



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
April 18, 2023
7:00 p.m.

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

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

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

- (1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
- (2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
- (3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person.

Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

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 and take appropriate action regarding the minutes of the April 4, 2023, Regular Meeting.
2. Consider approval and take appropriate action regarding the following bids:

a. Water Mains Replacement	Bid No. 0376-23
Tri-Con Services, Inc.	\$526,000.00
Optional Contingency	\$85,000.00
TOTAL: \$611,000.00	

Consider authorizing a contract with Tri-Con Services, Inc. for the Water Mains Replacement associated with the replace of approximately 1,552 linear feet of existing 6-inch water mains at the following locations: Wanda Drive (Delmar Drive - S. First Street); Gloria Drive (W. Walnut Street - Peggy Lane); Landa Drive (Miller Road - Williams Drive). An optional contingency is included for any additional work that may be required.

b. Wastewater Mains and Alley Paving Improvements Bid No. 0470-23

La Banda, LLC.	\$2,683,483.00
Optional Contingency	\$320,000.00
TOTAL:	\$3,003,483.00

Consider authorizing a contract with La Banda, LLC for the Wastewater Mains and Alley Paving Improvements associated with the request to provide construction services to replace approximately 7,220 linear feet of 6-inch wastewater mains including manholes and service laterals. An optional contingency is included for any additional work that may be required.

c. GP&L Olinger Plant 50 Ton Crane Repair Bid No. 0458-22

Konecranes, Inc.	TOTAL: \$54,119.54
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Consider authorizing a Change Order with Konecranes, Inc. for the GP&L Olinger Plant 50-Ton Crane Repair. The initial repairs addressed the drum gear, pinion shaft, and disc brakes. During the disassembly of the gear case, it was discovered that the load brake assembly needed to be replaced, with additional work required on the gear drum, bearings, and oil slingers.

d. GP&L College Substation Rebuild Engineering Services Bid No. 0624-23

Burns & McDonnell	TOTAL: \$1,626,000.00
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Consider authorizing a contract with Burns & McDonnell to obtain technical, design, construction, and environmental engineering services for the demolition and rebuild of the GP&L College Street Substation. Engineering services will include civil, structural, electrical, protection and control, and communication design services for the substation. The engineer will also provide construction phase support and field engineering services during construction and assist with environmental services and planning.

- e. **Police Station Security Improvements - Fence Construction Services** **Bid No. 0218-23**

Construction Rent-A-Fence **TOTAL: \$740,681.00**

Consider authorizing a contract with Construction Rent-A-Fence to procure general construction services for the reconstruction of the perimeter fence at the Garland Police Department. The existing fence system will be replaced with a new high-security fence, including privacy slats that will serve as a more secure perimeter as well as a visual deterrent. This project is associated with the 2019 Bond Program and approved in the 2023 CIP.

- f. **Holford Road Segment C Design Services** **Bid No. 0661-23**

Halff Associates, Inc. **TOTAL: \$3,060,000.00**

Consider authorizing a contract with Halff Associates, Inc. to obtain professional services for the design of Holford Road Segment C. This roadway segment extends from Arapaho Road to the southwest end of Holford Road Segment B at Naaman Forest Boulevard, consisting of approximately 4,000 linear feet of roadway reconstruction with a 530-foot long bridge crossing Spring Creek. The professional services include preparing design and construction documents, surveys, geotechnical, subsurface utility engineering, right-of-way (ROW) acquisitions and negotiations, as well as construction phase services to facilitate the construction of the road segment. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

- g. **Duck Creek Audubon Trail Design Services** **Bid No. 0654-23**

Halff Associates, Inc. **TOTAL: \$329,400.00**

Consider authorizing a contract with Halff Associates, Inc. to obtain professional services for the design of the Duck Creek Audubon Trail. The proposed shared-use path is 12 feet wide and approximately 0.3 miles long, extending from an existing trail in Audubon Park to the existing Duck Creek Trail near Cody Park. The bridge connection spanning Duck Creek aims to complete a loop of bicycle and pedestrian facilities within the Duck Creek Greenbelt, with the benefit of keeping trail users off of the roadways. This project is associated with the 2019 Bond Program and was approved in the 2023 CIP.

- h. **Naaman Forest Connection Trail Design Services** **Bid No. 0660-23**

Dunaway Associates, LLC **TOTAL: \$368,900.00**

Consider authorizing a contract with Dunaway Associates, LLC to obtain professional services for the design of the Naaman Forest Connection trail. The approximately one-mile-long trail will be 12 feet wide running north-south from near Three Oaks Drive to the north side of Naaman School Road, connecting to the shared-use path that will be constructed at Brand Road. The trail will also connect to the existing Winters Park Trail and Spring Creek Greenbelt Trail. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

i. Fleet Fuel Providers Bid No. 0666-23

Saratoga Rack Marketing LLC (Primary)	\$6,000,000.00
Douglass Distributing (Secondary)	\$300,000.00
Total:	\$6,300,000.00

Consider authorizing Saratoga Rack Marketing LLC as the Primary vendor and Douglass Distributing as the Secondary vendor for the purchase of gasoline and diesel fuel to be utilized by City departments in their daily operations. This approval is for a term agreement with three (3) optional renewals.

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

a. Z 22-82, Joseph and Beverly Darnell (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 0.26-acre tract of land zoned Single-Family-10 (SF-10) District and located at 2701 Larry Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Public Health Infrastructure Grant

Consider and take appropriate action to authorize the City Manager or his designee to execute an agreement with the Department of State Health Services (DSHS) to provide Public Health Infrastructure Grant funding in the amount of \$1,950,883.00 for the hiring, retaining, supporting and training of public health workforce and strengthening public health infrastructure and systems. Council discussed this item previously during the April 17, 2023 Work Session.

5. Purdue Drive Parking Restrictions

Consider and take appropriate action to restrict parking at all times on both sides of Purdue Drive between Walnut Street and Pineridge Drive. The overflow parking from the adjacent apartment complex is intruding on available parking. Restrictions are being requested at this time to ensure access to neighborhood is not impeded.

6. Request for Development Assistance from II Stephens Development, Inc.

Consider and take appropriate action regarding a Chapter 380 development incentive request from II Stephens Development, LLC for a proposed townhome project. This item was presented in an Executive Session on March 20, 2023. The developer is proposing to build an 88-unit townhome development on E Kingsley Road and E Centerville Road. The townhome project includes approximately 1,900 sf-sized townhomes with amenities that would bring over \$26 million in new real estate tax value to the City.

7. Next Generation 9-1-1 Fund Subrecipient Grant Contract-Amendment No. 1

Consider and take appropriate action regarding a request from the Police Department to allow the City Manager to execute Amendment No. 1 of the Next Generation 9-1-1 Fund Subrecipient Grant Contract with the Commission on State Emergency Communications

8. Approve by minute action the appointment of Ricky C. McNeal for three years to the Civil Service Commission.

At the April 17, 2023 Work Session, Council considered approving the City Manager's appointment of Mr. Ricky McNeal.

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 Planned Development amendment request by Mohamed Sharaf – Victron Energy, Inc., related to a proposed gas station, convenience store, and drive-through restaurant development. The site is located at 6530 North President George Bush Turnpike in District 1.**

Consideration of the application of Mohamed Sharaf – Victron Energy, Inc., requesting approval of an Amendment to Planned Development (PD) District 01-23. This property is located at 6530 North President George Bush Turnpike. (File Z 22-57, District 1)

- b. **Consider a Specific Use Provision request by Mohamed Sharaf – Victron Energy, Inc., for a drive-through restaurant. The site is located at 6530 North President George Bush Turnpike in District 1.**

Consideration of the application of Mohamed Sharaf – Victron Energy, Inc., requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 6530 North President George Bush Turnpike. (File Z 22-57, District 1)

- c. **Consider a Detail Plan request by Mohamed Sharaf – Victron Energy, Inc., for a gas station, convenience store, and drive-through restaurant development. The site is located at 6530 North President George Bush Turnpike in District 1.**

Consideration of the application of Mohamed Sharaf – Victron Energy, Inc., requesting approval of a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use; and Restaurant, Drive-Through Use. This property is located at 6530 North President George Bush Turnpike. (File Z 22-57, District 1)

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: 04/18/2023

Item Title: Minutes April 4

Submitted For: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval and take appropriate action regarding the minutes of the April 4, 2023, Regular Meeting.

Attachments

Minutes April 4

DRAFT



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, April 4, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

Staff Present: City Manager Judson Rex
Deputy City Manager Mitch Bates
Assistant City Manager Andy Hesser
Assistant City Manager Crystal Owens
Assistant City Manager Phillip Urrutia
City Attorney Brian England
City Secretary Eloyce René Dowl

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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Crystal Lazo, Animal Adoption Specialist, Animal Services, presented the Pet of the Month.

Mayor LeMay presented a proclamation to Garland Power & Light General Manager & CEO Darrell Cline and staff, proclaiming April 23, the 100th Anniversary of GP&L, to be "Garland Power and Light Day."

Mayor LeMay presented a proclamation to Kristen Smith, Managing Director, Human Resources, proclaiming April to be "Fair Housing Month" in Garland.

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.

The motion was made by Council Member Hedrick to approve the Consent Agenda as presented, seconded by Council Member Lucht. Motion carried:

Vote: 9 ayes, 0 nays

1. APPROVED Consider approval of the minutes of the March 21, 2023, Regular Meeting.

2. Consider approval of the following bids:

a. APPROVED	2023 Material Hauling Services Contract	Bid No. 0349-23
	Parnosa Acquisition Company LLC dba Aggregates Now	\$ 372,500.00
	Q. Roberts Trucking	\$ 390,000.00
		Total\$ 762,500.00

Consider authorizing a contract with Parnosa Acquisition Company LLC dba Aggregates Now Q. Roberts Trucking for the 2023 Material Hauling Services contract associated with rehabilitating and reconstructing alleys and streets within the City of Garland.

- b. APPROVED 2022 Paving, Water, Wastewater, and Drainage Improvements Group 1 Project Bid No. 0372-23**
- Tri-Con Services, Inc. \$ 2,152,121.10**
- Consider authorizing a contract with Tri-Con Services, Inc. for the Utility Construction for the 2022 Paving, Water, Wastewater, and Drainage Improvements Group 1 Project.
- c. APPROVED Wynn Joyce Road 24" Water Main Installation Bid No. 0064-22**
- Flow-Line Construction, Inc. \$ 188,118.66**
- Consider authorizing a change order to a contract with Flow-Line Construction, Inc. for the Wynn Joyce 24" Water Main Installation due to several unforeseen items.
- d. APPROVED Rowlett Creek 36-inch Parallel Sewer Interceptor Design Bid No. 0804-21**
- Freese and Nichols, Inc. \$ 766,381.00**
- Consider authorizing a change order to a contract with Freese and Nichols, Inc. for the Rowlett Creek sewer interceptor design project.
- e. APPROVED Professional Services for Wynn Joyce Park Bid No. 1272-22**
- TBG Partners \$ 635,000.00**
- Consider a request to enter into an agreement for professional services with TBG Partners to initiate design work for the proposed improvements at Wynn Joyce Park.
- f. APPROVED Cable for Warehouse Inventory Bid No. 0538-23**
- Techline, Inc. \$ 469,560.00**
- Consider a request for the purchase of cable from Techline, Inc. for Warehouse inventory to support GP&L's maintenance, repair, and construction requirements.
- g. APPROVED Transformers for Warehouse Inventory Bid No. 0162-22**
- Techline, Inc. \$ 83,662.00**
- Consider a request to approve a change order with Techline, Inc. for transformers for GP&L as part of the Warehouse inventory.

h. APPROVED Central Library Construction Services Bid No. 0379-21

Core Construction \$ 10,786,956.00

Consider a request to enter into an agreement with Core Construction for construction services as Guaranteed Maximum Price (GMP) 2, for the remainder of the modernization and upgrades to Central Library.

i. APPROVED Microsoft Enterprise Agreement Renewal Bid No. 0626-22

SHI Government Solutions \$ 998,110.55

Consider a request for a year two (2) of the Microsoft Enterprise Agreement licensing and support necessary for the City's continued and future use of Microsoft products. Information Technology (IT) also requests approval for the renewal of year three (3) of the Microsoft EA Agreement as the City intends to license and use Microsoft products for the foreseeable future.

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. APPROVED Z 22-66, My Choice Custom Homes (District 4)

Ordinance No. 7413 amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for a Dwelling, Single-Family Detached Use on a 0.359-acre tract of land located at 5475 Robin Road zoned Planned Development (PD) District 18-40 for Single-Family-7 Uses.

b. APPROVED Z 22-81, JP3 Consulting, LLC (District 6)

Ordinance No. 7414 amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Community Office (CO) District to Multi-Family-2 (MF-2) District on a 2.843-acre tract of land located at 2700 West Walnut Street and 320 King Lane.

c. APPROVED Z 22-71, G. Roxana Novoa (District 4)

Ordinance No. 7415 amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District on a 0.45-acre tract of land located at 1009 & 1013 Rowlett 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.

4. **APPROVED** **2022-23 Budget Amendment No. 2**
- Ordinance No. 7416** for Budget Amendment No. 2, amending the FY 2022-23 Adopted Budget to appropriate funds in the amount of \$4,355,728 in the Electric Utility Fund for GP&L Production to cover additional maintenance and repair costs on the Olinger and Spencer Power Plants. Council first considered this Budget Amendment during the March 20, 2023, Work Session.
5. **APPROVED** **Ordinance No. 7417** amending Section 1.100, "Fees," of Division 4, "Planning and Zoning Fees," of Article 3, "Fees," of Chapter 1, "General Provisions," and Section 4.54.1, "Applicability & Exemptions," of Division 1, "Purpose & Definitions," of Article 3, "Screening & Landscaping," of Chapter 4, "Site Development," of the Garland Development Code of Garland, Texas.
- At the April 3, 2023, Work Session, City Council was provided a written briefing to consider an ordinance with several clean-up items to the Garland Development Code related to Planning & Zoning fees and tree mitigation language.
6. **APPROVED** **Request for Development Assistance from OM Realty Garland**
- Council approved a development incentive request for Development Assistance from Om Estates Development, LLC for a waiver of certain development fees required for a proposed new mix-use project located at 240 E. IH30 and 328 Oaks Trail. This item was presented in Executive Session on December 5, 2022.
7. **APPROVED** **Request for Development Assistance from Andor Properties, LLC and Shirlee Mae, LLC**
- Council approved an incentive grant request for Development Assistance from Andor Properties, LLC and Shirlee Mae, LLC to renovate 500 Main Street and assist proposed tenants to occupy the property.
8. **APPROVED** **Request for Adoption of Economic Development Strategic Plan**
- Council approved a Request for Adoption of an Economic Development Strategic Plan which incorporates Council feedback from the March 20, 2023, City Council Work Session.
9. **APPROVED** **Request to Transfer Funds to the Garland Foundation for Development to Demolish the Otter Storage Facility**
- The Foundation for Development is acquiring the Otter Storage Facility, located at 3926 S. Shiloh Road and 3918 Leon Road. Due to safety concerns, and to prepare the site for redevelopment, the Foundation plans to demolish the properties upon closing.

ITEMS FOR INDIVIDUAL CONSIDERATION

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10. APPOINTMENTS: Appointment to the Dallas Area Rapid Transit Board

Consider by minute action one appointment to the Dallas Area Rapid Transit Board to fill the current vacancy.

Mr. Dave Brady presented comments in support of Michael Cheney.

Council Member Hedrick presented Michael T. Cheney as his nomination. A vote was cast with the following result:

Vote: 1 aye (Council Member Hedrick), 8 nays, nomination failed.

Mayor Pro Tem Morris presented Marc Abraham as her nomination. A vote was cast with the following result:

Vote: 8 ayes, 1 nay (Council Member Hedrick), approving the nomination.

11. Hold public hearings on:

a. APPROVED Youth Standards of Care

Consider a request to adopt an ordinance with public comments for Youth Programs Standards of Care in order to meet the requirements of Texas Human Resource Code, Section 42.041(b)(14).

Mayor LeMay opened the public hearing, there were no speakers.

The motion was made by Council Member Hedrick to approve the Youth Programs Standards of Care, seconded by Council Member Williams. Motion carried:

Vote: 9 ayes, 0 nays, adopting **Ordinance No. 7418**

b. APPROVED Consider a Specific Use Provision request by Joseph and Beverly Darnell, to convert an existing permitted backyard workshop to a Guest House. The site is located at 2701 Larry Drive in District 5.

Consideration of the application of Joseph and Beverly Darnell, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (File Z 22-82, District 5)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Beverly Darnell, applicant.

There was discussion by the Council.

