avenue for the applicant to ask for consideration by the City Council.

Therefore, staff recommends that the City Council hold a public hearing and consider the applicant's request. The application is for a legal nonconforming use that wishes to expand by constructing a new building via Major Waiver. The City Council may consider the requests and approve, approve with conditions, or deny per the Garland Development Code (GDC). As mentioned later in the Planning Report, the requests should be evaluated based on the following criteria:

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

The subject property has an existing primary building and two accessory buildings. These buildings are used for a food pantry (Social Service Facility/Agency). The property was originally developed in the 1940's with a single-family home. A concrete surfaced vehicle area and two accessory structures have been added to the east of the building. The applicant proposes to demolish the accessory structures and replace them with a new, larger pantry building that would provide storage, restrooms and offices for the social service facility/agency.

SITE DATA

The subject site contains approximately 0.40 acres. The site has approximately 207.6 lineal feet of frontage along West State Street and 66.6 lineal feet of frontage along North Twelfth Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Downtown (DT) District form-based code focuses on creating a series of unique, but compatible, pedestrian-oriented areas within the context of the current Downtown. The district is designed to improve the quality of life both within and surrounding the district, to enhance property values, and to improve the overall perception of Downtown. The Downtown district combines minimum and maximum specifications with standards for site layout, building design, and streetscape. It provides for flexibility among compatible uses to allow developers and the City to respond to changing market demands and attract ongoing investment. It also provides for parking ratios that increase land use efficiency and minimize disruption. The regulations build upon accessibility to the Downtown DART rail station as a means of attracting young professionals, retirees, and others seeking to reduce their auto dependence.

Chapter 7 of the Garland Development Code (GDC) regulates land use and development within the DT District. A Social Service Facility/Agency is a permitted use in the larger DT District but is not allowed within the In-Town Residential Sub-District where the applicant is located. The In-Town Residential (IR) sub-district consists of lower density residential homes such as - single-family and patio homes, adjacent to higher density mixed-use zones. The In-Town Residential (North) Sub-District where the applicant is located permits retail stores, offices, art studios, fitness studios, antique shops (indoors) and personal service uses but not social service facility/agencies. As a result, a Major Waiver through a public hearing process is required.

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to be in conflict

with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council following a recommendation by the Plan Commission. In considering a Major Waiver, the City Council should find that the requests: (1) Meets the general intent of this district; and (2) Will result in an improved project which will be an attractive contribution to the Downtown District.

CONSIDERATIONS

1. The existing Social Service Facility/Agency wishes to continue use of the property along with a new building to replace an existing pantry. The application indicates that the use has existed at this location for nineteen (19) years. The pantry provides goods and food items to those in need. In addition, picnic tables exist on the site which are frequently used by clientele. The site is in close proximity to rail transit and bus service. The new building would replace existing on and off-site storage, including existing exterior storage units; further the application states the storage would allow more efficient donation and distribution tracking, and would increase storage capacity to provide those in need with household, hygiene, baby, and pet food products.
2. The proposed new building is shown on the site and landscape plan (Exhibit C) along the north property line, east of the existing one-story building. An expanded parking lot is shown south of the new building, along State Street. Also, a new refuse enclosure would be constructed near the alley at the east end of the proposed parking lot. Existing landscaping consists of trees and grass along the street frontages, and shrubs located close to the main building. The plan shows that the trees along the streets and closer to the one-story building will be maintained on the site.

The proposed building elevations and the south elevation of the existing building are shown on Exhibit D. GDC design elements are proposed for the building and include divided light windows, varied roof heights, dormers, distinctive lighting features, gable windows, benches, ornamental façade trim, and shutters. Eight (8) additional parking spaces are proposed on site, to bring the property up to GDC parking requirements.

3. Buildings in the DT District are intended to be well-designed and constructed to allow flexibility to accommodate a range of uses over time to avoid the need to demolish and rebuild for successive uses. The proposed building meets this intent of the DT District.
4. The applicant requests a Major Waiver from the required DT District development standards per Section 7.30 of the GDC. The table below indicates the Major Waivers proposed.

InTown Residential Development Standards	Required	Proposed	Analysis
Social Service Agency/Facility Use	Not a listed permitted use in In-Town Residential (North) Sub-district.	Replace existing accessory buildings with a new food pantry building and additional parking spaces.	The use currently exists on the site. This proposal represents an expansion of a legal nonconforming use. The net increase in square footage is approximately 1,900 square feet.
Block Face - Parking	Front yards may have driveway access and landscaping only.	Parking in front of building along State Street	The compact DT District results in the adjacency of already developed properties with parking between the building and the street; also nearby development in the Uptown Sub-District has been established with parking between the street and building.
Bicycle Parking	1 space per 10 automobile parking spaces.	None shown on the plans	It is suggested that a bicycle rack could be provided.
Streetscaping	Street trees are required at 25-feet on center along the block face that is between the curb and the sidewalk, and with tree wells, and to include basic furnishings including street and pedestrian lighting, benches, etc.	The proposal makes use of existing site landscaping, picnic benches, and other alternative furnishings rather than the DT District standards.	The existing landscaping comes close to satisfying the tree requirements along the street. While it might be preferable to encourage a more consistent District-wide furnishing theme, this proposal would set a precedent in allowing alternative furnishings.

Parking Lot Landscaping	Between the parking lot and street, a sidewalk with two rows of street trees and a fence up to 3 ½ feet high with openings for pedestrians	Maintain existing landscaping without installation of new landscaping	The existing parking lot generally has established a setting without the street side planting and fencing; this proposal would maintain the current standard.
-------------------------	--	---	---

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

The site is occupied with an existing food pantry. The Downtown area is a mix of various uses including single-family detached homes and attached apartment homes; commercial retail and other business uses, along with various charitable uses including social and fraternal organizations and places of worship, and government uses. Through maintenance of the single-family style building on the site, the property would continue to have a residential character on the corner where other single-family residential buildings are located.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are located in the Downtown (DT) District, particularly in the InTown Residential Sub-District to the west, north, and south; and the Uptown Sub-District to the south. These properties are developed with an array of land uses including offices, services, and residential uses. The primary building form of the abutting InTown Residential blocks is single-family detached residential, with the exception of the office building located on the west side of Twelfth Street. Also, to the southeast of the subject site is a large commercial building located in the Uptown Sub-District with a custom and contract screen printing business which has its primary business entrance on Main Street.

The Social Service Facility/Agency has existed on the site for nineteen (19) years within the mix of downtown residential and non-residential uses. The proposed building would alter the appearance of the site, creating a less residential appearance while furthering the operation of the Agency. Smaller buildings are more typical of residential style development. As mentioned

above, the food pantry provides goods as charity to individuals in need. In addition, the Agency provides outdoor picnic benches and chairs that are frequently used by clientele visiting the location.