The motion was made by Council Member Luch to approve the Specific Use Provision (Item 11b) and the Plan (Item 11c), seconded by Council Member Vera. Motion carried:

Vote: 9 ayes, 0 nays

c. APPROVED

Consider a Plan request by Joseph and Beverly Darnell, to convert an existing permitted backyard workshop to a Guest House. The site is located at 2701 Larry Drive in District 5.

Consideration of the application of Joseph and Beverly Darnell, requesting approval of a Plan for a Guest House on a property zoned Single-Family-10 (SF-10) District. This property is located at 2701 Larry Drive. (File Z 22-82, District 5)

d. WITHDRAWN

Consider a Specific Use Provision request by Shammy's Garland, LLC for an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road in District 7. (This item was postponed from the March 7, 2023 Regular City Council meeting per the applicant's request.)

Consideration of the application of Shammy's Garland, LLC, requesting approval of a Specific Use Provision for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (File Z 22-76, District 7)

Mayor LeMay announced there would be no action taken on Items 11d and 11e, because the requests were withdrawn by the applicant.

e. WITHDRAWN

Consider a Plan request by Shammy's Garland, LLC for an Automated/Rollover Car Wash use. The site is located at 2641 Belt Line Road in District 7. (This item was postponed from the March 7, 2023 Regular City Council meeting per the applicant's request.)

Consideration of the application of Shammy's Garland, LLC, requesting approval of a Plan for a Car Wash, Automated/Rollover Use on a property zoned Community Retail (CR) District. This property is located at 2461 Belt Line Road. (File Z 22-76, District 7)

12.

Citizen comments: There were no speakers on this item.

13.

Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:42 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. a.

Meeting Date: 04/18/2023

Item Title: Water Mains Replacement

Submitted By: Mamun Yusuf, Water Operations Capital Program Director

Bid Number: 0376-23

Purchase Justification:

The request is to provide construction services to replace approximately 1,552 linear feet of existing 6-inch water mains at the following locations: Wanda Drive (Delmar Drive - S. First Street); Gloria Drive (W. Walnut Street - Peggy Lane); Landa Drive (Miller Road - Williams Drive). An optional contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued per Purchasing procedures. Six (6) bids were received and evaluated with Tri-Con Services, Inc. submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Tri-Con Services, Inc.	All	\$526,000.00
Optional Contingency		85,000.00
	TOTAL:	----- \$611,000.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 48683

Fiscal Impact

Total Project/Account: \$4,557,883
Expended/Encumbered to Date: \$3,290,838
Balance: \$1,267,045
This Item: \$611,000
Proposed Balance: \$656,045
Account #: 220-4049-3020700-9129

Fund/Dept/Project – Description and Comments:

Water CIP / Upgrade Undersized Water Mains Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP Page 236

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/06/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/29/2023

[illegible]



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

2. b.

Meeting Date: 04/18/2023

Item Title: Wastewater Mains and Alley Paving Improvements

Submitted By: Mamun Yusuf, Water Operations Capital Program Director

Bid Number: 0470-23

Purchase Justification:

The request is to provide construction services to replace approximately 7,220 linear feet of 6-inch wastewater mains including manholes and service laterals. The wastewater mains are primarily located within existing alleys described as: Alley between Twilight and Dawn; Alley between Dawn and Sunset; Alley between Sunset and Pleasant Valley; Alley between Pleasant Valley and Milky Way; Alley between Milky Way and Moonlight; and Mercury Dr. Alley. The project also includes approximately 3,440 square yards of 6-inch concrete paving replacement for the Alley between Twilight and Dawn and the Alley between Milky Way and Moonlight as well as approximately 4,995 square yards of paving improvements for the Alley between Dawn and Sunset, the Alley between Sunset and Pleasant Valley, and the Alley between Pleasant Valley and Milky Way. An optional contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued per Purchasing procedures. Four (4) bids were received and evaluated with La Banda, LLC. submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
La Banda, LLC.	All	\$2,683,483.00
Optional Contingency		320,000.00
	TOTAL:	----- \$3,003,483.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 48800

Fiscal Impact

Total Project/Account: \$6,194,483
Expended/Encumbered to Date: \$711,946
Balance: \$5,482,537
This Item: \$3,003,483
Proposed Balance: \$2,479,054
Account #: 651-4699-1442519-9011, 230-4149-3214900-9305,
237-4149-3214900-9305

Fund/Dept/Project – Description and Comments:

Streets CIP / Paving of Unimproved Alleys Program	\$309,000
Wastewater CIP / Collection Mains Program	\$2,694,483
Total	\$3,003,483

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP - Pages 120 and 248

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/04/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/29/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 04/18/2023

Item Title: GP&L Olinger Plant 50 Ton Crane Repair

Submitted By: David Bernard, GP&L
Production Services Director

Bid Number: 0458-22

Purchase Justification:

The request is to approve a Change Order for the GP&L Olinger Plant 50-Ton Crane Repair. The initial repairs addressed the drum gear, pinion shaft, and disc brakes. During the disassembly of the gear case, it was discovered that the load brake assembly needed to be replaced, with additional work required on the gear drum, bearings, and oil slingers.

Evaluation:

Konecranes, Inc. was awarded the original PO 33461 for \$157,916.67 at the June 21, 2022, City Council Meeting.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Konecranes, Inc.	All	\$54,119.54
	TOTAL:	----- \$54,119.54

Basis for Award: Change Order

Purchase Requisition #: 49026

Fiscal Impact

Total Project/Account: \$7,743,561

Expended/Encumbered to Date: \$5,581,864

Balance: \$2,161,697

This Item: \$54,120

Proposed Balance: \$2,107,577

Account #: 211-3433-7111
Fund/Dept/Project – Description and Comments:
Electric Utility Fund / GP&L Production

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: Page 241

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/07/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/03/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 04/18/2023

Item Title: GP&L College Substation Rebuild Engineering Services

Submitted By: Steve Martin, GP&L
Transmission Director

Bid Number: 0624-23

Purchase Justification:

This request is to obtain technical, design, construction, and environmental engineering services for the demolition and rebuild of the GP&L College Street Substation. Engineering services will include civil, structural, electrical, protection and control, and communication design services for the substation. The engineer will also provide construction phase support and field engineering services during construction and assist with environmental services and planning.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for this project from RFQ 0753-19. Burns & McDonnell has successfully engineered previous 138kV projects for GP&L.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Burns & McDonnell	All	\$1,626,000.00
	TOTAL:	----- \$1,626,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 49011

Fiscal Impact

Total Project/Account: \$4,500,000

Expended/Encumbered to Date: \$980

Balance: \$4,499,020

This Item: \$1,626,000
Proposed Balance: \$2,873,020
Account #: 210-3799-3180401-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2023
Document Location: Prop. CIP Page 276

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/07/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/03/2023

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 04/18/2023

Item Title: Police Station Security Improvements - Fence Construction Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0218-23

Purchase Justification:

This request is to procure general construction services for the reconstruction of the perimeter fence at the Garland Police Department. The existing fence system will be replaced with a new high-security fence, including privacy slats that will serve as a more secure perimeter as well as a visual deterrent. This project is part of the 2019 Bond Program and approved in the 2023 CIP.

Evaluation:

A Request for Competitive Sealed Proposals (CSP) was issued in accordance with Purchasing procedures. Four (4) proposals were received and evaluated based on the published criteria. Commercial Fence Co. was marked non-responsive as they were missing a substantial portion of the required documentation for evaluation. Construction Rent-A-Fence received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Construction Rent-A-Fence	All	\$740,681.00
	TOTAL:	\$740,681.00

Basis for Award: Best Value

Purchase Requisition #: 49077

Fiscal Impact

Total Project/Account: \$2,149,973

Expended/Encumbered to Date: \$290,257

Balance: \$1,859,716
This Item: \$740,681
Proposed Balance: \$1,119,035
Account #: 652-1429-1302819-9002

Fund/Dept/Project – Description and Comments:

Public Safety CIP / Police Station Security Improvements

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP Page 151

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/07/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/07/2023



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 04/18/2023

Item Title: Holford Road Segment C Design Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0661-23

Purchase Justification:

This request is to obtain professional services for the design of Holford Road Segment C. This roadway segment extends from Arapaho Road to the southwest end of Holford Road Segment B at Naaman Forest Boulevard, consisting of approximately 4,000 linear feet of roadway reconstruction with a 530-foot long bridge crossing Spring Creek. The professional services include preparing design and construction documents, surveys, geotechnical, subsurface utility engineering, right-of-way (ROW) acquisitions and negotiations, as well as construction phase services to facilitate the construction of the road segment. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

Evaluation:

Halff Associates, Inc. was selected as the Most Qualified firm for this project from RFQ 0212-19.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Halff Associates, Inc.	All	\$3,060,000.00
	TOTAL:	\$3,060,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 49088

Fiscal Impact

Total Project/Account: \$3,133,800

Expended/Encumbered to Date: \$1,019,489

Balance: \$2,114,311
This Item: \$3,060,000
Proposed Balance: \$(945,689)*
Account #: 651-1429-1431619-710120, 220-4049-3019200-7101 and
 230-4149-3215700-7101

Fund/Dept/Project – Description and Comments:

Street/Transportation CIP / Holford Road Segment C *	\$2,896,200
Water CIP / Relocation of Mains Prior to Paving	\$81,900
Wastewater CIP / Relocation of Mains Prior to Paving	\$81,900
TOTAL	\$3,060,000

* The Holford Road Segment C from Arapaho Road to Naaman Forest Boulevard project will continue into 2024; 2019 GO Bond funding will be included in the 2024 Capital Improvement Program for the continuation of the project, as projected in the 2023 CIP.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP Pages 109, 231 and 251

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/06/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/04/2023

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 04/18/2023

Item Title: Duck Creek Audubon Trail Design Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0654-23

Purchase Justification:

This request is to obtain professional services for the design of the Duck Creek Audubon Trail. The proposed shared-use path is 12 feet wide and approximately 0.3 miles long, extending from an existing trail in Audubon Park to the existing Duck Creek Trail near Cody Park. The bridge connection spanning Duck Creek aims to complete a loop of bicycle and pedestrian facilities within the Duck Creek Greenbelt, with the benefit of keeping trail users off of the roadways. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

Evaluation:

Halff Associates, Inc. was selected as the Most Qualified firm for this project from RFQ 0141-20.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Halff Associates, Inc.	All	\$329,400.00
	TOTAL:	----- \$329,400.00

Basis for Award: Most Qualified

Purchase Requisition #: 49078

Fiscal Impact

Total Project/Account: \$13,329,252

Expended/Encumbered to Date: \$5,950,618

Balance: \$7,378,634

This Item: \$329,400
Proposed Balance: \$7,049,234
Account #: 654-1429-1856919-710120 and
650-1429-1856900-710120

Fund/Dept/Project – Description and Comments:

Park CIP / Trail Development Program / Duck Creek Audubon Trail

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP Page 85

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/06/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/04/2023

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 04/18/2023

Item Title: Naaman Forest Connection Trail Design Services

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0660-23

Purchase Justification:

This request is to obtain professional services for the design of the Naaman Forest Connection trail. The approximately one-mile-long trail will be 12 feet wide running north-south from near Three Oaks Drive to the north side of Naaman School Road, connecting to the shared-use path that will be constructed at Brand Road. The trail will also connect to the existing Winters Park Trail and Spring Creek Greenbelt Trail. This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

Evaluation:

Dunaway Associates, LLC was selected as the Most Qualified firm for this project from RFQ 0141-20.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Dunaway Associates, LLC	All	\$368,900.00
	TOTAL:	----- \$368,900.00

Basis for Award: Most Qualified

Purchase Requisition #: 49087

Fiscal Impact

Total Project/Account: \$13,329,252

Expended/Encumbered to Date: \$6,280,018

Balance: \$7,049,234

This Item: \$368,900
Proposed Balance: \$6,680,334
Account #: 654-1429-1856819-710120 and
650-1429-1856800-710120

Fund/Dept/Project – Description and Comments:

Park CIP / Trail Development Program / Naaman Forest Connection Trail

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2023

Document Location: Prop. CIP Page 85

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/06/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/04/2023

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 04/18/2023

Item Title: Fleet Fuel Providers

Submitted By: Garth Sanich, Director of Fleet
Services

Bid Number: 0666-23

Purchase Justification:

This request is for the purchase of gasoline and diesel fuel to be utilized by City departments in their daily operations. This approval is for a term agreement with three (3) optional renewals.

Evaluation:

The fuel is available from Saratoga Rack Marketing LLC as the primary supplier and Douglass Distributing as the secondary supplier through an Interlocal Agreement with Tarrant County Bid 2023-070.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Saratoga Rack Marketing LLC	Primary	\$6,000,000.00
Douglass Distributing	Secondary	300,000.00
	TOTAL:	\$6,300,000.00

Basis for Award: Interlocal Agreement

Purchase Requisition #: 48847 & 49000

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$6,300,000
Proposed Balance: N/A
Account #: 441-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to City Departments' accounts as incurred based on usage.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2022-23

Document Location: N/A

Budget Director Approval: Allyson Bell Steadman

Approval Date: 04/07/2023

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/05/2023



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3. a.

Meeting Date: 04/18/2023

Item Title: Z 22-82 Joseph and Beverly Darnell (District 5)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 22-82 Joseph and Beverly Darnell

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 22-82 Ordinance

Z 22-82 Exhibit A

Z 22-82 Exhibit B

Z 22-82 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A GUEST HOUSE ON A 0.26-ACRE TRACT OF LAND ZONED SINGLE-FAMILY-10 (SF-10) DISTRICT AND LOCATED AT 2701 LARRY DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of March, 2023, the Plan Commission did consider and make recommendations on a certain request for a Specific Use Provision for a Guest House on a property zoned Single-Family-10 (SF-10) by **Joseph and Beverly Darnell** and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Guest House on a property zoned Single-Family-10 (SF-10) and located at 2701 Larry Drive, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2023.

THE CITY OF GARLAND, TEXAS

FILE NO. Z 22-82

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-82

BEING a 0.26-acre tract of land commonly known as 2701 Larry Drive, located in the W. Keen Survey, Abstract 734, City of Garland, Dallas County, Texas, being Lot 1, Block None, of Holcomb Addition, an addition to the City of Garland, Texas, according to the plat thereof, recorded in Volume 40, Page 217 of the Official Public Records of Dallas County, Texas.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-82

2701 Larry 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. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

EXHIBIT B

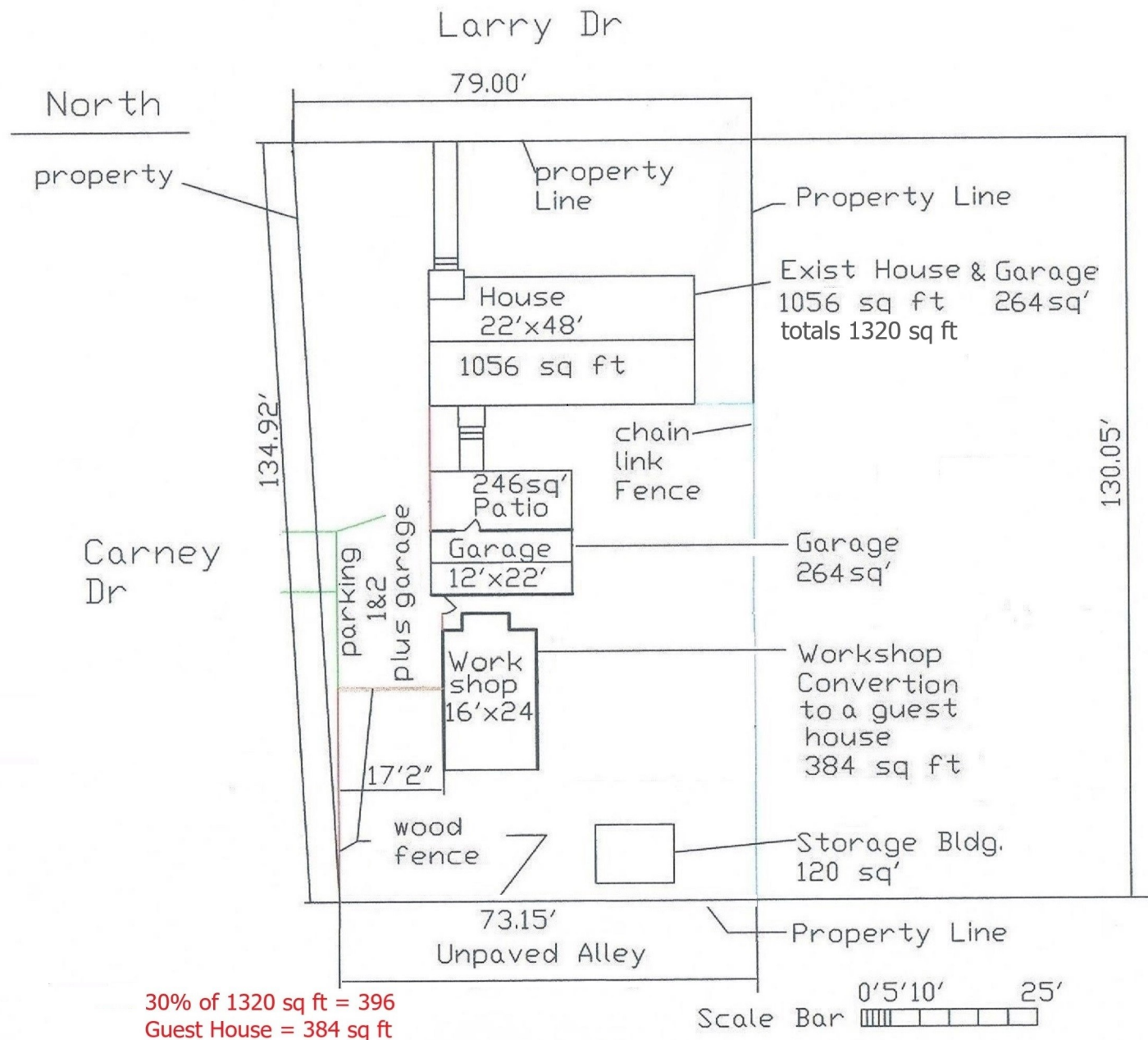
IV. General Regulations: All regulations of the Single-Family-10 (SF-10) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Development Plans:

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

VI. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for a Guest House shall be in effect for fifteen (15) years.



Site Plan
Case No. 221108-1



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 04/18/2023

Item Title: Public Health Infrastructure Grant

Submitted By: Mistie Gardner, Director of Operations & Emergency Management

Summary of Request/Problem

The Garland Health Department is seeking Council approval to authorize the City Manager or his designee to execute an agreement with the Department of State Health Services (DSHS) to provide Public Health Infrastructure Grant funding in the amount of \$1,950,883.00 for the hiring, retaining, supporting and training of public health workforce and strengthening public health infrastructure and systems. Council discussed this item previously during the April 17, 2023 Work Session.

Recommendation/Action Requested and Justification

Staff recommends approval to execute an Agreement with the DSHS to pay for Public Health clinic staffing through approximately April, 2026 in the amount of 1,950,883.00.

Attachments

2023 Infrastructure Grant Documents



TEXAS
Health and Human
Services

Texas Department of State Health Services

Jennifer A. Shuford, M.D., M.P.H.
Commissioner

Mistie Gardner
City of Garland Health Department
206 Carver Street
Garland, Texas 75040

Subject: Grant: Public Health Infrastructure Grant
Program ID: CPS/PHIG
Contract Number: HHS001310100001
Contract Amount: \$1,950,883.00
Contract Term: Upon Execution through November 30, 2027

Dear Ms. Gardner:

Enclosed is the Public Health Infrastructure, Workforce, and Data Systems contract between the Department of State Health Services and City of Garland Health Department.

The purpose of this contract is to make strategic investments to support hiring, retaining, supporting, and training the public health workforce and strengthening public health infrastructure and systems related to the workforce and foundational capabilities in alignment with the Strengthening U.S. Public Health Infrastructure, Workforce, and Data Systems program (Funding Opportunity Number CDC RFA OE22-2203) from the Centers for Disease Control and Prevention (CDC).

Please let me know if you have any questions or need additional information.

Sincerely,

Kristiana Flores, CTCM
Contract Manager
512-776-6538
Kristiana.Flores@dshs.texas.gov

**SIGNATURE DOCUMENT FOR
THE DEPARTMENT OF STATE HEALTH SERVICES GRANT AGREEMENT,
CONTRACT NO. HHS001310100001
UNDER THE
CENTER FOR HEALTH EMERGENCY PREPAREDNESS & RESPONSE (CHEPR) GRANT PROGRAM**

The parties to this agreement (“Grant Agreement” or “Contract”) are the Department of State Health Services (“System Agency”) and City of Garland Health Department (“Grantee”), having its principal office at 206 Carver Street, Garland, Texas 75040 (each a “Party” and collectively the “Parties”).

I. PURPOSE

The purpose of this Grant Agreement is to make strategic investments to support hiring, retaining, and training the public health workforce, and to strengthen public health infrastructure and systems related to the workforce and foundational capabilities in alignment with the Strengthening U.S. Public Health Infrastructure, Workforce, and Data Systems (Funding Opportunity Number CDC RFA OE22-2203) program from the Centers for Disease Control and Prevention (CDC).

II. LEGAL AUTHORITY

This Grant Agreement is entered into pursuant to Texas Health and Safety Code: Title 2 Chapter 12 (section 12.011) and Chapter 81 (section 81.005); Title 12 Chapter 1001 (section 1001.071), and Texas Government Code: Title 4 Chapter 531 and Chapter 418 Subchapter C (section 418.043); Title 7 Chapter 791.

III. DURATION

This Grant Agreement is effective on the signature date of the latter of the Parties to sign this agreement and expires on November 30, 2027, unless sooner terminated. This Grant Agreement does not include renewals.

IV. STATEMENT OF WORK

The Statement of Work to which Grantee is bound is included as Attachment A and is incorporated into and made a part of this Grant Agreement for all purposes.

V. BUDGET AND INDIRECT COST RATE

The total amount of this Grant Agreement will not exceed **\$1,950,883.00**. Grantee is not required to provide matching funds.

The total not-to-exceed amount includes the following:

Total Federal Funds: \$1,950,883.00
Total State Funds: \$0.00

All expenditures under the Grant Agreement will be in accordance with **ATTACHMENT B, BUDGET**.

If the System Agency approves or acknowledges an updated indirect cost rate, the Grant Agreement will be amended to incorporate the new rate (and the new indirect cost rate letter, if applicable) and the budget revised accordingly.

VI. REPORTING REQUIREMENTS

Grantee shall submit all required reports in accordance with Articles III and IV of the Statement of Work.

VII. CONTRACT REPRESENTATIVES

The following will act as the representative authorized to administer activities under this Grant Agreement on behalf of their respective Party.

System Agency

Kristiana Flores
Department of State Health Services
1100 W. 49th Street, MC1990
Austin, Texas 78756
Kristiana.Flores@dshs.texas.gov

Grantee

Susan Cannon
City of Garland Health Department
206 Carver Street
Garland, Texas 75040
SCannon@garlandtx.gov

VIII. NOTICE REQUIREMENTS

- A. All notices given by Grantee shall be in writing, include the Grant Agreement contract number, comply with all terms and conditions of the Grant Agreement, and be delivered to the System Agency's Contract Representative identified above.
- B. Grantee shall send legal notices to System Agency at the address below and provide a copy to the System Agency's Contract Representative:

Health and Human Services Commission
Attn: Office of Chief Counsel
4601 W. Guadalupe, Mail Code 1100
Austin, Texas 78751

with a copy to:

Department of State Health Services
Attention: General Counsel
1100 W. 49th Street, Mail Code 1919
Austin, TX 78756

- C. Notices given by System Agency to Grantee may be emailed, mailed or sent by common carrier. Email notices shall be deemed delivered when sent by System Agency. Notices sent by mail shall be deemed delivered when deposited by the System Agency in the United States mail, postage paid, certified, return receipt requested. Notices sent by common carrier shall be deemed delivered when deposited by the System Agency with a common carrier, overnight, signature required.
- D. Notices given by Grantee to System Agency shall be deemed delivered when received by System Agency.
- E. Either Party may change its Contract Representative or Legal Notice contact by providing written notice to the other Party.

IX. FEDERAL AWARD INFORMATION

GRANTEE'S UNIQUE ENTITY IDENTIFIER: F2DLUDKRCN98

Federal funding under this Grant Agreement is a subaward under the following federal award.

Federal Award Identification Number (FAIN): NE11OE000001

- A. Assistance Listings Title, Number, and Dollar Amount: CDC's Collaboration with Academia to Strengthen Public Health – 93.967 -\$146,769,640.00
- B. Federal Award Date: 11/29/2022
- C. Federal Award Period: 12/1/2022-11/30/2023
- D. Name of Federal Awarding Agency: Centers for Disease Control and Prevention
- E. Federal Award Project Description: Strengthening Public Health Infrastructure, Workforce and Data Systems
- F. Awarding Official Contact Information: Lakita Reid
- G. Total Amount of Federal Funds Awarded to System Agency: \$146,769,640.00
- H. Amount of Funds Awarded to Grantee: \$1,950,883.00
- I. Identification of Whether the Award is for Research and Development: No

X. CONTRACT DOCUMENTS

The following documents are incorporated by reference and made a part of this Grant Agreement for all purposes.

Unless expressly stated otherwise in this Grant Agreement, in the event of conflict, ambiguity or inconsistency between or among any documents, all System Agency documents take precedence over Grantee's documents and the Data Use Agreement takes precedence over all other contract documents.

ATTACHMENT A – STATEMENT OF WORK
ATTACHMENT B – BUDGET
ATTACHMENT C – CONTRACT AFFIRMATIONS-V2.2
ATTACHMENT D – UNIFORM TERMS AND CONDITIONS – GRANT-V.3.2
ATTACHMENT E – DATA USE AGREEMENT-TACCHO VERSION
ATTACHMENT F – FEDERAL ASSURANCES-V1.1
ATTACHMENT G – CERTIFICATION REGARDING LOBBYING
ATTACHMENT H – FFATA CERTIFICATION FORM

XI. SIGNATURE AUTHORITY

Each Party represents and warrants that the person executing this Grant Agreement on its behalf has full power and authority to enter into this Grant Agreement. Any services or work performed by Grantee before this Grant Agreement is effective or after it ceases to be effective are performed at the sole risk of Grantee.

SIGNATURE PAGE FOLLOWS

**SIGNATURE PAGE FOR SYSTEM AGENCY GRANT AGREEMENT,
CONTRACT NO. HHS001310100001**

**DEPARTMENT OF STATE HEALTH
SERVICES**

**CITY OF GARLAND HEALTH
DEPARTMENT**

Signature

Signature

Printed Name: _____

Printed Name: Mistie Gardner

Title: _____

Title: _____

Date of Execution: _____

Date of Execution: _____

ATTACHMENT A
STATEMENT OF WORK
Strengthening U.S. Public Health Infrastructure, Workforce, and
Data Systems

I. GRANTEE RESPONSIBILITIES

Grantee shall:

- A. Make strategic investments to support hiring, retaining, and training the public health workforce and strengthen public health infrastructure and systems related to the workforce and foundational capabilities in alignment with the Strengthening U.S. Public Health Infrastructure, Workforce, and Data Systems (Funding Opportunity Number CDC RFA OE22-2203) from the Centers for Disease Control and Prevention (CDC).
- B. Complete all activities required and allowable under this Contract by November 30, 2027 and complete all reports by the due dates listed in Article III.
- C. Perform required activities intended to help meet critical infrastructure needs and make possible strategic investments that will have lasting effects on public health agencies. Recipients should prioritize recruiting and hiring staff who are from the communities and populations served. Recipients should demonstrate a commitment to diversity, health disparities, inclusion, and accessibility in their workforce recruitment and selection processes, communication, and outcomes. Required activities include:
 - 1. Recruit and hire new public health personnel (professional, clinical, disease investigation, program and/or administrative); expand recruitment efforts; create new positions, improve hiring incentives; and create new hiring mechanisms. Personnel may be permanent full or part-time staff, temporary or term-limited staff, fellows, interns and/or contracted employees.
 - 2. Retain public health staff, strengthen retention incentives, and create promotional opportunities (e.g., career ladders, succession planning).
 - 3. Support and sustain the public health workforce and strengthen workplace well-being programs and expand engagement with the workforce to address their mental, emotional, and physical well-being.
 - 4. Train new and existing public health infrastructure grant staff and improve the quality and scope of training and professional development opportunities for staff.
 - 5. Strengthen workforce planning, systems, processes, and policies; maintain and upgrade human resource systems; identify ways to better collect and use workforce data; and identify policies that could facilitate more efficient and effective workplace development and management.
 - 6. Strengthen support for implementation of this grant.
- D. Agree that funds cannot be used for research, medical or clinical supplies, fund-raising activities, construction or major renovations, to supplant existing state or federal funds for activities, to purchase vehicles of any kind (including mobile medical clinics), or to fund an award to another party or provider who is ineligible. Any furniture/cubicle or uniform/scrub purchases will require PRIOR approval by System Agency. Funds cannot be used for the preparation, distribution, or use of any material (publicity or propaganda) intended to influence the enactment or modification of any federal or state legislation or to pay the salary or expenses of grant recipients, contract recipients, or agents that aim to support or defeat the enactment of legislation, regulation, administrative action, or any

ATTACHMENT A
STATEMENT OF WORK
Strengthening U.S. Public Health Infrastructure, Workforce, and
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executive order proposed or pending before a legislative body beyond normal, recognized executive relationships.

- E. Comply with all applicable regulations, standards, and guidelines in effect on the beginning date of this Contract and as may be amended throughout the Grant Agreement term.
- F. Maintain an inventory of equipment, supplies defined as controlled assets, and real property that were purchased with grant funds. Grantee shall submit an annual cumulative report of the equipment, controlled assets and other property on HHS System Agency Grantee's Property Inventory Report form to the assigned System Agency Contract Manager by email not later than October 15 of each year. Controlled assets include firearms, regardless of the acquisition cost, and the following assets with an acquisition cost of \$500 or more, but less than \$5,000: desktop and laptop computers (including notebooks, tablets and similar devices), non-portable printers and copiers, emergency management equipment, communication devices and systems, medical and laboratory equipment, and media equipment. Controlled assets are considered supplies. Equipment includes tangible nonexpendable personal property with an acquisition cost of \$5,000 or more and a useful life of more than one year.
- G. For budget transfers, submit a revised Categorical Budget Form to the System Agency Contract Manager, highlighting the areas affected.

Transferring funds between budget categories, other than the equipment and indirect cost categories, is allowable, but requires prior approval by System Agency and cannot exceed 25% of the total annual Contract value for each period ending on November 30. If the budget transfer(s) exceeds 25% of the total annual Contract value for a Contract period ending on November 30, alone or cumulatively, a Contract amendment is required.

After review, the System Agency Contract Manager shall provide notification of acceptance or disallowance to Grantee via email. If approved, the revised budget shall be deemed incorporated into the Contract.

II. PERFORMANCE MEASURES

System Agency will monitor the Grantee's performance of the requirements in this Statement of Work and compliance with the Contract's terms and conditions.

System Agency will develop performance measures in collaboration with the Grantee.

III. REPORTING REQUIREMENTS

- A. Grantee shall be required to submit the reports detailed below, together with any additional reports requested by System Agency as necessary to accomplish the objectives of and monitor compliance with this Contract. Grantee must submit reports in a format specified by the System Agency.
- B. Grantee will provide and submit written reports, by electronic mail, in the format specified

ATTACHMENT A
STATEMENT OF WORK
Strengthening U.S. Public Health Infrastructure, Workforce, and
Data Systems

by System Agency. Grantee shall maintain the source documentation used to develop the reports. All written reports should be titled with the Grantee name, address, email address, telephone number, program name, contract or purchase order number, dates services were completed and/or products were delivered, the time period of the report, total invoice amount, and invoices paid to subgrantees for services received. Submit local health entity Strengthening U.S. Public Health Infrastructure, Workforce, and Data Systems progress reports and spend plans within the established timeframe designated by the System Agency, using the template provided by System Agency. Progress reports must include status updates on program activities and reporting progress through financial reports. Failure to submit a required report or additional requested information by the due dates provided by System Agency or upon request constitutes breach of contract and may result in delay of payment or cancellation of the Grant Agreement. Reports should be sent electronically to DSHSPHInfrastructureCo-Ag@dshs.texas.com and the assigned Contract Manager.

Report	Frequency	Due Date
Program and Financial Progress Reports	Twice per calendar year	June 10 and December 10
Final Performance Report	End of Contract	January 15, 2028
Invoices/Requests for Reimbursement	Once per month	The last business day of the month following the month in which expenses were incurred
Grantee's Property Inventory Report	Once per year	October 15 annually through 2027

- C. Submit the final performance report listed above that describes progress toward achieving the objectives and deliverables contained in this Contract to DSHSPHInfrastructureCo-Ag@dshs.texas.com and the assigned Contract Manager by January 15, 2028 (45 days after end of Contract period), using the template provided by System Agency.

IV. INVOICE AND PAYMENT

- A. Grantee shall submit requests for reimbursement of required services/deliverables monthly using the State of Texas Purchase Voucher (Form B-13), together with supporting documentation as directed by System Agency. Forms should be mailed, faxed or e-mailed to the addresses below. Invoices will be due the last business day of the month following the month in which expenses were incurred.
- B. Grantee shall submit a Financial Status Report (FSR) twice per calendar year for the term of the Contract, beginning on the effective date of the Contract through November 30, 2027.