Attachments

DD 20-03 Good Samaritans of Garland (Plan) Attachments

DD 20-03 Good Samaritans of Garland Responses

DD 20-03 Good Samaritans of Garland Staff Presentation

2F

AUSTIN ST

NEWMAN ST

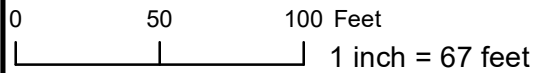
N TWELFTH ST

N ELEVENTH ST

W STATE ST

DT

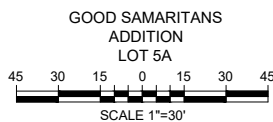
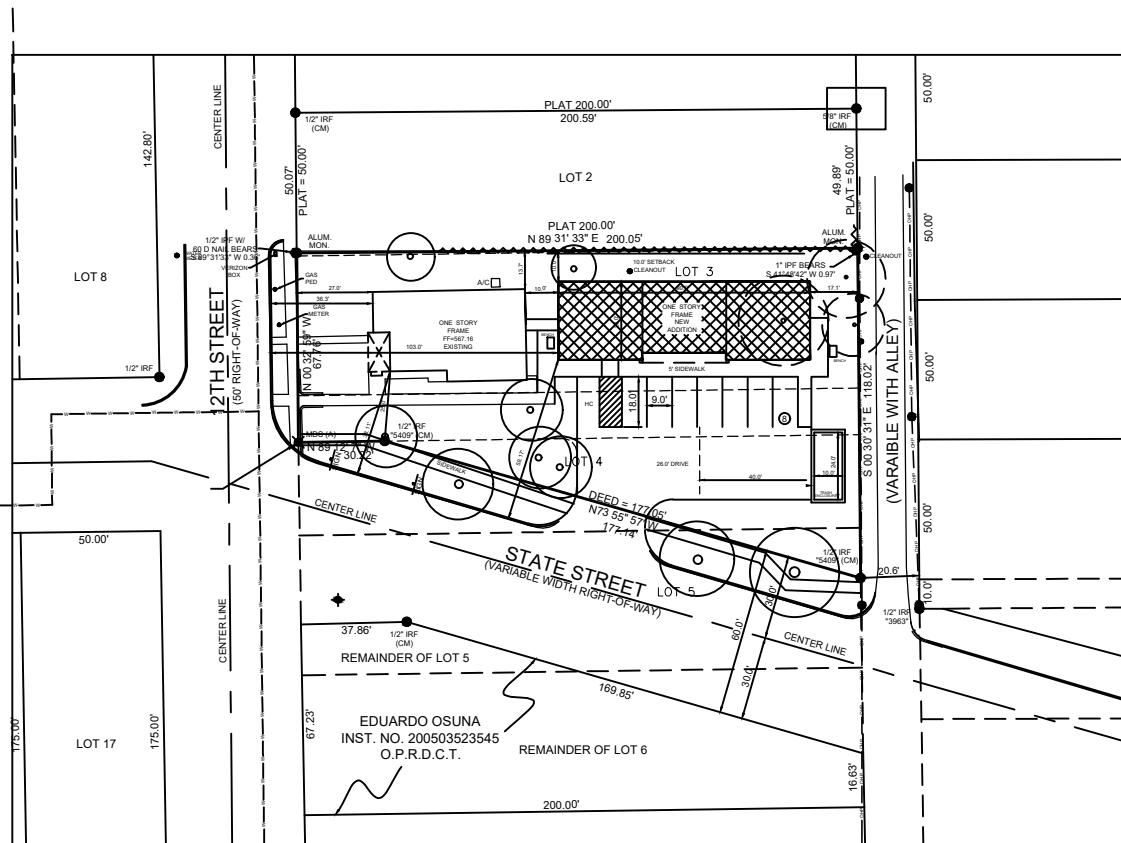
N



Downtown Development Map DD 20-03



INDICATES AREA
OF REQUEST



PROJECT TABULATION

SITE AREA	17,803 SF
ZONING	TD
EXISTING BUILDING	1,574 SF
NEW ADDITION	2,280 SF
TOTAL	3,754 SF
COVERAGE	22 %
PARKING REQUIREMENTS	
OFFICE AREA	1,324 SF/300 = 4
FOOD PANTRY	2,650 SF/1000 = 3
TOTAL REQUIRED	7
TOTAL PROVIDED	8

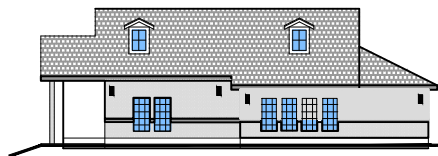
EXHIBIT C

Charles Voigt Architects
1200 W. STATE STREET, GARLAND, TEXAS 75040
OFFICE 972-567-3397 FAX 972-272-8761

Good Samaritans of Garland
214 N. 12th. Street
Garland, Texas 75040

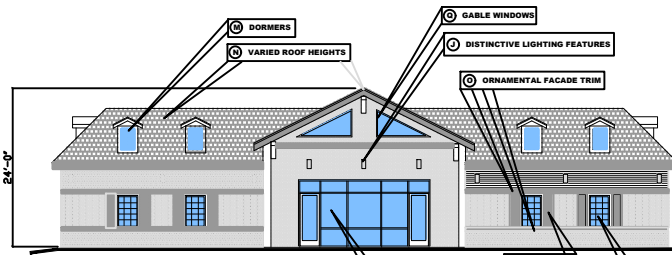
Date Issued 3-4-21
Project No. 2020-11
Sheet Title
SITE PLAN

Sheet Number
A101
Sequence 1 of 2



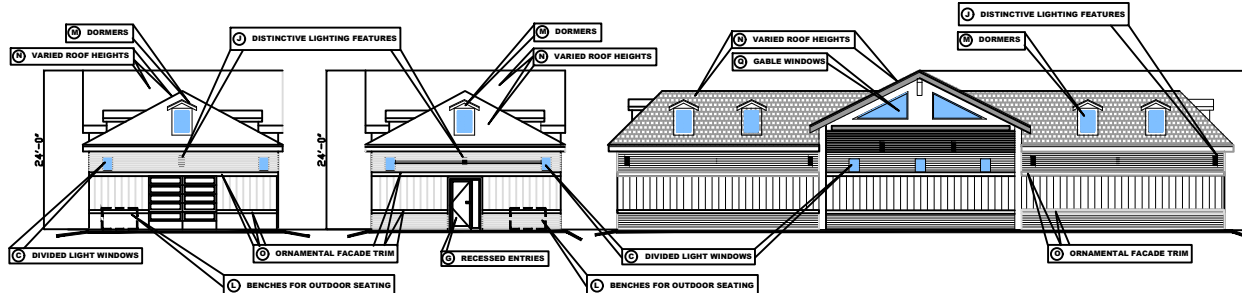
**EXISTING BUILDING
W. STATE STREET (SOUTH)**

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



**NEW BUILDING
W. STATE STREET (SOUTH)**

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



3 EAST ELEVATION

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

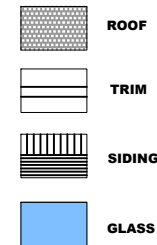
4 WEST ELEVATION

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

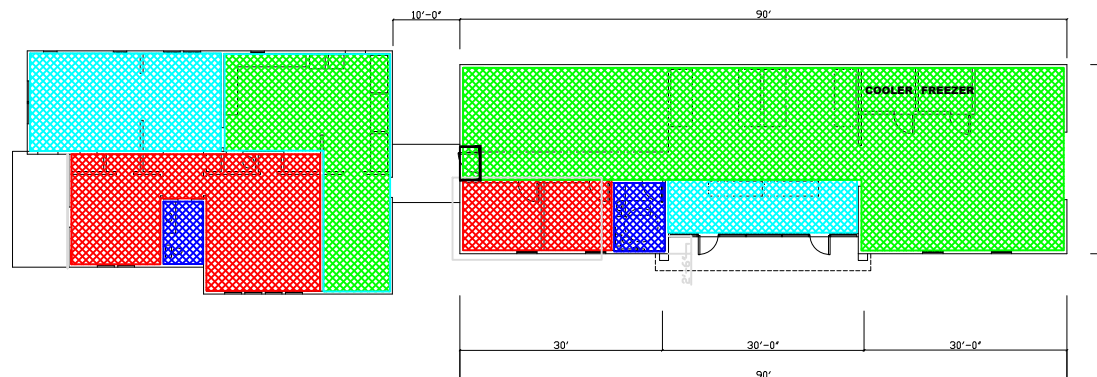
5 NORTH ELEVATION

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

GARLAND DEVELOPMENT CODE DESIGN ELEMENTS	ELEVATION			
	N	W	S	E
(C) DIVIDED LIGHT WINDOWS	●	●	●	●
(B) SHUTTERS	●	●	●	●
(E) RECESSED ENTRIES	●	●	●	●
(J) DISTINCTIVE LIGHTING FEATURES	●	●	●	●
(L) BENCHES FOR OUTDOOR SEATING	●	●	●	●
(M) DORMERS	●	●	●	●
(N) VARIED ROOF HEIGHTS	●	●	●	●
(O) ORNAMENTAL FACADE TRIM	●	●	●	●
(G) GABLE WINDOWS	●	●	●	●



Space Allocation	
	Office Space
	Food Pantry
	Distribution
	Employee Restrooms



3 Existing Plan

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

4 Floor Plan

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

EXHIBIT D

Shearer, Monk, & Voigt
Architects and Engineers
1200 N. STATE STREET, GARLAND, TEXAS 75040
OFFICE 972-50-3397-FAX 972-27-2061

Good Samaritans of Garland
214 N. 12th. Street
Garland, Texas 75040

Date Issued 3-04-21
Project No. 2020-05
BUILDING PLAN
ELEVATIONS
Sheet Number
A201
Sequence 2 of 2

REPORT & MINUTES

P.C. Meeting, April 12, 2021

Consideration of the application of **Good Samaritans of Garland**, requesting approval of a Downtown Development Plan for a 2,700 square-foot building with storage, restrooms and office space. This property is located at 212 and 214 North Twelfth Street. (District 2) (File DD 20-03 - Plan) *(This item was postponed from the March 22, 2021 Plan Commission meeting.)*

Motion was made by Commissioner Rose to close the public hearing and **approve** the request. Seconded by Commissioner Edwards. **Motion carried: 7 Ayes, 2 Nays** from Commissioner Jenkins and Welborn.