ATTACHMENT A
STATEMENT OF WORK
Strengthening U.S. Public Health Infrastructure, Workforce, and
Data Systems

Contract Year	FSR Period 1	FSR 1 Due Dates	FSR Period 2	FSR 2 Due Dates
1	Effective Date - May 31, 2023	June 30, 2023	June 1, 2023 - November 30, 2023	December 30, 2023
2	December 1, 2023 - May 31, 2024	June 30, 2024	June 1, 2024 - November 30, 2024	December 30, 2024
3	December 1, 2024 - May 31, 2025	June 30, 2025	June 1, 2025 - November 30, 2025	December 30, 2025
4	December 1, 2025 - May 31, 2026	June 30, 2026	June 1, 2026 - November 30, 2026	December 30, 2026
5	December 1, 2026 - May 31, 2027	June 30, 2027	June 1, 2027 - November 30, 2027	January 15, 2028

All reporting documents must be submitted by e-mail, fax, or mail. E-mail is preferred, but fax or mail is acceptable.

1. For submission by mail, use address below:

Department of State Health Services
Claims Processing Unit, MC 1940
P.O. Box 149347
Austin, TX 78714-9347

2. For submission by fax, use number below:
(512) 458-7442

3. For submission by e-mail, see requirements below:

- a. Form B-13 with supporting documentation and Form B-13A must be sent to invoices@dshs.texas.gov & CMSInvoices@dshs.texas.gov, with a copy to the System Agency contract manager.
- b. FSR must be sent to: invoices@dshs.texas.gov; FSRGrants@dshs.texas.gov; and with a copy to the System Agency contract manager.

- C. Grantee will be reimbursed monthly in accordance with Attachment B, Budget, subject to all Contract requirements, applicable law and governing regulations.
Grantee shall include required and appropriate documentation with all reimbursement requests.

ATTACHMENT B BUDGET

Budget Categories	System Agency Funding Year 1	System Agency Funding Year 2	System Agency Funding Year 3	System Agency Funding Year 4	System Agency Funding Year 5	Summary
Personnel	\$0.00	\$359,395.00	\$862,548.00	\$117,949.00	\$0.00	\$1,339,892.00
Fringe Benefits	\$0.00	\$163,884.00	\$393,322.00	\$53,785.00	\$0.00	\$610,991.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Direct Costs	\$0.00	\$523,279.00	\$1,255,870.00	\$171,734.00	\$0.00	\$1,950,883.00
Indirect Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Sum of Direct and Indirect Costs	\$0.00	\$523,279.00	\$1,255,870.00	\$171,734.00	\$0.00	\$1,950,883.00

HEALTH AND HUMAN SERVICES
Contract Number HHS001310100001
Attachment C CONTRACT AFFIRMATIONS

For purposes of these Contract Affirmations, HHS includes both the Health and Human Services Commission (HHSC) and the Department of State Health Services (DSHS). System Agency refers to HHSC, DSHS, or both, that will be a party to this Contract. These Contract Affirmations apply to all Contractors and Grantees (referred to as "Contractor") regardless of their business form (e.g., individual, partnership, corporation).

By entering into this Contract, Contractor affirms, without exception, understands, and agrees to comply with the following items through the life of the Contract:

1. Contractor represents and warrants that these Contract Affirmations apply to Contractor and all of Contractor's principals, officers, directors, shareholders, partners, owners, agents, employees, subcontractors, independent contractors, and any other representatives who may provide services under, who have a financial interest in, or otherwise are interested in this Contract and any related Solicitation.

2. **Complete and Accurate Information**

Contractor represents and warrants that all statements and information provided to HHS are current, complete, and accurate. This includes all statements and information in this Contract and any related Solicitation Response.

3. **Public Information Act**

Contractor understands that HHS will comply with the Texas Public Information Act (Chapter 552 of the Texas Government Code) as interpreted by judicial rulings and opinions of the Attorney General of the State of Texas. Information, documentation, and other material prepared and submitted in connection with this Contract or any related Solicitation may be subject to public disclosure pursuant to the Texas Public Information Act. In accordance with Section 2252.907 of the Texas Government Code, Contractor is required to make any information created or exchanged with the State pursuant to the Contract, and not otherwise excepted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public at no additional charge to the State.

4. **Contracting Information Requirements**

Contractor represents and warrants that it will comply with the requirements of Section 552.372(a) of the Texas Government Code. Except as provided by Section 552.374(c) of the Texas Government Code, the requirements of Subchapter J (Additional Provisions Related to Contracting Information), Chapter 552 of the Government Code, may apply to the Contract and the Contractor agrees that the Contract can be terminated if the Contractor knowingly or intentionally fails to comply with a requirement of that subchapter.

5. Assignment

- A. Contractor shall not assign its rights under the Contract or delegate the performance of its duties under the Contract without prior written approval from System Agency. Any attempted assignment in violation of this provision is void and without effect.
- B. Contractor understands and agrees the System Agency may in one or more transactions assign, pledge, or transfer the Contract. Upon receipt of System Agency's notice of assignment, pledge, or transfer, Contractor shall cooperate with System Agency in giving effect to such assignment, pledge, or transfer, at no cost to System Agency or to the recipient entity.

6. Terms and Conditions

Contractor accepts the Solicitation terms and conditions unless specifically noted by exceptions advanced in the form and manner directed in the Solicitation, if any, under which this Contract was awarded. Contractor agrees that all exceptions to the Solicitation, as well as terms and conditions advanced by Contractor that differ in any manner from HHS' terms and conditions, if any, are rejected unless expressly accepted by System Agency in writing.

7. HHS Right to Use

Contractor agrees that HHS has the right to use, produce, and distribute copies of and to disclose to HHS employees, agents, and contractors and other governmental entities all or part of this Contract or any related Solicitation Response as HHS deems necessary to complete the procurement process or comply with state or federal laws.

8. Release from Liability

Contractor generally releases from liability and waives all claims against any party providing information about the Contractor at the request of System Agency.

9. Dealings with Public Servants

Contractor has not given, has not offered to give, and does not intend to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with this Contract or any related Solicitation, or related Solicitation Response.

10. Financial Participation Prohibited

Under Section 2155.004, Texas Government Code (relating to financial participation in preparing solicitations), Contractor certifies that the individual or business entity named in this Contract and any related Solicitation Response is not ineligible to receive this Contract and acknowledges that this Contract may be terminated and payment withheld if this certification is inaccurate.

11. Prior Disaster Relief Contract Violation

Under Sections 2155.006 and 2261.053 of the Texas Government Code (relating to convictions and penalties regarding Hurricane Rita, Hurricane Katrina, and other disasters), the Contractor certifies that the individual or business entity named in this Contract and any related Solicitation Response is not ineligible to receive this Contract

and acknowledges that this Contract may be terminated and payment withheld if this certification is inaccurate.

12. Child Support Obligation

Under Section 231.006(d) of the Texas Family Code regarding child support, Contractor certifies that the individual or business entity named in this Contract and any related Solicitation Response is not ineligible to receive the specified payment and acknowledges that the Contract may be terminated and payment may be withheld if this certification is inaccurate. If the certification is shown to be false, Contractor may be liable for additional costs and damages set out in 231.006(f).

13. Suspension and Debarment

Contractor certifies that it and its principals are not suspended or debarred from doing business with the state or federal government as listed on the *State of Texas Debarred Vendor List* maintained by the Texas Comptroller of Public Accounts and the *System for Award Management (SAM)* maintained by the General Services Administration. This certification is made pursuant to the regulations implementing Executive Order 12549 and Executive Order 12689, Debarment and Suspension, 2 C.F.R. Part 376, and any relevant regulations promulgated by the Department or Agency funding this project. This provision shall be included in its entirety in Contractor's subcontracts, if any, if payment in whole or in part is from federal funds.

14. Excluded Parties

Contractor certifies that it is not listed in the prohibited vendors list authorized by Executive Order 13224, "*Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism*," published by the United States Department of the Treasury, Office of Foreign Assets Control.'

15. Foreign Terrorist Organizations

Contractor represents and warrants that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization, as prohibited by Section 2252.152 of the Texas Government Code.

16. Executive Head of a State Agency

In accordance with Section 669.003 of the Texas Government Code, relating to contracting with the executive head of a state agency, Contractor certifies that it is not (1) the executive head of an HHS agency, (2) a person who at any time during the four years before the date of this Contract was the executive head of an HHS agency, or (3) a person who employs a current or former executive head of an HHS agency.

17. Human Trafficking Prohibition

Under Section 2155.0061 of the Texas Government Code, Contractor certifies that the individual or business entity named in this Contract is not ineligible to receive this Contract and acknowledges that this Contract may be terminated and payment withheld if this certification is inaccurate.

18. Franchise Tax Status

Contractor represents and warrants that it is not currently delinquent in the payment of any franchise taxes owed the State of Texas under Chapter 171 of the Texas Tax Code.

19. Debts and Delinquencies

Contractor agrees that any payments due under this Contract shall be applied towards any debt or delinquency that is owed to the State of Texas.

20. Lobbying Prohibition

Contractor represents and warrants that payments to Contractor and Contractor's receipt of appropriated or other funds under this Contract or any related Solicitation are not prohibited by Sections 556.005, 556.0055, or 556.008 of the Texas Government Code (relating to use of appropriated money or state funds to employ or pay lobbyists, lobbying expenses, or influence legislation).

21. Buy Texas

Contractor agrees to comply with Section 2155.4441 of the Texas Government Code, requiring the purchase of products and materials produced in the State of Texas in performing service contracts.

22. Disaster Recovery Plan

Contractor agrees that upon request of System Agency, Contractor shall provide copies of its most recent business continuity and disaster recovery plans.

23. Computer Equipment Recycling Program

If this Contract is for the purchase or lease of computer equipment, then Contractor certifies that it is in compliance with Subchapter Y, Chapter 361 of the Texas Health and Safety Code related to the Computer Equipment Recycling Program and the Texas Commission on Environmental Quality rules in 30 TAC Chapter 328.

24. Television Equipment Recycling Program

If this Contract is for the purchase or lease of covered television equipment, then Contractor certifies that it is compliance with Subchapter Z, Chapter 361 of the Texas Health and Safety Code related to the Television Equipment Recycling Program.

25. Cybersecurity Training

- A. Contractor represents and warrants that it will comply with the requirements of Section 2054.5192 of the Texas Government Code relating to cybersecurity training and required verification of completion of the training program.
- B. Contractor represents and warrants that if Contractor or Subcontractors, officers, or employees of Contractor have access to any state computer system or database, the Contractor, Subcontractors, officers, and employees of Contractor shall complete cybersecurity training pursuant to and in accordance with Government Code, Section 2054.5192.

26. Restricted Employment for Certain State Personnel

Contractor acknowledges that, pursuant to Section 572.069 of the Texas Government Code, a former state officer or employee of a state agency who during the period of state service or employment participated on behalf of a state agency in a procurement or contract negotiation involving Contractor may not accept employment from Contractor before the second anniversary of the date the Contract is signed or the procurement is terminated or withdrawn.

27. No Conflicts of Interest

- A. Contractor represents and warrants that it has no actual or potential conflicts of interest in providing the requested goods or services to System Agency under this Contract or any related Solicitation and that Contractor's provision of the requested goods and/or services under this Contract and any related Solicitation will not constitute an actual or potential conflict of interest or reasonably create an appearance of impropriety.
- B. Contractor agrees that, if after execution of the Contract, Contractor discovers or is made aware of a Conflict of Interest, Contractor will immediately and fully disclose such interest in writing to System Agency. In addition, Contractor will promptly and fully disclose any relationship that might be perceived or represented as a conflict after its discovery by Contractor or by System Agency as a potential conflict. System Agency reserves the right to make a final determination regarding the existence of Conflicts of Interest, and Contractor agrees to abide by System Agency's decision.

28. Fraud, Waste, and Abuse

Contractor understands that HHS does not tolerate any type of fraud, waste, or abuse. Violations of law, agency policies, or standards of ethical conduct will be investigated, and appropriate actions will be taken. Pursuant to Texas Government Code, Section 321.022, if the administrative head of a department or entity that is subject to audit by the state auditor has reasonable cause to believe that money received from the state by the department or entity or by a client or contractor of the department or entity may have been lost, misappropriated, or misused, or that other fraudulent or unlawful conduct has occurred in relation to the operation of the department or entity, the administrative head shall report the reason and basis for the belief to the Texas State Auditor's Office (SAO). All employees or contractors who have reasonable cause to believe that fraud, waste, or abuse has occurred (including misconduct by any HHS employee, Grantee officer, agent, employee, or subcontractor that would constitute fraud, waste, or abuse) are required to immediately report the questioned activity to the Health and Human Services Commission's Office of Inspector General. Contractor agrees to comply with all applicable laws, rules, regulations, and System Agency policies regarding fraud, waste, and abuse including, but not limited to, HHS Circular C-027.

A report to the SAO must be made through one of the following avenues:

- SAO Toll Free Hotline: 1-800-TX-AUDIT
- SAO website: <http://sao.fraud.state.tx.us/>

All reports made to the OIG must be made through one of the following avenues:

- OIG Toll Free Hotline 1-800-436-6184
- OIG Website: ReportTexasFraud.com
- Internal Affairs Email: InternalAffairsReferral@hhsc.state.tx.us
- OIG Hotline Email: OIGFraudHotline@hhsc.state.tx.us.
- OIG Mailing Address: Office of Inspector General
Attn: Fraud Hotline
MC 1300
P.O. Box 85200
Austin, Texas 78708-5200

29. Antitrust

The undersigned affirms under penalty of perjury of the laws of the State of Texas that:

- A. in connection with this Contract and any related Solicitation Response, neither I nor any representative of the Contractor has violated any provision of the Texas Free Enterprise and Antitrust Act, Tex. Bus. & Comm. Code Chapter 15;
- B. in connection with this Contract and any related Solicitation Response, neither I nor any representative of the Contractor has violated any federal antitrust law; and
- C. neither I nor any representative of the Contractor has directly or indirectly communicated any of the contents of this Contract and any related Solicitation Response to a competitor of the Contractor or any other company, corporation, firm, partnership or individual engaged in the same line of business as the Contractor.

30. Legal and Regulatory Actions

Contractor represents and warrants that it is not aware of and has received no notice of any court or governmental agency proceeding, investigation, or other action pending or threatened against Contractor or any of the individuals or entities included in numbered paragraph 1 of these Contract Affirmations within the five (5) calendar years immediately preceding execution of this Contract or the submission of any related Solicitation Response that would or could impair Contractor's performance under this Contract, relate to the contracted or similar goods or services, or otherwise be relevant to System Agency's consideration of entering into this Contract. If Contractor is unable to make the preceding representation and warranty, then Contractor instead represents and warrants that it has provided to System Agency a complete, detailed disclosure of any such court or governmental agency proceeding, investigation, or other action that would or could impair Contractor's performance under this Contract, relate to the contracted or similar goods or services, or otherwise be relevant to System Agency's consideration of entering into this Contract. In addition, Contractor acknowledges this is a continuing disclosure requirement. Contractor represents and warrants that Contractor shall notify System Agency in writing within five (5) business days of any changes to the representations or warranties in this clause and understands that failure to so timely update System Agency shall constitute breach of contract and may result in immediate contract termination.

31. No Felony Criminal Convictions

Contractor represents that neither Contractor nor any of its employees, agents, or representatives, including any subcontractors and employees, agents, or representative of such subcontractors, have been convicted of a felony criminal offense or that if such a conviction has occurred Contractor has fully advised System Agency in writing of the facts and circumstances surrounding the convictions.

32. Unfair Business Practices

Contractor represents and warrants that it has not been the subject of allegations of Deceptive Trade Practices violations under Chapter 17 of the Texas Business and Commerce Code, or allegations of any unfair business practice in any administrative hearing or court suit and that Contractor has not been found to be liable for such practices in such proceedings. Contractor certifies that it has no officers who have served as officers of other entities who have been the subject of allegations of Deceptive Trade Practices violations or allegations of any unfair business practices in an administrative hearing or court suit and that such officers have not been found to be liable for such practices in such proceedings.

33. Entities that Boycott Israel

Contractor represents and warrants that (1) it does not, and shall not for the duration of the Contract, boycott Israel or (2) the verification required by Section 2271.002 of the Texas Government Code does not apply to the Contract. If circumstances relevant to this provision change during the course of the Contract, Contractor shall promptly notify System Agency.

34. E-Verify

Contractor certifies that for contracts for services, Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system during the term of this Contract to determine the eligibility of:

1. all persons employed by Contractor to perform duties within Texas; and
2. all persons, including subcontractors, assigned by Contractor to perform work pursuant to this Contract within the United States of America.

35. Former Agency Employees – Certain Contracts

If this Contract is an employment contract, a professional services contract under Chapter 2254 of the Texas Government Code, or a consulting services contract under Chapter 2254 of the Texas Government Code, in accordance with Section 2252.901 of the Texas Government Code, Contractor represents and warrants that neither Contractor nor any of Contractor's employees including, but not limited to, those authorized to provide services under the Contract, were former employees of an HHS Agency during the twelve (12) month period immediately prior to the date of the execution of the Contract.

36. Disclosure of Prior State Employment – Consulting Services

If this Contract is for consulting services,

- A. In accordance with Section 2254.033 of the Texas Government Code, a Contractor providing consulting services who has been employed by, or employs an individual who has been employed by, System Agency or another State of Texas agency at any time during the two years preceding the submission of Contractor's offer to provide services must disclose the following information in its offer to provide services. Contractor hereby certifies that this information was provided and remains true, correct, and complete:
1. Name of individual(s) (Contractor or employee(s));
 2. Status;
 3. The nature of the previous employment with HHSC or the other State of Texas agency;
 4. The date the employment was terminated and the reason for the termination; and
 5. The annual rate of compensation for the employment at the time of its termination.
- B. If no information was provided in response to Section A above, Contractor certifies that neither Contractor nor any individual employed by Contractor was employed by System Agency or any other State of Texas agency at any time during the two years preceding the submission of Contractor's offer to provide services.

37. Abortion Funding Limitation

Contractor understands, acknowledges, and agrees that, pursuant to Article IX of the General Appropriations Act (the Act), to the extent allowed by federal and state law, money appropriated by the Texas Legislature may not be distributed to any individual or entity that, during the period for which funds are appropriated under the Act:

1. performs an abortion procedure that is not reimbursable under the state's Medicaid program;
2. is commonly owned, managed, or controlled by an entity that performs an abortion procedure that is not reimbursable under the state's Medicaid program; or
3. is a franchise or affiliate of an entity that performs an abortion procedure that is not reimbursable under the state's Medicaid program.

The provision does not apply to a hospital licensed under Chapter 241, Health and Safety Code, or an office exempt under Section 245.004(2), Health and Safety Code. Contractor represents and warrants that it is not ineligible, nor will it be ineligible during the term of this Contract, to receive appropriated funding pursuant to Article IX.

38. Funding Eligibility

Contractor understands, acknowledges, and agrees that, pursuant to Chapter 2272 (eff. Sept. 1, 2021, Ch. 2273) of the Texas Government Code, except as exempted under that Chapter, HHSC cannot contract with an abortion provider or an affiliate of an abortion provider. Contractor certifies that it is not ineligible to contract with HHSC under the terms of Chapter 2272 (eff. Sept. 1, 2021, Ch. 2273) of the Texas Government Code.

39. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment (2 CFR 200.216)

Contractor certifies that the individual or business entity named in this Response or Contract is not ineligible to receive the specified Contract or funding pursuant to 2 CFR 200.216.

40. COVID-19 Vaccine Passports

Pursuant to Texas Health and Safety Code, Section 161.0085(c), Contractor certifies that it does not require its customers to provide any documentation certifying the customer's COVID-19 vaccination or post-transmission recovery on entry to, to gain access to, or to receive service from the Contractor's business. Contractor acknowledges that such a vaccine or recovery requirement would make Contractor ineligible for a state-funded contract.

41. Entities that Boycott Energy Companies

In accordance with Senate Bill 13, Acts 2021, 87th Leg., R.S., pursuant to Section 2274.002 of the Texas Government Code (relating to prohibition on contracts with companies boycotting certain energy companies), Contractor represents and warrants that: (1) it does not, and will not for the duration of the Contract, boycott energy companies or (2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the Contract. If circumstances relevant to this provision change during the course of the Contract, Contractor shall promptly notify System Agency.

42. Entities that Discriminate Against Firearm and Ammunition Industries

In accordance with Senate Bill 19, Acts 2021, 87th Leg., R.S., pursuant to Section 2274.002 of the Texas Government Code (relating to prohibition on contracts with companies that discriminate against firearm and ammunition industries), Contractor verifies that: (1) it does not, and will not for the duration of the Contract, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or (2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the Contract. If circumstances relevant to this provision change during the course of the Contract, Contractor shall promptly notify System Agency.

43. Security Controls for State Agency Data

In accordance with Senate Bill 475, Acts 2021, 87th Leg., R.S., pursuant to Texas Government Code, Section 2054.138, Contractor understands, acknowledges, and agrees that if, pursuant to this Contract, Contractor is or will be authorized to access, transmit, use, or store data for System Agency, Contractor is required to meet the security controls the System Agency determines are proportionate with System Agency's risk under the Contract based on the sensitivity of System Agency's data and that Contractor must periodically provide to System Agency evidence that Contractor meets the security controls required under the Contract.

44. Cloud Computing State Risk and Authorization Management Program (TX-RAMP)

In accordance with Senate Bill 475, Acts 2021, 87th Leg., R.S., pursuant to Texas Government Code, Section 2054.0593, Contractor acknowledges and agrees that, if providing cloud computing services for System Agency, Contractor must comply with the requirements of the state risk and authorization management program and that System Agency may not enter or renew a contract with Contractor to purchase cloud computing services for the agency that are subject to the state risk and authorization management program unless Contractor demonstrates compliance with program requirements. If providing cloud computing services for System Agency that are subject to the state risk and authorization management program, Contractor certifies it will maintain program compliance and certification throughout the term of the Contract.

45. Office of Inspector General Investigative Findings Expert Review

In accordance with Senate Bill 799, Acts 2021, 87th Leg., R.S., if Texas Government Code, Section 531.102(m-1)(2) is applicable to this Contract, Contractor affirms that it possesses the necessary occupational licenses and experience.

46. Contract for Professional Services of Physicians, Optometrists, and Registered Nurses

In accordance with Senate Bill 799, Acts 2021, 87th Leg., R.S., if Texas Government Code, Section 2254.008(a)(2) is applicable to this Contract, Contractor affirms that it possesses the necessary occupational licenses and experience.

47. Foreign-Owned Companies in Connection with Critical Infrastructure

If Texas Government Code, Section 2274.0102(a)(1) (relating to prohibition on contracts with certain foreign-owned companies in connection with critical infrastructure) is applicable to this Contract, pursuant to Government Code Section 2274.0102, Contractor certifies that neither it nor its parent company, nor any affiliate of Contractor or its parent company, is: (1) majority owned or controlled by citizens or governmental entities of China, Iran, North Korea, Russia, or any other country designated by the Governor under Government Code Section 2274.0103, or (2) headquartered in any of those countries.

48. Critical Infrastructure Subcontracts

For purposes of this Paragraph, the designated countries are China, Iran, North Korea, Russia, and any countries lawfully designated by the Governor as a threat to critical infrastructure. Pursuant to Section 113.002 of the Business and Commerce Code, Contractor shall not enter into a subcontract that will provide direct or remote access to or control of critical infrastructure, as defined by Section 113.001 of the Texas Business and Commerce Code, in this state, other than access specifically allowed for product warranty and support purposes to any subcontractor unless (i) neither the subcontractor nor its parent company, nor any affiliate of the subcontractor or its parent company, is majority owned or controlled by citizens or governmental entities of a designated country; and (ii) neither the subcontractor nor its parent company, nor any affiliate of the subcontractor or its parent company, is headquartered in a designated country. Contractor will notify the System Agency before entering into any subcontract that will provide direct or remote

access to or control of critical infrastructure, as defined by Section 113.001 of the Texas Business & Commerce Code, in this state.

49. Enforcement of Certain Federal Firearms Laws Prohibited

In accordance with House Bill 957, Acts 2021, 87th Leg., R.S., if Texas Government Code, Section 2.101 is applicable to Contractor, Contractor certifies that it is not ineligible to receive state grant funds pursuant to Texas Government Code, Section 2.103.

50. Prohibition on Abortions

Contractor understands, acknowledges, and agrees that, pursuant to Article II of the General Appropriations Act, (1) no funds shall be used to pay the direct or indirect costs (including marketing, overhead, rent, phones, and utilities) of abortion procedures provided by contractors of HHSC; and (2) no funds appropriated for Medicaid Family Planning, Healthy Texas Women Program, or the Family Planning Program shall be distributed to individuals or entities that perform elective abortion procedures or that contract with or provide funds to individuals or entities for the performance of elective abortion procedures. Contractor represents and warrants that it is not ineligible, nor will it be ineligible during the term of this Contract, to receive appropriated funding pursuant to Article II.

51. False Representation

Contractor understands, acknowledges, and agrees that any false representation or any failure to comply with a representation, warranty, or certification made by Contractor is subject to all civil and criminal consequences provided at law or in equity including, but not limited to, immediate termination of this Contract.

52. False Statements

Contractor represents and warrants that all statements and information prepared and submitted by Contractor in this Contract and any related Solicitation Response are current, complete, true, and accurate. Contractor acknowledges any false statement or material misrepresentation made by Contractor during the performance of this Contract or any related Solicitation is a material breach of contract and may void this Contract. Further, Contractor understands, acknowledges, and agrees that any false representation or any failure to comply with a representation, warranty, or certification made by Contractor is subject to all civil and criminal consequences provided at law or in equity including, but not limited to, immediate termination of this Contract.

53. Permits and License

Contractor represents and warrants that it will comply with all applicable laws and maintain all permits and licenses required by applicable city, county, state, and federal rules, regulations, statutes, codes, and other laws that pertain to this Contract.

54. Equal Employment Opportunity

Contractor represents and warrants its compliance with all applicable duly enacted state and federal laws governing equal employment opportunities.

55. Federal Occupational Safety and Health Law

Contractor represents and warrants that all articles and services shall meet or exceed the safety standards established and promulgated under the Federal Occupational Safety and Health Act of 1970, as amended (29 U.S.C. Chapter 15).

56. Signature Authority

Contractor represents and warrants that the individual signing this Contract Affirmations document is authorized to sign on behalf of Contractor and to bind the Contractor.

Signature Page Follows

Authorized representative on behalf of Contractor must complete and sign the following:

Legal Name of Contractor

Assumed Business Name of Contractor, if applicable (d/b/a or ‘doing business as’)

Texas County(s) for Assumed Business Name (d/b/a or ‘doing business as’)
Attach Assumed Name Certificate(s) filed with the Texas Secretary of State and Assumed Name Certificate(s), if any, for each Texas County Where Assumed Name Certificate(s) has been filed.

Signature of Authorized Representative

Mistie Gardner

Date Signed

Printed Name of Authorized Representative
First, Middle Name or Initial, and Last Name

Title of Authorized Representative

Physical Street Address

City, State, Zip Code

Mailing Address, if different

City, State, Zip Code

Phone Number

Fax Number

Email Address

DUNS Number

Federal Employer Identification Number

Texas Identification Number (TIN)

Texas Franchise Tax Number

Texas Secretary of State Filing Number

SAM.gov Unique Entity Identifier (UEI)



TEXAS

Health and Human Services

Health and Human Services (HHS)

Uniform Terms and Conditions - Grant

Version 3.2

Published and Effective – July 2022

Responsible Office: Chief Counsel

ABOUT THIS DOCUMENT

In this document, Grantees (also referred to in this document as subrecipients or contractors) will find requirements and conditions applicable to grant funds administered and passed-through by both the Texas Health and Human Services Commission (HHSC) and the Department of State Health Services (DSHS). These requirements and conditions are incorporated into the Grant Agreement through acceptance by Grantee of any funding award by HHSC or DSHS.

The terms and conditions in this document are in addition to all requirements listed in the RFA, if any, under which applications for this grant award are accepted, as well as all applicable federal and state laws and regulations. Applicable federal and state laws and regulations may include, but are not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; requirements of the entity that awarded the funds to HHS; Chapter 783 of the Texas Government Code; Texas Comptroller of Public Accounts' agency rules (including Uniform Grant and Contract Standards set forth in Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code); the Texas Grant Management Standards (TxGMS) developed by the Texas Comptroller of Public Accounts; and the Funding Announcement, Solicitation, or other instrument/documentation under which HHS was awarded funds. HHS, in its sole discretion, reserves the right to add requirements, terms, or conditions.

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ARTICLE I. DEFINITIONS AND INTERPRETIVE PROVISIONS

1.1 DEFINITIONS

As used in this Grant Agreement, unless a different definition is specified, or the context clearly indicates otherwise, the following terms and conditions have the meanings assigned below:

“[Amendment](#)” means a written agreement, signed by the Parties, which documents changes to the Grant Agreement.

“[Contract](#)” or “[Grant Agreement](#)” means the agreement entered into by the Parties, including the Signature Document, these Uniform Terms and Conditions, along with any attachments and amendments that may be issued by the System Agency.

“[Deliverables](#)” means the goods, services, and work product, including all reports and project documentation, required to be provided by Grantee to the System Agency.

“[DSHS](#)” means the Department of State Health Services.

“[Effective Date](#)” means the date on which the Grant Agreement takes effect.

“[Federal Fiscal Year](#)” means the period beginning October 1 and ending September 30 each year, which is the annual accounting period for the United States government.

“[GAAP](#)” means Generally Accepted Accounting Principles.

“[GASB](#)” means the Governmental Accounting Standards Board.

“[Grantee](#)” means the Party receiving funds under this Grant Agreement. May also be referred to as “subrecipient” or “contractor” in this document.

“[HHSC](#)” means the Texas Health and Human Services Commission.

“[Health and Human Services](#)” or “[HHS](#)” includes HHSC and DSHS.

“[Intellectual Property Rights](#)” means the worldwide proprietary rights or interests, including patent, copyright, trade secret, and trademark rights, as such right may be evidenced by or embodied in:

- i. any idea, design, concept, personality right, method, process, technique, apparatus, invention, discovery, or improvement;
- ii. any work of authorship, including any compilation, computer code, website or web page design, literary work, pictorial work, or graphic work;
- iii. any trademark, service mark, trade dress, trade name, branding, or other indicia of source or origin;
- iv. domain name registrations; and
- v. any other proprietary or similar rights. The Intellectual Property Rights of a Party include all worldwide proprietary rights or interests that the Party may have acquired by assignment, by exclusive license, or by license with the right to grant sublicenses.

“[Parties](#)” means the System Agency and Grantee, collectively.

“[Party](#)” means either the System Agency or Grantee, individually.

“[Project](#)” means specific activities of the Grantee that are supported by funds provided under this Grant Agreement.

“[Signature Document](#)” means the document executed by all Parties for this Grant Agreement.

“[Solicitation](#),” “[Funding Announcement](#)” or “[Request for Applications \(RFA\)](#)” means the document (including all exhibits, attachments, and published addenda), issued by the System Agency under which applications for grant funds were requested, which is incorporated by reference in the Grant Agreement for all purposes in its entirety.

“[Solicitation Response](#)” or “[Application](#)” means Grantee’s full and complete Solicitation response (including any attachments and addenda), which is incorporated by reference in the Grant Agreement for all purposes in its entirety.

“[State Fiscal Year](#)” means the period beginning September 1 and ending August 31 each year, which is the annual accounting period for the State of Texas.

“[State of Texas Textravel](#)” means the Texas Comptroller of Public Accounts’ state travel rules, policies, and guidelines.

“[Statement of Work](#)” means the description of activities Grantee must perform to complete the Project, as specified in the Grant Agreement and as may be amended.

“[System Agency](#)” means HHSC or DSHS, as applicable.

“[Work Product](#)” means any and all works, including work papers, notes, materials, approaches, designs, specifications, systems, innovations, improvements, inventions, software, programs, source code, documentation, training materials, audio or audiovisual recordings, methodologies, concepts, studies, reports, whether finished or unfinished, and whether or not included in the deliverables, that are developed, produced, generated or provided by Grantee in connection with Grantee’s performance of its duties under the Grant Agreement or through use of any funding provided under this Grant Agreement.

“[Texas Grant Management Standards](#)” or “[TxGMS](#)” means uniform grant and contract administration procedures, developed under the authority of Chapter 783 of the Texas Government Code, to promote the efficient use of public funds in local government and in programs requiring cooperation among local, state, and federal agencies. Under this Grant Agreement, TxGMS applies to Grantee except as otherwise provided by applicable law or directed by System Agency. Additionally, except as otherwise provided by applicable law, in the event of a conflict between TxGMS and applicable federal or state law, federal law prevails over state law and state law prevails over TxGMS.

1.2 INTERPRETIVE PROVISIONS

- A. The meanings of defined terms include the singular and plural forms.
- B. The words “hereof,” “herein,” “hereunder,” and similar words refer to this Grant Agreement as a whole and not to any particular provision, section, attachment, or schedule of this Grant Agreement unless otherwise specified.
- C. The term “including” is not limiting and means “including without limitation” and, unless otherwise expressly provided in this Grant Agreement, (i) references to contracts

(including this Grant Agreement) and other contractual instruments shall be deemed to include all subsequent Amendments and other modifications, but only to the extent that such Amendments and other modifications are not prohibited by the terms of this Grant Agreement, and (ii) references to any statute or regulation are to be construed as including all statutory and regulatory provisions consolidating, amending, replacing, supplementing, or interpreting the statute or regulation.