From: [Jerry Monk](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case DD20-03
Date: Monday, March 15, 2021 1:37:01 PM
Attachments: [CCF_000992.pdf](#)

Attached is Zoning Case form

Jerry

Gerald E. Monk, PE
Monk Consulting Engineers, Inc.
1200 W. State St.
Garland, TX 75040

972-272-1763 Office
jerry@monkconsulting.com

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth. (Quận 2)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

GERARD MONH

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

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

1200 W State

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

Garland Tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Gerard Monh

Signature / Firma / Chữ ký

3/15/21

Date / Fecha / Ngày

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

James Miller Veritex Community Bank

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

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

1001 Main ST.

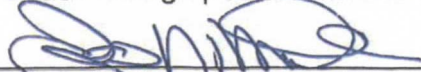
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

March 17, 2021

Date / Fecha / Ngày

Comment Form Continued –
Case DD 20-03

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We so appreciate and applaud
the work beiney done by
Good Samaritans of Garland.
Veritex Community Bank has no
issues or concerns regarding
the proposed 2,700 sq. foot
food pantry expansion

Thank You,
Jamie Miller
and the Veritex
Bank Team

From: [Shannon Gray](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Good Samaritan of Garland Comment Form Case DD 20-03
Date: Wednesday, April 21, 2021 11:49:14 AM
Attachments: [Good Samaritans of Garland Comment Form Case DD 20-03.pdf](#)

Good morning. Attached is my completed "Comment Form Case DD 20-03" in support of the building expansion for the Good Samaritans of Garland.

Have a blessed day,

Shannon Gray
1114 Main Street (Garland)
214.908.2827

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Good Samaritans of Garland. Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth Street. (Quận 2)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Shannon Gray

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

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

1114 Main St. Garland, TX 75040 (Owner)

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

City, State / Estado de la Ciudad / Thành bang

Zip Code / Código postal / Mã Bưu Chính

Shannon D. Gray

Signature / Firma / Chữ ký

Date / Fecha / Ngày

gh

Comment Form Continued –

Case DD 20-03

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Continue the good work!

gah

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

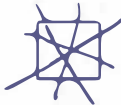
Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth. (Quận 2)

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

☐

For / A Favor / Đúng



Against / En Contra / Không

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

Janet Hajek

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

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

1208 W State St

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Janet Hajek

Signature / Firma / Chữ ký

3-15-21

Date / Fecha / Ngày

Comment Form Continued –

Case DD 20-03

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

This location currently has become an outdoor overnight "home" for vagrants. We have had to make several police reports due to individuals appearing on our porch, knocking on windows, approaching us for money, cigarettes, rides, etc.. While we have great empathy for those in need, we feel unsafe in our own front yard. Ever since the picnic benches were added - it's become a haven for drug usage, mentally challenged homeless folks. Every night, the front porch is draped with tarps, blankets and made into a make shift room. Cars pull up all night long - sometimes they sleep & live in their cars parked at the Good Samaritan or in the parking lot across the street. There appears to be no oversight or security. Adding bathrooms & increasing the size will only exasperate the current situation. Many of our neighbors have similar complaints and the police can do nothing. I live in my home and work from home making me nervous anytime I need to go out - not to mention leaving town. It has simply become a homeless shelter in our quiet little neighborhood. We are strongly opposed to any expansion.

Comment Form

Case DD 20-03

Good Samaritans of Garland proposes an approximately 2,700 square-foot food pantry building with restrooms and an office to replace an existing pantry. This site is located at 212 and 214 North Twelfth Street. (District 2)

Good Samaritans of Garland propone un edificio de despensa de alimentos de aproximadamente 2,700 pies cuadrados con baños y una oficina para reemplazar una despensa existente. Este sitio está ubicado en 212 y 214 North Twelfth Street. (Distrito 2)

Người nộp đơn đề xuất một tòa nhà thực phẩm rộng khoảng 2.700 foot vuông với các phòng vệ sinh và một văn phòng để thay thế một phòng đựng thức ăn hiện có. Địa chỉ này nằm ở số 212 và 214 đường North Twelfth. (Quận 2)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

JARST SALESSI

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

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

1212 W. State St.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

Jarst Salessi

Signature / Firma / Chữ ký

3/20/21

Date / Fecha / Ngày

Comment Form Continued – Case DD 20-03

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I am a 65 year old widow living alone.

During the warm months of the year

I have seen people living across the street from my house behind the bushes of the Dental office. At night + on the weekends.

Every time I go outside I am being watched.

It makes me very nervous, especially at night or when I leave for work in the morning + it is still dark out.

I have seen people fight right in front of my house.

I have been approached for money.

I feel this situation would become much worse if this proposal goes through.

Sincerely,

Janet Sollessi

P.S. This did not start until The Good Samaritians moved in our neighborhood.

Allmendinger, Tracy

From: Rothermel, Charles <Charles.Rothermel@horacemann.com>
Sent: Monday, March 15, 2021 12:32 PM
To: Planning Group
Cc: deborah@morris.net
Subject: [EXTERNAL] Good Samaritan

DD 20-03

I own the residence at 1216 W State St and I strongly oppose the expansion of Good Samaritan. I watch out my window while participants of Good Samaritan, urinate on the office building across the street from my residence, sleep on the porch of their location, harass neighbors with little supervision. If they need a larger location, they need to move physical addresses out side of the central business district. We have worked so much to improve the area , this should not be part of the plan.

[Can we talk about your retirement and life insurance program?](#)

[Check us out on YouTube](#)

Financial Security, Peace of Mind, Horace Mann

Charles Rothermel, FSS, CLU, LUTCF
DFW Educators Insurance Agency
1216 W State St
Garland, TX 75040
Ofc: 972-272-5015, option 4
Fax: 972-272-7437
<https://agents.horacemann.com/charlesrothermel>

Request a Quote

Confidentiality Notice: This message contains information which is confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately. Thank you.

Securities offered through Horace Mann Investors, Inc. | Member FINRA | 1 Horace Mann Plaza | Springfield, IL 62715-0001 | 217-789-2500 | horacemann.com

Allmendinger, Tracy

From: Wauwie, Kira
Sent: Monday, March 15, 2021 3:00 PM
To: Allmendinger, Tracy; Guerin, Will
Subject: FW: [EXTERNAL] DD20-03

For the record.

From: Charles Rothermel <charlesrothermel@yahoo.com>
Sent: Monday, March 15, 2021 1:04 PM
To: Wauwie, Kira <KWauwie@garlandtx.gov>
Subject: [EXTERNAL] DD20-03

Kira,

I live at 1216 W State St Garland TX and strongly oppose any expansion or growth of Good Samaritan. We have very hard to improve the central business district and the unsupervised activity day and night at Good Samaritan does not fit the improvements that have been made.

I have personally witnessed visitors there urinating on buildings, sleeping and trashing out every surrounding areas, hassling neighbors who are out for walks. Basically they are unsupervised and out of control most days.

I understand the need but their location is not suited for their expansion. I will work to rally all of the neighborhood in opposition to the project.

Charles Rothermel
1216 W State St
Garland TX 75040
214-460-9683

DD 20-03
224 N. 12th

-----Original Message-----

From: Zarael Castillo <zarael.castillo@gmail.com>

Sent: Wednesday, March 31, 2021 11:05 AM

To: Planning Group <Planning@garlandtx.gov>

Subject: [EXTERNAL] Case DD 20-03 Good Samaritan.

My name is Zarael Castillo and live two houses next to Good Samaritan.

I want to share my concerns about the proposed expansion. Clearly they have outgrown the location, it has become an eyesore for the downtown Garland area and residents living round it. Being two houses down from it has me noticing a number of issues and fail to understand why it is being allowed.

- People coming and going from and to the location 24/7 at all hours (midnight hours, 2am , 4am, 6am)
- Early Sunday morning outdoor church services with a microphone and speakers.
- People smoking weed and drinking alcohol.
- camp fires outside the address.
- Physical fights.
- screaming and shouting around midnight hours.
- A number people sleeping outside the property and in their cars 24/7.
- vehicles parked on the street with no valid registration.

Thank you for taking the time to hear my concerns and taking them into consideration.

Friday
April 9, 2021

To: City of Garland Plan Commission,
Re: Expansion of "Good Samaritans".

Dear Plan Commissioners,

My husband & I would like you to know of our concerns in regard to the proposed expansion of "Good Samaritans" in its' current location.

On numerous occasions we have been attempting to drive past the facility on the Austin street side & have had to nearly stop in order

APR 9 '21 PM 3:28

is maintained around vehicles parked on both sides of the street.

One day we saw a large group of folks leaving the facility, all carrying big & apparently full trash bags. I wondered where they were going. My husband & I went to the Central library at 625 Austin street. Within a few minutes the group of people we had seen walking away from "Good Samaritans" entered the library, went to the rear of the building & began to sort thru their bags. I asked the librarian-in-charge if this happened on a regular basis & she said "yes - every week".

While we agree with the mission of "Good Samaritans", we believe their clients, as well as others who are impacted by their current location, would

be far better-served in a more appropriate location. The current location at 214 N. 12th street seems to have become a "home base" of sorts to the clientele. We are also concerned that folks are allowed to sleep outside at the facility after hours. Does this meet zoning requirements & minimum housing standards as per code compliance guidelines? If not, what can be done to ensure compliance for the health & safety of all affected?

Thank you all for your valuable time to read this letter.

APR 9 '21 PM 3:23

Please attentively consider our concerns as plans are made for the future of "Good Samaritans", the clients they serve, the families & businesses who are impacted, the city facilities, & those who come to Garland to live, work & shop/dine here.

Sincerely,

Steve & Kristal Berry

1008 Parkway Dr.

Garland, TX. 75040

(972) 905-5711 (home # handline.)

From: alstonsantiques@airmail.net
To: [Planning Group](#)
Subject: [EXTERNAL] 2700 sqft, bdg at Good Samaritans
Date: Monday, April 19, 2021 11:42:55 AM

My name is Richard Hargrove, owner of Alston's Antiques at 212 N. Seventh St. 75040. I am OPPOSED to the new construction at 212 and 214 N. 12th street. The area has become a homeless shelter. Where people sleep and stay in the neighborhood 24/7. There's constant trash coming from this facility, constant fighting amongst visitors. Tarps drape the porch every night while people are sleeping on the porch. I'm opposed to any new development at this address. It will only encourage more vagrancies to our downtown area, which is already a problem. I hope you will consider opposing this zoning as I don't believe anyone in our downtown area wants it. Think about having such facility next to your house and in your neighborhood. I doubt your office would approve such development of a 2700sqft. building in any neighborhood, why allow it in this one.

Thanks, Richard Hargrove.

From: [Lisa B Eades](#)
To: [Planning Group](#)
Subject: [EXTERNAL] Case #DD 20-03 Expansion of Good Samaritans of Garland
Date: Friday, April 16, 2021 1:52:14 PM

Good afternoon Planning Commission of Garland,
I am a lifelong resident of our city and I would like to express my opinion over the proposed expansion of the Good Samaritans of Garland located on North Twelfth Street near downtown.

First off, I believe that what they are doing is a good thing, don't get me wrong there. In fact, I have donated food to their group a few times over the years. Folks have to eat, I don't want to see anyone go hungry, so kudos to them for their success in helping many Garland residents. I particularly like that they help GISD families as I have several friends who teach, so I have heard stories of hungry kids and families. This is a good thing that Good Sam does for our little city. I applaud them.

I do, however, have concerns about the expansion of their current location. While I do not live in this neighborhood, I live off of Devonwood and Garland Road, I frequently cut through on State Street from Garland Road. I use that cut through to go to the credit union, feed store and other locations downtown and to get to Glenbrook (I like to drive by the dog park on my way home). I cut through because I love and enjoy our older neighborhoods.

However, I can not tell you how many times I have cut through and witnessed homeless people laying around on the grounds of Good Sam, I have seen an occasional tent, there are frequently people sitting on the curbs and I have even seen people sleeping in cars parked at the curbs. I have driven through late at night a handful of times and there are always people there. I thought it was a place to distribute food only? Not a homeless shelter, yet, that is the appearance that it has to me.

Garland already has a problem with homeless people sleeping in the woods on the south side of Central Park and all along Duck Creek, among other areas. Have you recently been around NW Highway and 635? Garland does NOT need to offer up another place for the homeless to congregate. There are a handful of them now who continually sit outside the Kroger on Walnut. I have even witnessed one homeless man urinating in the parking lot between North Star Florist and the Kroger building. This is less than a half mile from the Good Sam location.

Is this what the Planning Commission and the city wants to happen in this part of Garland? Do you really want to ruin the neighborhood even further by allowing this proposed expansion to go through?

On page 2 of 6 of the Planning Report for this case, the second bullet point reads: Will result in an improved project which will be an attractive contribution to the Downtown District. I'm sorry but how will having tents, people laying around, sleeping in bushes by office buildings and in cars, how exactly will that be an "attractive contribution" to our downtown?

On page 4 of 6 of the Planning Report for this case, Sub #5, first line reads: The intent of the Downtown (DT) District is to create a pedestrian oriented area in context with the current Downtown. I'm sorry but who wants to walk by this? Who wants to walk their children by this much less run the risk of walking by with their children and seeing someone urinating, or

relieving themselves in a worse way? Read the "against" comments you have already received from people who live across the street. Some of them are already fearful. Can you blame them?

On page 4 of 6, under the COMPREHENSIVE PLAN, the last sentence reads: Through maintenance of the single-family style building on the site, the property will continue to have a residential character on the corner where other single-family residential buildings are located. Are they going to erect something that looks similar to the charming homes in existence or are they going to put up some sort of concrete or metal structure that looks like an out of place, giant, storage shed? If so, how will that be aesthetic to the surrounding neighborhood?

If the kind folks at Good Sam want to build a bigger building and increase their food distributions, why not try to buy land in the industrial area north of the DART station? Wouldn't that be more convenient for the many homeless I see riding DART? Just a thought of an alternative to help out the residents in this neighborhood.

I have read the DD 20-03 Comment forms and I do not blame them for their opposition one bit. Even though I am not a resident of that neighborhood, I still drive through frequently, so I can only imagine what they are going through with people wandering around all hours of the night. If you allow Good Samaritans to expand in this location, it will only get worse for the neighborhood. I guess I also have to wonder, do any of the workers at Good Samaritans actually live in this neighborhood? If not, then they have no idea what their homeless friends are doing when there are no Good Sam folks around. They go home at night, the surrounding residents are simply stuck with it.

Please listen to the residents of this neighborhood who oppose this expansion. I know most of the homeless are down, they are out, they have nowhere to go but, **yes they do.** There are shelters available for them. They do not need to sit around this quiet, little neighborhood doing what they do and annoying the **residents who are taxpayers.**

My Mom had an old saying about people who want to take advantage of a situation, "Give them an inch and they will take a mile". Please do not let it be another mile in MY beloved city of Garland.

Thank you very much for hearing my concerns and I appreciate all that you do for our residents.

Lisa Eades
2133 Camden Drive
Garland, TX 75041
214-606-7707
District 5 resident for 57 years

DD 20-03

The applicant proposes a new food pantry building with restrooms and an office to replace an existing food pantry building.