- D. Any references to agreements, contracts, statutes, or administrative rules or regulations in the Grant Agreement are references to these documents as amended, modified, or supplemented during the term of the Grant Agreement.
- E. The captions and headings of this Grant Agreement are for convenience of reference only and do not affect the interpretation of this Grant Agreement.
- F. All attachments, including those incorporated by reference, and any Amendments are considered part of the terms of this Grant Agreement.
- G. This Grant Agreement may use several different limitations, regulations, or policies to regulate the same or similar matters. All such limitations, regulations, and policies are cumulative.
- H. Unless otherwise expressly provided, reference to any action of the System Agency or by the System Agency by way of consent, approval, or waiver will be deemed modified by the phrase “in its sole discretion.”
- I. Time is of the essence in this Grant Agreement.
- J. Prior to execution of the Grant Agreement, Grantee must notify System Agency’s designated contact in writing of any ambiguity, conflict, discrepancy, omission, or other error. If Grantee fails to notify the System Agency designated contact of any ambiguity, conflict, discrepancy, omission or other error in the Grant Agreement prior to Grantee’s execution of the Grant Agreement, Grantee:
 - i. Shall have waived any claim of error or ambiguity in the Grant Agreement; and
 - ii. Shall not contest the interpretation by the System Agency of such provision(s).

No grantee will be entitled to additional reimbursement, relief, or time by reason of any ambiguity, conflict, discrepancy, exclusionary specification, omission, or other error or its later correction.

ARTICLE II. PAYMENT PROVISIONS

2.1 PROMPT PAYMENT

Payment shall be made in accordance with Chapter 2251 of the Texas Government Code, commonly known as the Texas Prompt Payment Act. Chapter 2251 of the Texas Government Code shall govern remittance of payment and remedies for late payment and non-payment.

2.2 TAXES

Grantee represents and warrants that it shall pay all taxes or similar amounts resulting from the Grant Agreement, including, but not limited to, any federal, State, or local income, sales or excise taxes of Grantee or its employees. System Agency shall not be liable for any taxes resulting from the Grant Agreement.

2.3 ANCILLARY AND TRAVEL EXPENSES

- A. Except as otherwise provided in the Grant Agreement, no ancillary expenses incurred by the Grantee in connection with its provision of the services or deliverables will be reimbursed by the System Agency. Ancillary expenses include, but are not limited to, costs associated with transportation, delivery, and insurance for each deliverable.
- B. Except as otherwise provided in the Grant Agreement, when the reimbursement of travel expenses is authorized by the Grant Agreement, all such expenses will be reimbursed in accordance with the rates set by the Texas Comptroller's *Texttravel* guidelines, which can currently be accessed at: <https://fm.x.cpa.texas.gov/fmx/travel/texttravel/>.

2.4 BILLING

Unless otherwise provided in the Grant Agreement, Grantee shall bill the System Agency in accordance with the Grant Agreement. Unless otherwise specified in the Grant Agreement, Grantee shall submit requests for reimbursement or payment monthly by the last business day of the month following the month in which expenses were incurred or services provided. Grantee shall maintain all documentation that substantiates invoices and make the documentation available to the System Agency upon request.

2.5 USE OF FUNDS

Grantee shall expend funds under this Grant Agreement only for approved services and for reasonable and allowable expenses directly related to those services.

2.6 USE FOR MATCH PROHIBITED

Grantee shall not use funds provided under this Grant Agreement for matching purposes in securing other funding without the written approval of the System Agency.

2.7 PROGRAM INCOME

Program income refers to gross income directly generated by a supporting activity during the period of performance. Unless otherwise required under the Grant Agreement, Grantee shall use Program Income, as provided in TxGMS, to further the Project, and Grantee shall spend the Program Income on the Project. Grantee shall identify and report Program Income in accordance with the Grant Agreement, applicable law, and any programmatic guidance. Grantee shall expend Program Income during the Grant Agreement term, when earned, and may not carry Program Income forward to any succeeding term. Grantee shall refund Program Income to the System Agency if the Program Income is not expended in the term in which it is earned. The System Agency may base future funding levels, in part, upon Grantee's proficiency in identifying, billing, collecting, and reporting Program Income, and in using Program Income for the purposes and under the conditions specified in this Grant Agreement.

2.8 NONSUPPLANTING

Grant funds must be used to supplement existing, new or corresponding programming and related activities. Grant funds may not be used to supplant (replace) existing funds that have been appropriated, allocated, or disbursed for the same purpose. System Agency may conduct Grant monitoring or audits may be conducted to review, among other things, Grantee's compliance with this provision.

2.9 INDIRECT COST RATES

The System Agency may acknowledge an indirect cost rate for Grantees that is utilized for all applicable Grant Agreements. For subrecipients receiving federal funds, indirect cost rates will be determined in accordance with applicable law including, but not limited to, 2 CFR 200.414(f). For recipients receiving state funds, indirect costs will be determined in accordance with applicable law including, but not limited to, TxGMS. Grantees funded with blended federal and state funding will be subject to both state and federal requirements when determining indirect costs. In the event of a conflict between TxGMS and applicable federal law or regulation, the provisions of federal law or regulation will apply. Grantee will provide any necessary financial documents to determine the indirect cost rate in accordance with the Uniform Grant Guidance (UGG) and TxGMS.

ARTICLE III. STATE AND FEDERAL FUNDING

3.1 EXCESS OBLIGATIONS PROHIBITED

This Grant Agreement is subject to termination or cancellation, without penalty to System Agency, either in whole or in part, subject to the availability and actual receipt by System Agency of state or federal funds. System Agency is a state agency whose authority and appropriations are subject to actions of the Texas Legislature. If System Agency becomes subject to a legislative change, revocation of statutory authority, or lack of appropriated funds that would render either System Agency's or Grantee's delivery or performance under the Grant Agreement impossible or unnecessary, the Grant Agreement will be terminated or cancelled and be deemed null and void. In the event of a termination or cancellation under this Section, System Agency will not be liable to Grantee for any damages that are caused or associated with such termination or cancellation, and System Agency will not be required to give prior notice. Additionally, System Agency will not be liable to Grantee for any remaining unpaid funds under this Grant Agreement at time of termination.

3.2 NO DEBT AGAINST THE STATE

This Grant Agreement will not be construed as creating any debt by or on behalf of the State of Texas.

3.3 DEBTS AND DELINQUENCIES

Grantee agrees that any payments due under the Grant Agreement shall be directly applied towards eliminating any debt or delinquency it has to the State of Texas including, but not limited to, delinquent taxes, delinquent student loan payments, and delinquent child support during the entirety of the Grant Agreement term.

3.4 REFUNDS AND OVERPAYMENTS

A. At its sole discretion, the System Agency may (i) withhold all or part of any payments to Grantee to offset overpayments, unallowable or ineligible costs made to the Grantee, or if any required financial status report(s) is not submitted by the due date(s); or (ii) require Grantee to promptly refund or credit - within thirty (30) calendar days of written notice – to System Agency any funds erroneously paid by System Agency which are not expressly authorized under the Grant Agreement.

- B. “Overpayments” as used in this Section include payments (i) made by the System Agency that exceed the maximum allowable rates; (ii) that are not allowed under applicable laws, rules, or regulations; or (iii) that are otherwise inconsistent with this Grant Agreement, including any unapproved expenditures. Grantee understands and agrees that it shall be liable to the System Agency for any costs disallowed pursuant to financial and compliance audit(s) of funds received under this Grant Agreement. Grantee further understands and agrees that reimbursement of such disallowed costs shall be paid by Grantee from funds which were not provided or otherwise made available to Grantee under this Grant Agreement.

ARTICLE IV. ALLOWABLE COSTS AND AUDIT REQUIREMENTS

4.1 ALLOWABLE COSTS

- A. Allowable Costs are restricted to costs that are authorized under Texas Uniform Grant Management Standards (TxGMS) and applicable state and federal rules and laws. This Grant Agreement is subject to all applicable requirements of TxGMS, including the criteria for Allowable Costs. Additional federal requirements apply if this Grant Agreement is funded, in whole or in part, with federal funds.
- B. System Agency will reimburse Grantee for actual, allowable, and allocable costs incurred by Grantee in performing the Project, provided the costs are sufficiently documented. Grantee must have incurred a cost prior to claiming reimbursement and within the applicable term to be eligible for reimbursement under this Grant Agreement. At its sole discretion, the System Agency will determine whether costs submitted by Grantee are allowable and eligible for reimbursement. The System Agency may take repayment (recoup) from remaining funds available under this Grant Agreement in amounts necessary to fulfill Grantee’s repayment obligations. Grantee and all payments received by Grantee under this Grant Agreement are subject to applicable cost principles, audit requirements, and administrative requirements including applicable provisions under 2 CFR 200, 48 CFR Part 31, and TxGMS.
- C. OMB Circulars will be applied with the modifications prescribed by TxGMS with effect given to whichever provision imposes the more stringent requirement in the event of a conflict.

4.2 AUDITS AND FINANCIAL STATEMENTS

- A. Audits
- i. Grantee understands and agrees that Grantee is subject to any and all applicable audit requirements found in state or federal law or regulation or added by this Grant Agreement
 - ii. HHS Single Audit Unit will notify Grantee to complete the Single Audit Determination Form. If Grantee fails to complete the form within thirty (30) calendar days after receipt of notice, Grantee may be subject to sanctions and remedies for non-compliance.
 - iii. If Grantee, within Grantee’s fiscal year, expends at least SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000) in federal funds awarded, Grantee shall have a single audit or program-specific audit in accordance with 2 CFR 200. The federal

threshold amount includes federal funds passed through by way of state agency awards.

- iv. If Grantee, within Grantee's fiscal year, expends at least SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000) in state funds awarded, Grantee shall have a single audit or program-specific audit in accordance with TxGMS. The audit must be conducted by an independent certified public accountant and in accordance with 2 CFR 200, Government Auditing Standards, and TxGMS.
 - v. For-profit Grantees whose expenditures meet or exceed the federal or state expenditure thresholds stated above shall follow the guidelines in 2 CFR 200 or TxGMS, as applicable, for their program-specific audits.
 - vi. Each Grantee required to obtain a single audit must competitively re-procure single audit services once every six years. Grantee shall procure audit services in compliance with this section, state procurement procedures, as well as with applicable provisions of 2 CFR 200 and TxGMS.
- B. Financial Statements.
- Each Grantee that does not meet the expenditure threshold for a single audit or program-specific audit, must provide financial statements for the audit period.

4.3 SUBMISSION OF AUDITS AND FINANCIAL STATEMENTS

A. Audits.

Due the earlier of 30 days after receipt of the independent certified public accountant's report or nine months after the end of the fiscal year, Grantee shall submit one electronic copy of the single audit or program-specific audit to the System Agency via:

- i. HHS portal at <https://hhsportal.hhs.state.tx.us/heartwebextr/hhscSau> or,
- ii. Email to: single_audit_report@hhsc.state.tx.us.

B. Financial Statements.

Due no later than nine months after the Grantee's fiscal year-end, Grantees not required to submit an audit, shall submit one electronic copy of their financial statements via:

- i. HHS portal at <https://hhsportal.hhs.state.tx.us/heartwebextr/hhscSau>; or,
- ii. Email to: single_audit_report@hhsc.state.tx.us.

ARTICLE V. WARRANTY, AFFIRMATIONS, ASSURANCES AND CERTIFICATIONS

5.1 WARRANTY

Grantee warrants that all work under this Grant Agreement shall be completed in a manner consistent with standards under the terms of this Grant Agreement, in the applicable trade, profession, or industry; shall conform to or exceed the specifications set forth in the Grant Agreement; and all deliverables shall be fit for ordinary use, of good quality, and with no material defects. If System Agency, in its sole discretion, determines Grantee has failed to complete work timely or to perform satisfactorily under conditions required by this Grant Agreement, the System Agency may require Grantee, at its sole expense, to:

- i. Repair or replace all defective or damaged work;
- ii. Refund any payment Grantee received from System Agency for all defective or damaged work and, in conjunction therewith, require Grantee to accept the return of such work; and,

- iii. Take necessary action to ensure that Grantee's future performance and work conform to the Grant Agreement requirements.

5.2 GENERAL AFFIRMATIONS

Grantee certifies that, to the extent affirmations are incorporated into the Grant Agreement, the Grantee has reviewed the affirmations and that Grantee is in compliance with all requirements.

5.3 FEDERAL ASSURANCES

Grantee further certifies that, to the extent federal assurances are incorporated into the Grant Agreement, the Grantee has reviewed the federal assurances and that Grantee is in compliance with all requirements.

5.4 FEDERAL CERTIFICATIONS

Grantee further certifies that, to the extent federal certifications are incorporated into the Grant Agreement, the Grantee has reviewed the federal certifications and that Grantee is in compliance with all requirements. In addition, Grantee certifies that it is in compliance with all applicable federal laws, rules, and regulations, as they may pertain to this Grant Agreement.

5.5 STATE ASSURANCES

Except to the extent of any conflict under applicable law or requirements or guidelines of any federal awarding agency from which funding for this Grant Agreement originated, the Grantee must comply with the applicable state assurances included within the TxGMS which are incorporated here by reference.

ARTICLE VI. INTELLECTUAL PROPERTY

6.1 OWNERSHIP OF WORK PRODUCT

- A. All right, title, and interest in the Work Product, including all Intellectual Property Rights therein, is exclusively owned by System Agency. Grantee and Grantee's employees will have no rights in or ownership of the Work Product or any other property of System Agency.
- B. Any and all Work Product that is copyrightable under United States copyright law is deemed to be "work made for hire" owned by System Agency, as provided by Title 17 of the United States Code. To the extent that Work Product does not qualify as a "work made for hire" under applicable federal law, Grantee hereby irrevocably assigns and transfers to System Agency, its successors and assigns, the entire right, title, and interest in and to the Work Product, including any and all Intellectual Property Rights embodied therein or associated therewith, and in and to all works based upon, derived from, or incorporating the Work Product, and in and to all income, royalties, damages, claims and payments now or hereafter due or payable with respect thereto, and in and to all causes of action, either in law or in equity for past, present or future infringement based on the copyrights, and in and to all rights corresponding to the foregoing.
- C. Grantee agrees to execute all papers and to perform such other acts as System Agency may deem necessary to secure for System Agency or its designee the rights herein assigned.

- D. In the event that Grantee has any rights in and to the Work Product that cannot be assigned to System Agency, Grantee hereby grants to System Agency an exclusive, worldwide, royalty-free, transferable, irrevocable, and perpetual license, with the right to sublicense, to reproduce, distribute, modify, create derivative works of, publicly perform and publicly display, make, have made, use, sell and offer for sale the Work Product and any products developed by practicing such rights.
- E. The foregoing does not apply to Incorporated Pre-existing Works or Third Party IP that are incorporated in the Work Product by Grantee. Grantee shall provide System Agency access during normal business hours to all Grantee materials, premises, and computer files containing the Work Product.

6.2 GRANTEE'S PRE-EXISTING WORKS

- A. To the extent that Grantee incorporates into the Work Product any works of Grantee that were created by Grantee or that Grantee acquired rights in prior to the Effective Date of this Grant Agreement ("**Incorporated Pre-existing Works**"), Grantee retains ownership of such Incorporated Pre-existing Works.
- B. Grantee hereby grants to System Agency an irrevocable, perpetual, non-exclusive, royalty-free, transferable, worldwide right and license, with the right to sublicense, to use, reproduce, modify, copy, create derivative works of, publish, publicly perform and display, sell, offer to sell, make and have made, the Incorporated Pre-existing Works, in any medium, with or without the associated Work Product.
- C. Grantee represents, warrants, and covenants to System Agency that Grantee has all necessary right and authority to grant the foregoing license in the Incorporated Pre-existing Works to System Agency.

6.3 THIRD PARTY IP

- A. To the extent that any Third Party IP is included or incorporated in the Work Product by Grantee, Grantee hereby grants to System Agency, or shall obtain from the applicable third party for System Agency's benefit, the irrevocable, perpetual, non-exclusive, worldwide, royalty-free right and license, for System Agency's internal business or governmental purposes only, to use, reproduce, display, perform, distribute copies of, and prepare derivative works based upon such Third Party IP and any derivative works thereof embodied in or delivered to System Agency in conjunction with the Work Product, and to authorize others to do any or all of the foregoing.
- B. Grantee shall obtain System Agency's advance written approval prior to incorporating any Third Party IP into the Work Product, and Grantee shall notify System Agency on delivery of the Work Product if such materials include any Third Party IP.
- C. Grantee shall provide System Agency all supporting documentation demonstrating Grantee's compliance with this Section 6.3, including without limitation documentation indicating a third party's written approval for Grantee to use any Third Party IP that may be incorporated in the Work Product.