[Major Waiver to allow the construction of a 2,700 square foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DD) District, InTown (North) Residential Sub-District, and a Plan for a 2,700 square foot pantry with storage, restrooms and office use]



GARLAND

TEXAS MADE HERE

**City Council Meeting
May 4, 2021**



GARLAND
TEXAS MADE HERE

CASE INFORMATION

Location: 214 North Twelfth Street

Applicant: Good Samaritans of Garland

Owner: Good Samaritans of Garland

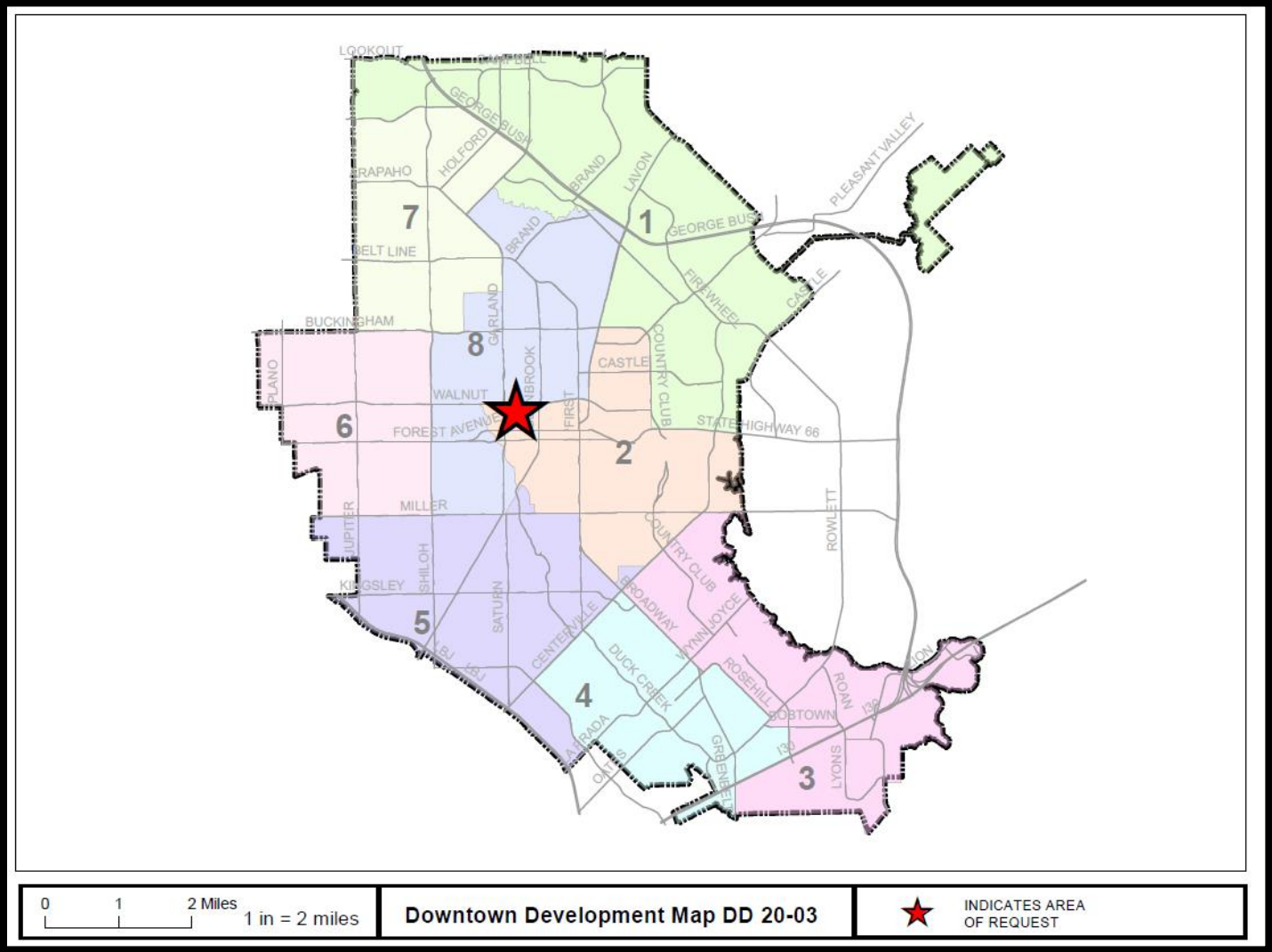
Acreage: 0.4 acres

Zoning: Downtown (DT) District with InTown
Residential (North) Sub-District

DD 20-03



CITYWIDE LOCATION MAP



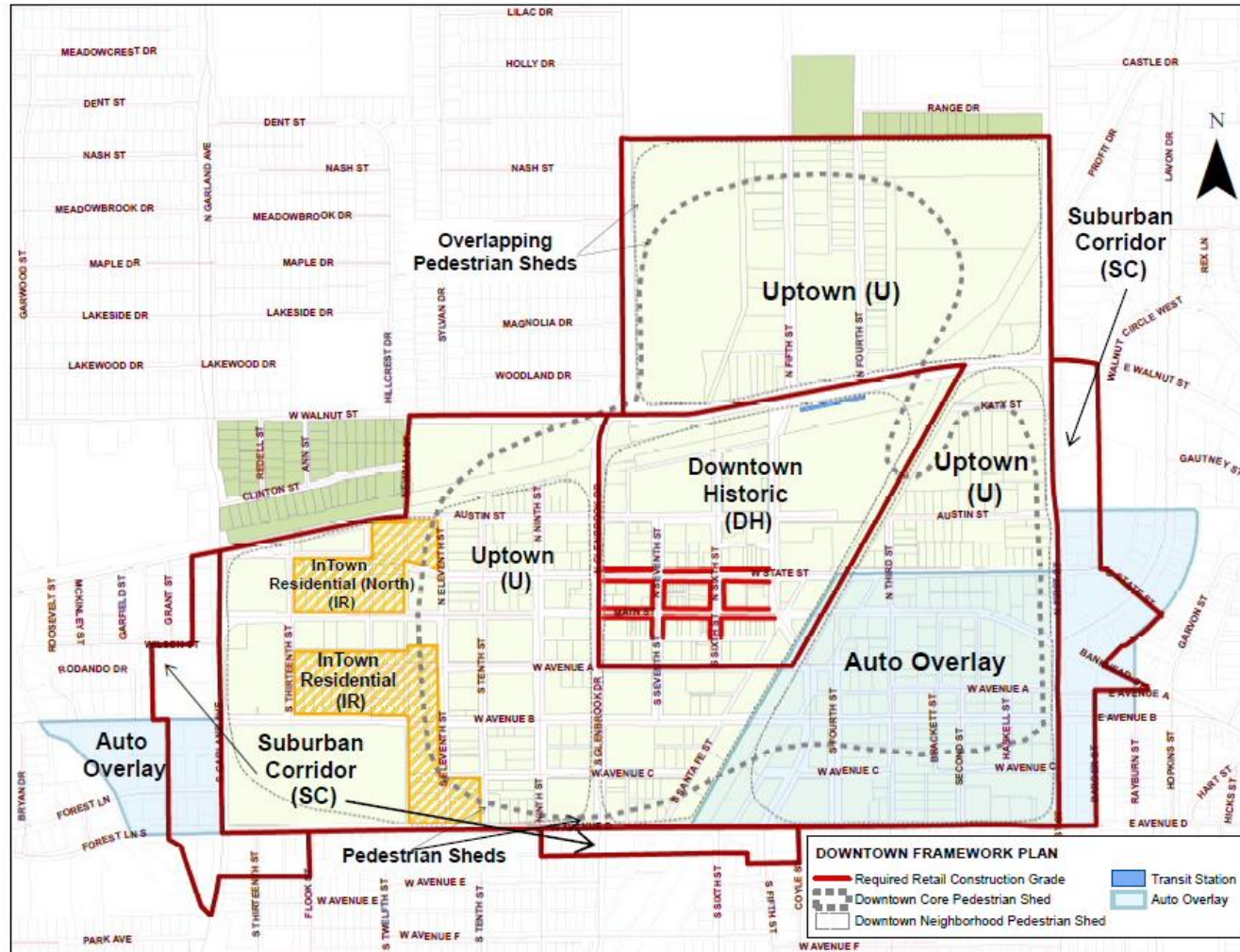
LOCATION MAP



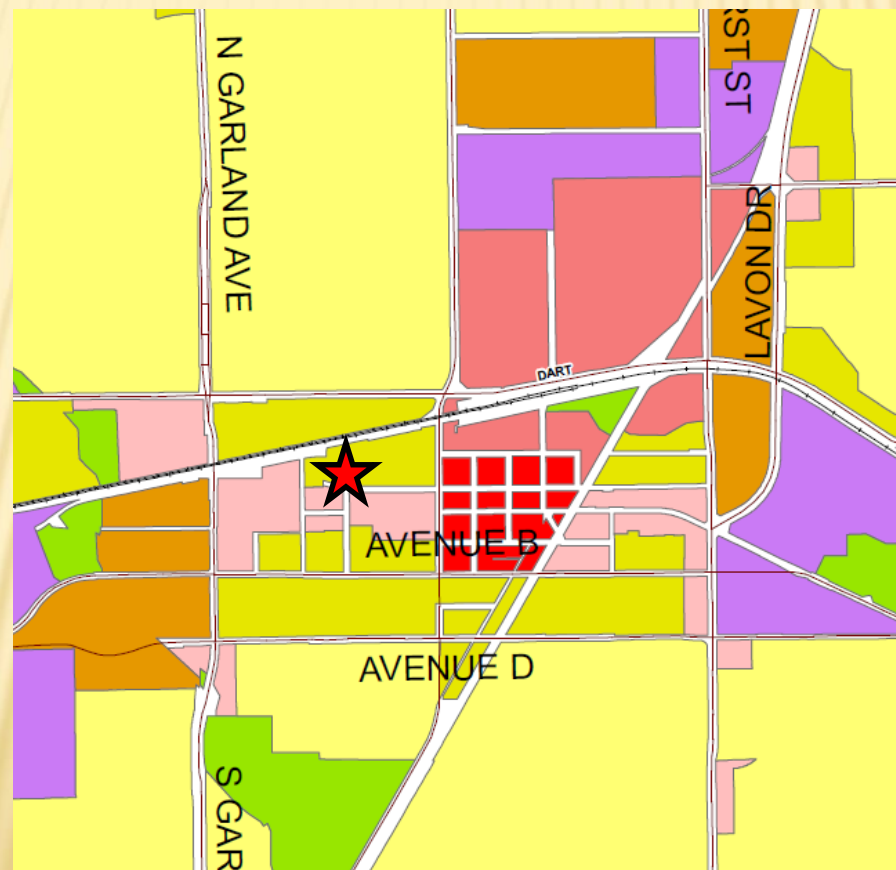
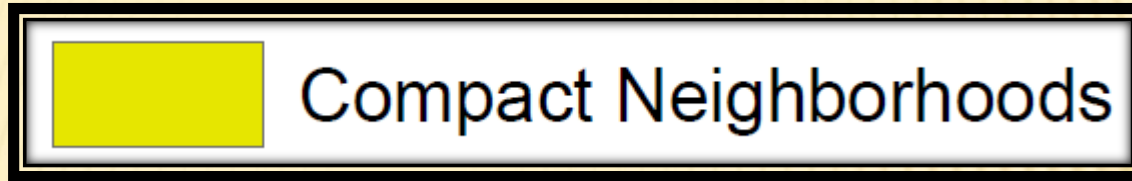
DD 20-03



 APPENDIX A. DOWNTOWN FRAMEWORK PLAN



COMPREHENSIVE PLAN





COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject property. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.
- The site is improved with an existing pantry use. The Downtown area is a mix of various uses including single-family detached homes and attached apartment homes; commercial retail and other business uses, along with various charitable uses including social and fraternal organizations and places of worship, and government uses. Through maintenance of the single-family building on the site, the property would continue to have a residential character on the corner where other single-family residential buildings are located.

PHOTOS



South of State Street, commercial use



East of site, on Eleventh Street, dwelling

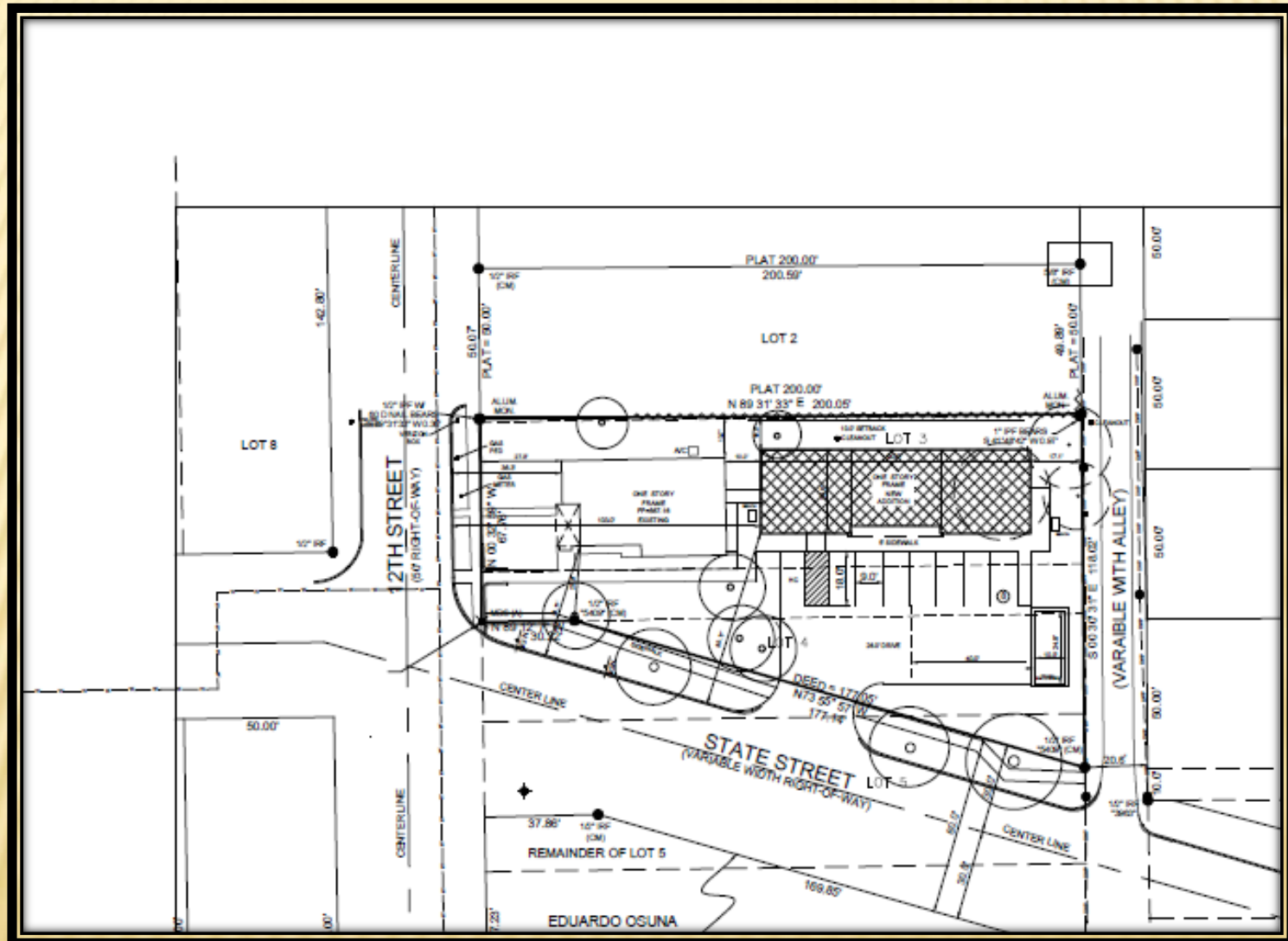


Looking south along Twelfth Street, dwelling in foreground and subject site to the right