6.4 AGREEMENTS WITH EMPLOYEES AND SUBCONTRACTORS

Grantee shall have written, binding agreements with its employees and subcontractors that include provisions sufficient to give effect to and enable Grantee's compliance with Grantee's obligations under this Article VI, Intellectual Property.

6.5 DELIVERY UPON TERMINATION OR EXPIRATION

No later than the first calendar day after the termination or expiration of the Grant Agreement or upon System Agency's request, Grantee shall deliver to System Agency all completed, or partially completed, Work Product, including any Incorporated Pre-existing Works, and any and all versions thereof. Grantee's failure to timely deliver such Work Product is a material breach of the Grant Agreement. Grantee will not retain any copies of the Work Product or any documentation or other products or results of Grantee's activities under the Grant Agreement without the prior written consent of System Agency.

6.6 SURVIVAL

The provisions and obligations of this Article survive any termination or expiration of the Grant Agreement.

6.7 SYSTEM AGENCY DATA

- A. As between the Parties, all data and information acquired, accessed, or made available to Grantee by, through, or on behalf of System Agency or System Agency contractors, including all electronic data generated, processed, transmitted, or stored by Grantee in the course of providing data processing services in connection with Grantee's performance hereunder (the "System Agency Data"), is owned solely by System Agency.
- B. Grantee has no right or license to use, analyze, aggregate, transmit, create derivatives of, copy, disclose, or process the System Agency Data except as required for Grantee to fulfill its obligations under the Grant Agreement or as authorized in advance in writing by System Agency.
- C. For the avoidance of doubt, Grantee is expressly prohibited from using, and from permitting any third party to use, System Agency Data for marketing, research, or other non-governmental or commercial purposes, without the prior written consent of System Agency.
- D. Grantee shall make System Agency Data available to System Agency, including to System Agency's designated vendors, as directed in writing by System Agency. The foregoing shall be at no cost to System Agency.
- E. Furthermore, the proprietary nature of Grantee's systems that process, store, collect, and/or transmit the System Agency Data shall not excuse Grantee's performance of its obligations hereunder.

ARTICLE VII. PROPERTY

7.1 USE OF STATE PROPERTY

- A. Grantee is prohibited from using State Property for any purpose other than performing Services authorized under the Grant Agreement.
- B. State Property includes, but is not limited to, System Agency's office space, identification badges, System Agency information technology equipment and networks (e.g., laptops, portable printers, cell phones, iPads or tablets, external hard drives, data storage devices, any System Agency-issued software, and the System Agency Virtual Private Network (VPN client)), and any other resources of System Agency.

- C. Grantee shall not remove State Property from the continental United States. In addition, Grantee may not use any computing device to access System Agency's network or e-mail while outside of the continental United States.
- D. Grantee shall not perform any maintenance services on State Property unless the Grant Agreement expressly authorizes such Services.
- E. During the time that State Property is in the possession of Grantee, Grantee shall be responsible for:
 - i. all repair and replacement charges incurred by State Agency that are associated with loss of State Property or damage beyond normal wear and tear, and
 - ii. all charges attributable to Grantee's use of State Property that exceeds the Grant Agreement scope. Grantee shall fully reimburse such charges to System Agency within ten (10) calendar days of Grantee's receipt of System Agency's notice of amount due. Use of State Property for a purpose not authorized by the Grant Agreement shall constitute breach of contract and may result in termination of the Grant Agreement and the pursuit of other remedies available to System Agency under contract, at law, or in equity.

7.2 DAMAGE TO STATE PROPERTY

- A. In the event of loss, destruction, or damage to any System Agency or State of Texas owned, leased, or occupied property or equipment by Grantee or Grantee's employees, agents, Subcontractors, or suppliers, Grantee shall be liable to System Agency and the State of Texas for the full cost of repair, reconstruction, or replacement of the lost, destroyed, or damaged property.
- B. Grantee shall notify System Agency of the loss, destruction, or damage of equipment or property within one (1) business day. Grantee shall reimburse System Agency and the State of Texas for such property damage within ten (10) calendar days after Grantee's receipt of System Agency's notice of amount due.

7.3 PROPERTY RIGHTS UPON TERMINATION OR EXPIRATION OF CONTRACT

In the event the Grant Agreement is terminated for any reason or expires, State Property remains the property of the System Agency and must be returned to the System Agency by the earlier of the end date of the Grant Agreement or upon System Agency's request.

7.4 EQUIPMENT AND PROPERTY

- A. The Grantee must ensure equipment with a per-unit cost of \$5,000 or greater purchased with grant funds under this award is used solely for the purpose of this Grant or is properly pro-rated for use under this Grant. Grantee must have control systems to prevent loss, damage, or theft of property funded under this Grant. Grantee shall maintain equipment management and inventory procedures for equipment, whether acquired in part or whole with grant funds, until disposition occurs.
- B. When equipment acquired by Grantee under this Grant Agreement is no longer needed for the original project or for other activities currently supported by System Agency, the Grantee must properly dispose of the equipment pursuant to 2 CFR and/or TxGMS, as applicable. Upon termination of this Grant Agreement, use and disposal of equipment by the Grantee shall conform with TxGMS requirements.
- C. Grantee shall initiate the purchase of all equipment approved in writing by the System Agency in accordance with the schedule approved by System Agency, as applicable.

Failure to timely initiate the purchase of equipment may result in the loss of availability of funds for the purchase of equipment. Requests to purchase previously approved equipment after the first quarter in the Grant Agreement must be submitted to the assigned System Agency contract manager.

- D. Controlled Assets include firearms, regardless of the acquisition cost, and the following assets with an acquisition cost of \$500 or more, but less than \$5,000: desktop and laptop computers (including notebooks, tablets and similar devices), non-portable printers and copiers, emergency management equipment, communication devices and systems, medical and laboratory equipment, and media equipment. Controlled Assets are considered supplies.
- E. System Agency funds must not be used to purchase buildings or real property without prior written approval from System Agency. Any costs related to the initial acquisition of the buildings or real property are not allowable without written pre-approval.

ARTICLE VIII. RECORD RETENTION, AUDIT, AND CONFIDENTIALITY

8.1 RECORD MAINTENANCE AND RETENTION

- A. Grantee shall keep and maintain under GAAP or GASB, as applicable, full, true, and complete records necessary to fully disclose to the System Agency, the Texas State Auditor's Office, the United States Government, and their authorized representatives sufficient information to determine compliance with the terms and conditions of this Grant Agreement and all state and federal rules, regulations, and statutes.
- B. Grantee shall maintain and retain legible copies of this Grant Agreement and all records relating to the performance of the Grant Agreement, including supporting fiscal documents adequate to ensure that claims for grant funds are in accordance with applicable State of Texas requirements. These records shall be maintained and retained by the Grantee for a minimum of seven (7) years after the Grant Agreement expiration date or seven (7) years after all audits, claims, litigation or disputes involving the Grant Agreement are resolved, whichever is later.

8.2 AGENCY'S RIGHT TO AUDIT

- A. Grantee shall make available at reasonable times and upon reasonable notice, and for reasonable periods, work papers, reports, books, records, supporting documents kept current by Grantee pertaining to the Grant Agreement for purposes of inspecting, monitoring, auditing, or evaluating by System Agency and the State of Texas.
- B. In addition to any right of access arising by operation of law, Grantee and any of Grantee's affiliate or subsidiary organizations, or Subcontractors shall permit the System Agency or any of its duly authorized representatives, as well as duly authorized federal, state or local authorities, unrestricted access to and the right to examine any site where business is conducted or services are performed, and all records, which includes but is not limited to financial, client and patient records, books, papers or documents related to this Grant Agreement. If the Grant Agreement includes federal funds, federal agencies that shall have a right of access to records as described in this section include: the federal agency providing the funds, the Comptroller General of the United States, the General Accounting Office, the Office of the Inspector General, and any of their authorized

representatives. In addition, agencies of the State of Texas that shall have a right of access to records as described in this section include: the System Agency, HHS's contracted examiners, the State Auditor's Office, the Office of the Texas Attorney General, and any successor agencies. Each of these entities may be a duly authorized authority.

- C. If deemed necessary by the System Agency or any duly authorized authority, for the purpose of investigation or hearing, Grantee shall produce original documents related to this Grant Agreement.
- D. The System Agency and any duly authorized authority shall have the right to audit billings both before and after payment, and all documentation that substantiates the billings.
- E. Grantee shall include this provision concerning the right of access to, and examination of, sites and information related to this Grant Agreement in any Subcontract it awards.

8.3 RESPONSE/COMPLIANCE WITH AUDIT OR INSPECTION FINDINGS

- A. Grantee must act to ensure its and its Subcontractors' compliance with all corrections necessary to address any finding of noncompliance with any law, regulation, audit requirement, or generally accepted accounting principle, or any other deficiency identified in any audit, review, or inspection of the Grant Agreement and the services and Deliverables provided. Any such correction will be at Grantee's or its Subcontractor's sole expense. Whether Grantee's action corrects the noncompliance shall be solely the decision of the System Agency.
- B. As part of the services, Grantee must provide to HHS upon request a copy of those portions of Grantee's and its Subcontractors' internal audit reports relating to the services and Deliverables provided to the State under the Grant Agreement.

8.4 STATE AUDITOR'S RIGHT TO AUDIT

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the Grant Agreement or indirectly through a subcontract under the Grant Agreement. The acceptance of funds directly under the Grant Agreement or indirectly through a subcontract under the Grant Agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Under the direction of the legislative audit committee, an entity that is the subject of an audit or investigation by the state auditor must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

8.5 CONFIDENTIALITY

Grantee shall maintain as confidential and shall not disclose to third parties without System Agency's prior written consent, any System Agency information including but not limited to System Agency's business activities, practices, systems, conditions and services. This section will survive termination or expiration of this Grant Agreement. This requirement must be included in all subcontracts awarded by Grantee.

ARTICLE IX. GRANT REMEDIES, TERMINATION AND PROHIBITED ACTIVITIES

9.1 REMEDIES

- A. To ensure Grantee's full performance of the Grant Agreement and compliance with applicable law, System Agency reserves the right to hold Grantee accountable for breach of contract or substandard performance and may take remedial or corrective actions, including, but not limited to the following:
 - i. temporarily withholding cash disbursements or reimbursements pending correction of the deficiency;
 - ii. disallowing or denying use of funds for the activity or action deemed not to be in compliance;
 - iii. disallowing claims for reimbursement that may require a partial or whole return of previous payments or reimbursements;
 - iv. suspending all or part of the Grant Agreement;
 - v. requiring the Grantee to take specific actions in order to remain in compliance with the Grant Agreement;
 - vi. recouping payments made by the System Agency to the Grantee found to be in error;
 - vii. suspending, limiting, or placing conditions on the Grantee's continued performance of the Project;
 - viii. prohibiting the Grantee from receiving additional funds for other grant programs administered by the System Agency until satisfactory compliance resolution is obtained;
 - ix. withholding release of new grant agreements; and
 - x. imposing any other remedies, sanctions or penalties authorized under this Grant Agreement or permitted by federal or state statute, law, regulation or rule.
- B. Unless expressly authorized by System Agency, Grantee may not be entitled to reimbursement for expenses incurred while the Grant Agreement is suspended.
- C. No action taken by System Agency in exercising remedies or imposing sanctions will constitute or operate as a waiver of any other rights or remedies available to System Agency under the Grant Agreement or pursuant to law. Additionally, no action taken by System Agency in exercising remedies or imposing sanctions will constitute or operate as an acceptance, waiver, or cure of Grantee's breach. Unless expressly authorized by System Agency, Grantee may not be entitled to reimbursement for expenses incurred while the Grant Agreement is suspended or after termination.

9.2 TERMINATION FOR CONVENIENCE

The System Agency may terminate the Grant Agreement, in whole or in part, at any time when, in its sole discretion, the System Agency determines that termination is in the best interests of the State of Texas. The termination will be effective on the date specified in the System Agency's notice of termination.

9.3 TERMINATION FOR CAUSE

- A. Except as otherwise provided by the U.S. Bankruptcy Code, or any successor law, the System Agency may terminate the Grant Agreement, in whole or in part, upon either of the following conditions:

i. Material Breach

The System Agency may terminate the Grant Agreement, in whole or in part, if the System Agency determines, in its sole discretion, that Grantee has materially breached the Grant Agreement or has failed to adhere to any laws, ordinances, rules, regulations or orders of any public authority having jurisdiction, whether or not such violation prevents or substantially impairs performance of Grantee's duties under the Grant Agreement. Grantee's misrepresentation in any aspect including, but not limited to, of Grantee's Solicitation Application, if any, or Grantee's addition to the SAM exclusion list (identification in SAM as an excluded entity) may also constitute a material breach of the Grant Agreement.

ii. Failure to Maintain Financial Viability

The System Agency may terminate the Grant Agreement if the System Agency, in its sole discretion, determines that Grantee no longer maintains the financial viability required to complete the services and deliverables, or otherwise fully perform its responsibilities under the Grant Agreement.

- B. System Agency will specify the effective date of such termination in the notice to Grantee. If no effective date is specified, the Grant Agreement will terminate on the date of the notification.

9.4 GRANTEE RESPONSIBILITY FOR SYSTEM AGENCY'S TERMINATION COSTS

If the System Agency terminates the Grant Agreement for cause, the Grantee shall be responsible to the System Agency for all costs incurred by the System Agency and the State of Texas to replace the Grantee. These costs include, but are not limited to, the costs of procuring a substitute grantee and the cost of any claim or litigation attributable to Grantee's failure to perform any work in accordance with the terms of the Grant Agreement.

9.5 INHERENTLY RELIGIOUS ACTIVITIES

Grantee may not use grant funding to engage in inherently religious activities, such as proselytizing, scripture study, or worship. Grantees may engage in inherently religious activities; however, these activities must be separate in time or location from the grant-funded program. Moreover, grantees must not compel program beneficiaries to participate in inherently religious activities. These requirements apply to all grantees, not just faith-based organizations.

9.6 POLITICAL ACTIVITIES

Grant funds cannot be used for the following activities:

- A. Grantees and their relevant sub-grantees or subcontractors are prohibited from using grant funds directly or indirectly for political purposes, including lobbying, advocating for legislation, campaigning for, endorsing, contributing to, or otherwise supporting political candidates or parties, and voter registration campaigns. Grantees may use private, or non-System Agency money or contributions for political purposes but may not charge to, or be reimbursed from, System Agency contracts or grants for the costs of such activities.
- B. Grant-funded employees may not use official authority or influence to achieve any political purpose and grant funds cannot be used for the salary, benefits, or any other compensation of an elected official.

- C. Grant funds may not be used to employ, in any capacity, a person who is required by Chapter 305 of the Texas Government Code to register as a lobbyist. Additionally, grant funds cannot be used to pay membership dues to an organization that partially or wholly pays the salary of a person who is required by Chapter 305 of the Texas Government Code to register as a lobbyist.
- D. As applicable, Grantee will comply with 31 USC § 1352, relating to the limitation on use of appropriated funds to influence certain Federal contracting and financial transactions.