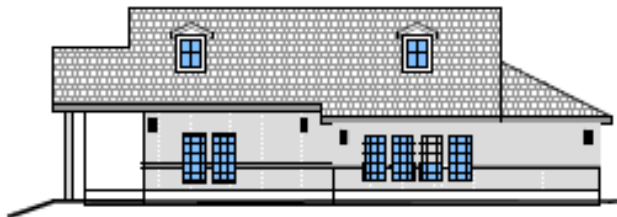
Looking at subject property from Twelfth Street

SITE AND LANDSCAPE PLAN

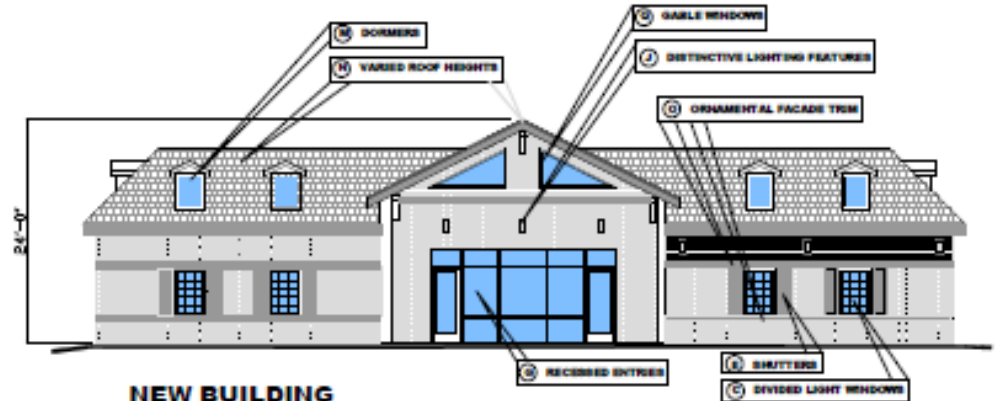




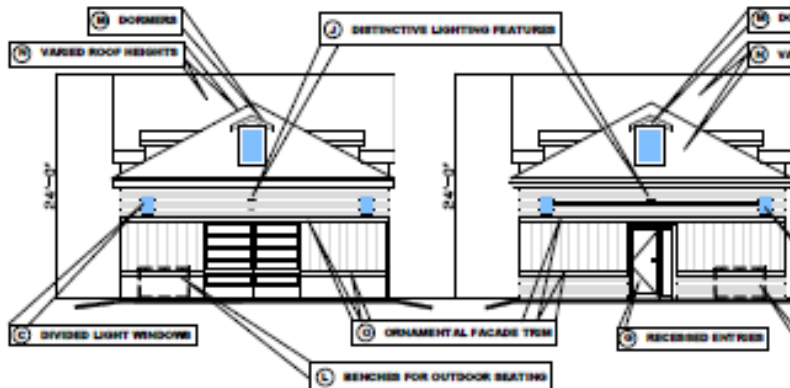
ELEVATIONS



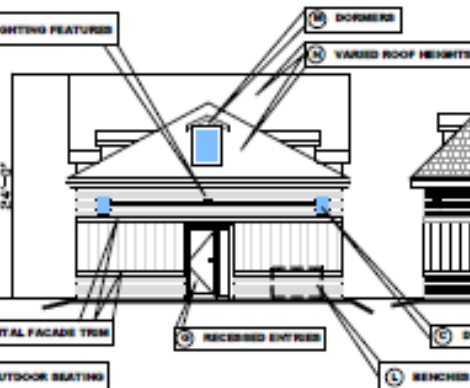
EXISTING BUILDING
W. STATE STREET (SOUTH)
1
SCALE: 1/4"=1'-0"



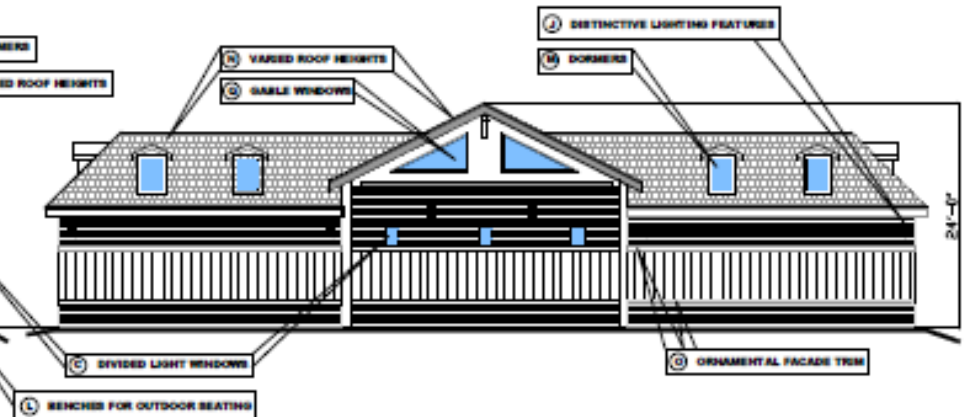
NEW BUILDING
W. STATE STREET (SOUTH)
2
SCALE: 1/4"=1'-0"



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



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



5 NORTH ELEVATION
SCALE: 1/4"=1'-0"

WAIVER REQUESTS

InTown Residential Use / Development Standards	Required	Proposed	Analysis
Social Service/Agency Use	Not a listed permitted use in In-Town Residential (North) Sub-district.	Replace existing pantry building and accessory buildings with a new food pantry building and additional parking spaces.	The use currently exists on the site. This proposal represents an expansion of a legal nonconforming use. The net increase in square footage is approximately 1,900 square feet.
Streetscaping	Street trees are required at 25-feet on center along the block face that is between the curb and the sidewalk, and with tree wells, and to include basic furnishings including street and pedestrian lighting, benches, etc.	The proposal makes use of existing site landscaping, picnic benches, and other alternative furnishings rather than the DT District standards	The existing landscaping comes close to satisfying the tree requirements along the street. While it might be preferable to encourage a more consistent District-wide furnishing theme, this proposal would set a precedent in allowing alternative furnishings.

WAIVER REQUESTS

InTown Residential Use / Development Standards	Required	Proposed	Analysis
Block Face - Parking	Yards may have driveway access and landscaping only.	Parking in front of building along State Street.	The compact DT District results in the adjacency of already developed properties with parking between the building and the street; also nearby development in the Uptown Sub-District has been established with parking between the street and building.
Parking Lot Landscaping	Between the parking lot and street a sidewalk with two rows of street trees and a fence up to 3 ½ feet high with openings for pedestrians	Maintain existing landscaping without installation of new landscaping per the GDC	The existing parking lot generally has established a setting without the street side planting and fencing; this proposal would maintain the current standard.
Bicycle Parking	1 space per 10 automobile parking spaces.	None shown on the plans	It is suggested that a bicycle rack could be provided.

MAJOR WAIVER REVIEW CRITERIA

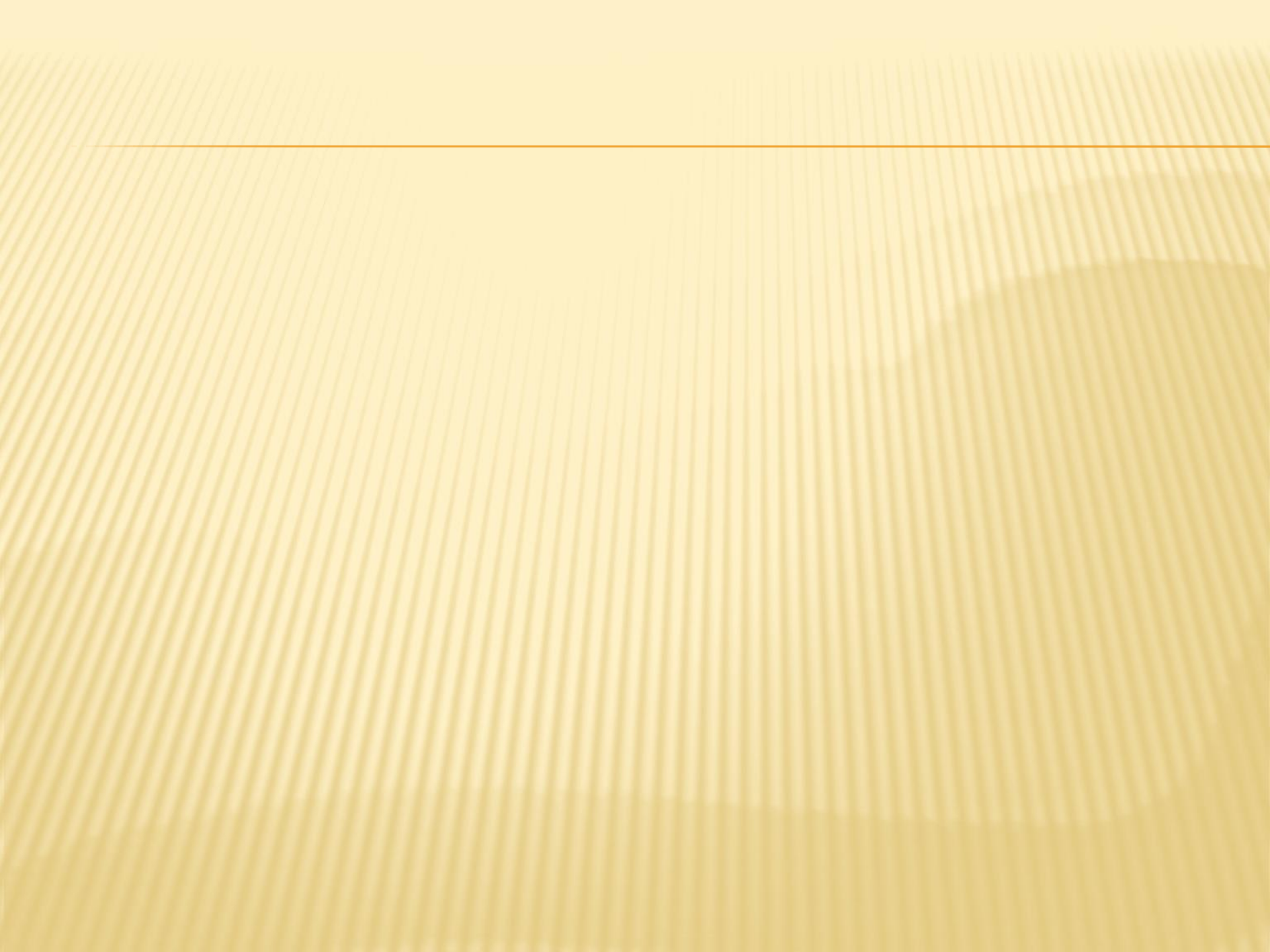
- ✖ Meets the general intent of this district; and
- ✖ Will result in an improved project which will be an attractive contribution to the Downtown District.

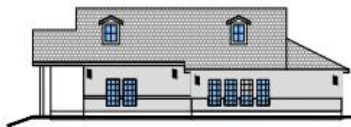
STAFF ANALYSIS & RECOMMENDATION

PLAN COMMISSION RECOMMENDATION

On April 12, 2021 the Plan Commission, by a vote of seven (7) to two (2), recommended approval of a Major Waiver to allow the construction of a 2,700 square-foot building for an existing Social Service Facility/Agency on a property zoned Downtown (DT) District, InTown Residential Sub-District.

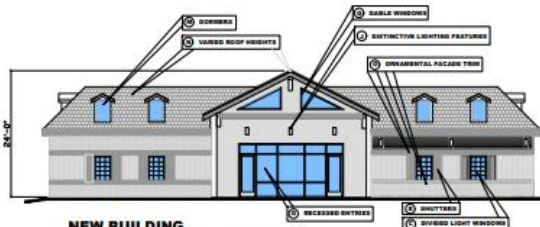
The Plan Commission, by a vote of seven (7) to two (2), also recommended approval of a Downtown Development Plan for a 2,700 square-foot food pantry building with storage, restrooms and office use.





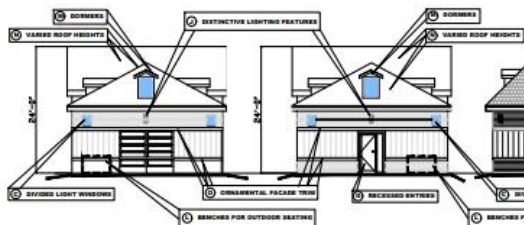
**EXISTING BUILDING
W. STATE STREET (SOUTH)**

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



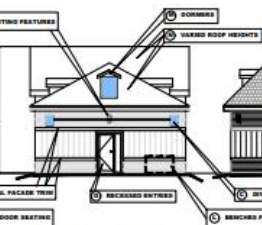
**NEW BUILDING
W. STATE STREET (SOUTH)**

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



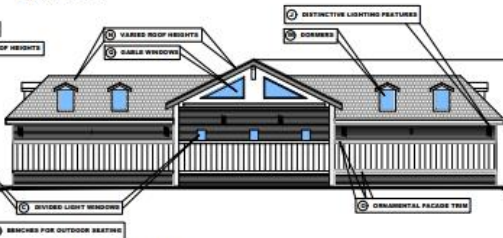
3 EAST ELEVATION

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



4 WEST ELEVATION

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



5 NORTH ELEVATION

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

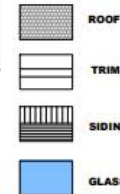
GARLAND DEVELOPMENT CODE

DESIGN ELEMENTS

- ① DIVIDED LIGHT WINDOWS
- ② SHUTTERS
- ③ RECESSED ENTRIES
- ④ DISTINCTIVE LIGHTING FEATURES
- ⑤ BENCHES FOR OUTDOOR SEATING
- ⑥ DORMERS
- ⑦ VARIED ROOF HEIGHTS
- ⑧ ORNAMENTAL FACADE TRIM
- ⑨ GABLE WINDOWS

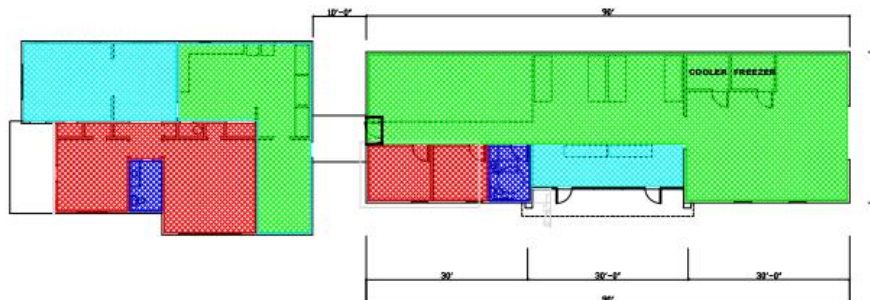
ELEVATION

	N	W	S	E
①	●	●	●	●
②	●	●	●	●
③	●	●	●	●
④	●	●	●	●
⑤	●	●	●	●
⑥	●	●	●	●
⑦	●	●	●	●
⑧	●	●	●	●
⑨	●	●	●	●



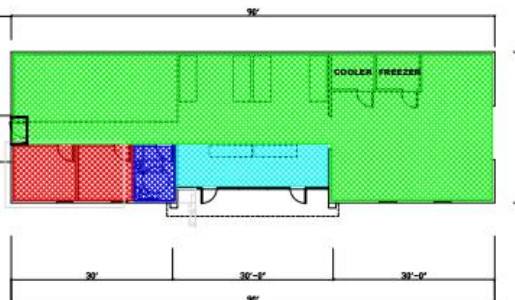
Space Allocation

- Office Space
- Food Pantry
- Distribution
- Employee Restrooms



3 Existing Plan

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



4 Floor Plan

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

EXHIBIT D

Shearer, Monk, & Voigt
Architects and Engineers
1300 W. STATE STREET, GARLAND, TEXAS 75040
OFFICE: 972-261-3097 FAX: 972-272-0261

Good Samaritans of Garland
2144 W. 12th Street
Garland, Texas 75040

Date Issued: 2-04-21
Project No.: 2020-05
BUILDING PLAN
ELEVATIONS

Sheet Number
A201

CASE NUMBER 1807103