ARTICLE X. INDEMNITY

10.1 GENERAL INDEMNITY

- A. **GRANTEE SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE STATE OF TEXAS AND SYSTEM AGENCY, AND/OR THEIR OFFICERS, AGENTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, ASSIGNEES, AND/OR DESIGNEES FROM ANY AND ALL LIABILITY, ACTIONS, CLAIMS, DEMANDS, OR SUITS, AND ALL RELATED COSTS, ATTORNEYS' FEES, AND EXPENSES ARISING OUT OF OR RESULTING FROM ANY ACTS OR OMISSIONS OF GRANTEE OR ITS AGENTS, EMPLOYEES, SUBCONTRACTORS, ORDER FULFILLERS, OR SUPPLIERS OF SUBCONTRACTORS IN THE EXECUTION OR PERFORMANCE OF THE GRANT AGREEMENT AND ANY PURCHASE ORDERS ISSUED UNDER THE GRANT AGREEMENT.**
- B. **THIS PARAGRAPH IS NOT INTENDED TO AND WILL NOT BE CONSTRUED TO REQUIRE GRANTEE TO INDEMNIFY OR HOLD HARMLESS THE STATE OR THE SYSTEM AGENCY FOR ANY CLAIMS OR LIABILITIES RESULTING FROM THE NEGLIGENT ACTS OR OMISSIONS OF THE SYSTEM AGENCY OR ITS EMPLOYEES.**
- C. **For the avoidance of doubt, System Agency shall not indemnify Grantee or any other entity under the Grant Agreement.**

10.2 INTELLECTUAL PROPERTY

GRANTEE SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE SYSTEM AGENCY AND THE STATE OF TEXAS FROM AND AGAINST ANY AND ALL CLAIMS, VIOLATIONS, MISAPPROPRIATIONS, OR INFRINGEMENT OF ANY PATENT, TRADEMARK, COPYRIGHT, TRADE SECRET, OR OTHER INTELLECTUAL PROPERTY RIGHTS AND/OR OTHER INTANGIBLE PROPERTY, PUBLICITY OR PRIVACY RIGHTS, AND/OR IN CONNECTION WITH OR ARISING FROM:

- i THE PERFORMANCE OR ACTIONS OF GRANTEE PURSUANT TO THIS GRANT AGREEMENT;**
- ii ANY DELIVERABLE, WORK PRODUCT, CONFIGURED SERVICE OR OTHER SERVICE PROVIDED HEREUNDER; AND/OR**
- iii SYSTEM AGENCY'S AND/OR GRANTEE'S USE OF OR ACQUISITION OF ANY REQUESTED SERVICES OR OTHER ITEMS PROVIDED TO SYSTEM AGENCY BY GRANTEE OR OTHERWISE TO WHICH SYSTEM**

**AGENCY HAS ACCESS AS A RESULT OF GRANTEE'S PERFORMANCE
UNDER THE GRANT AGREEMENT.**

10.3 ADDITIONAL INDEMNITY PROVISIONS

- A. GRANTEE AND SYSTEM AGENCY AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY INDEMNITY CLAIM. GRANTEE SHALL BE LIABLE TO PAY ALL COSTS OF DEFENSE, INCLUDING ATTORNEYS' FEES.**
- B. THE DEFENSE SHALL BE COORDINATED BY THE GRANTEE WITH THE OFFICE OF THE TEXAS ATTORNEY GENERAL WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND GRANTEE MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM THE OFFICE OF THE TEXAS ATTORNEY GENERAL.**
- C. GRANTEE SHALL REIMBURSE SYSTEM AGENCY AND THE STATE OF TEXAS FOR ANY CLAIMS, DAMAGES, COSTS, EXPENSES OR OTHER AMOUNTS, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES AND COURT COSTS, ARISING FROM ANY SUCH CLAIM. IF THE SYSTEM AGENCY DETERMINES THAT A CONFLICT EXISTS BETWEEN ITS INTERESTS AND THOSE OF GRANTEE OR IF SYSTEM AGENCY IS REQUIRED BY APPLICABLE LAW TO SELECT SEPARATE COUNSEL, SYSTEM AGENCY WILL BE PERMITTED TO SELECT SEPARATE COUNSEL AND GRANTEE SHALL PAY ALL REASONABLE COSTS OF SYSTEM AGENCY'S COUNSEL.**

ARTICLE XI. GENERAL PROVISIONS

11.1 AMENDMENTS

Except as otherwise expressly provided, the Grant Agreement may only be amended by a written Amendment executed by both Parties.

11.2 NO QUANTITY GUARANTEES

The System Agency makes no guarantee of volume or usage of work under this Grant Agreement. All work requested may be on an irregular and as needed basis throughout the Grant Agreement term.

11.3 CHILD ABUSE REPORTING REQUIREMENTS

- A. Grantees shall comply with child abuse and neglect reporting requirements in Texas Family Code Chapter 261. This section is in addition to and does not supersede any other legal obligation of the Grantee to report child abuse.**
- B. Grantee shall use the Texas Abuse Hotline Website located at <https://www.txabusehotline.org/Login/Default.aspx> as required by the System Agency. Grantee shall retain reporting documentation on site and make it available for inspection by the System Agency.**

11.4 CERTIFICATION OF MEETING OR EXCEEDING TOBACCO-FREE WORKPLACE POLICY MINIMUM STANDARDS

- A. Grantee certifies that it has adopted and enforces a Tobacco-Free Workplace Policy that meets or exceeds all of the following minimum standards of:
 - i. Prohibiting the use of all forms of tobacco products, including but not limited to cigarettes, cigars, pipes, water pipes (hookah), bidis, kreteks, electronic cigarettes, smokeless tobacco, snuff and chewing tobacco;
 - ii. Designating the property to which this Policy applies as a "designated area," which must at least comprise all buildings and structures where activities funded under this Grant Agreement are taking place, as well as Grantee owned, leased, or controlled sidewalks, parking lots, walkways, and attached parking structures immediately adjacent to this designated area;
 - iii. Applying to all employees and visitors in this designated area; and
 - iv. Providing for or referring its employees to tobacco use cessation services.
- B. If Grantee cannot meet these minimum standards, it must obtain a waiver from the System Agency.

11.5 INSURANCE AND BONDS

Unless otherwise specified in this Contract, Grantee shall acquire and maintain, for the duration of this Contract, insurance coverage necessary to ensure proper fulfillment of this Contract and potential liabilities thereunder with financially sound and reputable insurers licensed by the Texas Department of Insurance, in the type and amount customarily carried within the industry as determined by the System Agency. Grantee shall provide evidence of insurance as required under this Contract, including a schedule of coverage or underwriter's schedules establishing to the satisfaction of the System Agency the nature and extent of coverage granted by each such policy, upon request by the System Agency. In the event that any policy is determined by the System Agency to be deficient to comply with the terms of this Contract, Grantee shall secure such additional policies or coverage as the System Agency may reasonably request or that are required by law or regulation. If coverage expires during the term of this Contract, Grantee must produce renewal certificates for each type of coverage. In addition, if required by System Agency, Grantee must obtain and have on file a blanket fidelity bond that indemnifies System Agency against the loss or theft of any grant funds, including applicable matching funds. The fidelity bond must cover the entirety of the grant term and any subsequent renewals. The failure of Grantee to comply with these requirements may subject Grantee to remedial or corrective actions detailed in section 10.1, General Indemnity, above.

These and all other insurance requirements under the Grant apply to both Grantee and its Subcontractors, if any. Grantee is responsible for ensuring its Subcontractors' compliance with all requirements.

11.6 LIMITATION ON AUTHORITY

- A. Grantee shall not have any authority to act for or on behalf of the System Agency or the State of Texas except as expressly provided for in the Grant Agreement; no other authority, power, or use is granted or implied. Grantee may not incur any debt,

obligation, expense, or liability of any kind on behalf of System Agency or the State of Texas.

B. Grantee may not rely upon implied authority and is not granted authority under the Grant Agreement to:

- i. Make public policy on behalf of the System Agency;
- ii. Promulgate, amend, or disregard administrative regulations or program policy decisions made by State and federal agencies responsible for administration of a System Agency program; or
- iii. Unilaterally communicate or negotiate with any federal or state agency or the Texas Legislature on behalf of the System Agency regarding System Agency programs or the Grant Agreement. However, upon System Agency request and with reasonable notice from System Agency to the Grantee, the Grantee shall assist the System Agency in communications and negotiations regarding the Work under the Grant Agreement with state and federal governments.

11.7 CHANGE IN LAWS AND COMPLIANCE WITH LAWS

Grantee shall comply with all laws, regulations, requirements and guidelines applicable to a Grantee providing services and products required by the Grant Agreement to the State of Texas, as these laws, regulations, requirements and guidelines currently exist and as amended throughout the term of the Grant Agreement. Notwithstanding Section 11.1, Amendments, above, System Agency reserves the right, in its sole discretion, to unilaterally amend the Grant Agreement to incorporate any modifications necessary for System Agency's compliance, as an agency of the State of Texas, with all applicable state and federal laws, regulations, requirements and guidelines.

11.8 SUBCONTRACTORS

Grantee may not subcontract any or all of the Work and/or obligations under the Grant Agreement without prior written approval of the System Agency. Subcontracts, if any, entered into by the Grantee shall be in writing and be subject to the requirements of the Grant Agreement. Should Grantee subcontract any of the services required in the Grant Agreement, Grantee expressly understands and acknowledges System Agency is in no manner liable to any subcontractor(s) of Grantee. In no event shall this provision relieve Grantee of the responsibility for ensuring that the services performed under all subcontracts are rendered in compliance with the Grant Agreement.

11.9 PERMITTING AND LICENSURE

At Grantee's sole expense, Grantee shall procure and maintain for the duration of this Grant Agreement any state, county, city, or federal license, authorization, insurance, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Grantee to provide the goods or services required by this Grant Agreement. Grantee shall be responsible for payment of all taxes, assessments, fees, premiums, permits, and licenses required by law. Grantee shall be responsible for payment of any such government obligations not paid by its Subcontractors during performance of this Grant Agreement.

11.10 INDEPENDENT CONTRACTOR

Grantee and Grantee's employees, representatives, agents, Subcontractors, suppliers, and third-party service providers shall serve as independent contractors in providing the services

under the Grant Agreement. Neither Grantee nor System Agency is an agent of the other and neither may make any commitments on the other party's behalf. The Grantee is not a "governmental body" solely by virtue of this Grant Agreement or receipt of grant funds under this Grant Agreement. Grantee shall have no claim against System Agency for vacation pay, sick leave, retirement benefits, social security, worker's compensation, health or disability benefits, unemployment insurance benefits, or employee benefits of any kind. The Grant Agreement shall not create any joint venture, partnership, agency, or employment relationship between Grantee and System Agency.

11.11 GOVERNING LAW AND VENUE

The Grant Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without regard to the conflicts of law provisions. The venue of any suit arising under the Grant Agreement is fixed in any court of competent jurisdiction of Travis County, Texas, unless the specific venue is otherwise identified in a statute which directly names or otherwise identifies its applicability to the System Agency.

11.12 SEVERABILITY

If any provision contained in this Grant Agreement is held to be unenforceable by a court of law or equity, such construction will not affect the legality, validity, or enforceability of any other provision or provisions of this Grant Agreement. It is the intent and agreement of the Parties this Grant Agreement shall be deemed amended by modifying such provision to the extent necessary to render it valid, legal and enforceable while preserving its intent or, if such modification is not possible, by substituting another provision that is valid, legal and enforceable and that achieves the same objective. All other provisions of this Grant Agreement will continue in full force and effect.

11.13 SURVIVABILITY

Expiration or termination of the Grant Agreement for any reason does not release Grantee from any liability or obligation set forth in the Grant Agreement that is expressly stated to survive any such expiration or termination, that by its nature would be intended to be applicable following any such expiration or termination, or that is necessary to fulfill the essential purpose of the Grant Agreement, including without limitation the provisions regarding return of grant funds, audit requirements, records retention, public information, warranty, indemnification, confidentiality, and rights and remedies upon termination.

11.14 FORCE MAJEURE

Neither Grantee nor System Agency shall be liable to the other for any delay in, or failure of performance, of any requirement included in the Grant Agreement caused by force majeure. The existence of such causes of delay or failure shall extend the period of performance until after the causes of delay or failure have been removed provided the non-performing party exercises all reasonable due diligence to perform. Force majeure is defined as acts of God, war, fires, explosions, hurricanes, floods, failure of transportation, or other causes that are beyond the reasonable control of either party and that by exercise of due foresight such party could not reasonably have been expected to avoid, and which, by the exercise of all reasonable due diligence, such party is unable to overcome.

11.15 NO IMPLIED WAIVER OF PROVISIONS

The failure of the System Agency to object to or to take affirmative action with respect to any conduct of the Grantee which is in violation or breach of the terms of the Grant Agreement shall not be construed as a waiver of the violation or breach, or of any future violation or breach.

11.16 FUNDING DISCLAIMERS AND LABELING

- A. Grantee shall not use System Agency's name or refer to System Agency directly or indirectly in any media appearance, public service announcement, or disclosure relating to this Grant Agreement including any promotional material without first obtaining written consent from System Agency. The foregoing prohibition includes, without limitation, the placement of banners, pop-up ads, or other advertisements promoting Grantee's or a third party's products, services, workshops, trainings, or other commercial offerings on any website portal or internet-based service or software application hosted or managed by Grantee. This does not limit the Grantee's responsibility to comply with obligations related to the Texas Public Information Act or Texas Open Meetings Act.
- B. In general, no publication (including websites, reports, projects, etc.) may convey System Agency's recognition or endorsement of the Grantee's project without prior written approval from System Agency. Publications funded in part or wholly by HHS grant funding must include a statement that "HHS and neither any of its components operate, control, are responsible for, or necessarily endorse, this publication (including, without limitation, its content, technical infrastructure, and policies, and any services or tools provided)" at HHS's request.

11.17 MEDIA RELEASES

- A. Grantee shall not use System Agency's name, logo, or other likeness in any press release, marketing material or other announcement without System Agency's prior written approval. System Agency does not endorse any vendor, commodity, or service. Grantee is not authorized to make or participate in any media releases or public announcements pertaining to this Grant Agreement or the Services to which they relate without System Agency's prior written consent, and then only in accordance with explicit written instruction from System Agency.
- B. Grantee may publish, at its sole expense, results of Grantee performance under the Grant Agreement with the System Agency's prior review and approval, which the System Agency may exercise at its sole discretion. Any publication (written, visual, or sound) will acknowledge the support received from the System Agency and any Federal agency, as appropriate.

11.18 PROHIBITION ON NON-COMPETE RESTRICTIONS

Grantee shall not require any employees or Subcontractors to agree to any conditions, such as non-compete clauses or other contractual arrangements, that would limit or restrict such persons or entities from employment or contracting with the State of Texas.

11.19 SOVEREIGN IMMUNITY

Nothing in the Grant Agreement will be construed as a waiver of the System Agency's or the State's sovereign immunity. This Grant Agreement shall not constitute or be construed as a waiver of any of the privileges, rights, defenses, remedies, or immunities available to the

System Agency or the State of Texas. The failure to enforce, or any delay in the enforcement, of any privileges, rights, defenses, remedies, or immunities available to the System Agency or the State of Texas under the Grant Agreement or under applicable law shall not constitute a waiver of such privileges, rights, defenses, remedies, or immunities or be considered as a basis for estoppel. System Agency does not waive any privileges, rights, defenses, or immunities available to System Agency by entering into the Grant Agreement or by its conduct prior to or subsequent to entering into the Grant Agreement.

11.20 ENTIRE CONTRACT AND MODIFICATION

The Grant Agreement constitutes the entire agreement of the Parties and is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Any additional or conflicting terms in any future document incorporated into the Grant Agreement will be harmonized with this Grant Agreement to the extent possible.

11.21 COUNTERPARTS

This Grant Agreement may be executed in any number of counterparts, each of which will be an original, and all such counterparts will together constitute but one and the same Grant Agreement.

11.22 PROPER AUTHORITY

Each Party represents and warrants that the person executing this Grant Agreement on its behalf has full power and authority to enter into this Grant Agreement.

11.23 E-VERIFY PROGRAM

Grantee certifies that it utilizes and will continue to utilize the U.S. Department of Homeland Security's E-Verify system to determine the eligibility of:

- A. all persons employed to perform duties within Texas during the term of the Grant Agreement; and
- B. all persons, (including subcontractors) assigned by the Grantee to perform work pursuant to the Grant Agreement within the United States of America.

11.24 CIVIL RIGHTS

- A. Grantee agrees to comply with state and federal anti-discrimination laws, including:
 - i. Title VI of the Civil Rights Act of 1964 (42 U.S.C. §2000d et seq.);
 - ii. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794);
 - iii. Americans with Disabilities Act of 1990 (42 U.S.C. §12101 et seq.);
 - iv. Age Discrimination Act of 1975 (42 U.S.C. §§6101-6107);
 - v. Title IX of the Education Amendments of 1972 (20 U.S.C. §§1681-1688);
 - vi. Food and Nutrition Act of 2008 (7 U.S.C. §2011 et seq.); and
 - vii. The System Agency's administrative rules, as set forth in the Texas Administrative Code, to the extent applicable to this Grant Agreement.
- B. Grantee agrees to comply with all amendments to the above-referenced laws, and all requirements imposed by the regulations issued pursuant to these laws. These laws provide in part that no persons in the United States may, on the grounds of race, color, national origin, sex, age, disability, political beliefs, or religion, be excluded from

participation in or denied any aid, care, service or other benefits provided by Federal or State funding, or otherwise be subjected to discrimination.

- C. Grantee agrees to comply with Title VI of the Civil Rights Act of 1964, and its implementing regulations at 45 C.F.R. Part 80 or 7 C.F.R. Part 15, prohibiting a contractor from adopting and implementing policies and procedures that exclude or have the effect of excluding or limiting the participation of clients in its programs, benefits, or activities on the basis of national origin. State and federal civil rights laws require contractors to provide alternative methods for ensuring access to services for applicants and recipients who cannot express themselves fluently in English. Grantee agrees to take reasonable steps to provide services and information, both orally and in writing, in appropriate languages other than English, in order to ensure that persons with limited English proficiency are effectively informed and can have meaningful access to programs, benefits, and activities.
- D. Grantee agrees to post applicable civil rights posters in areas open to the public informing clients of their civil rights and including contact information for the HHS Civil Rights Office. The posters are available on the HHS website at: <https://hhs.texas.gov/about-hhs/your-rights/civil-rights-office/civil-rights-posters>.
- E. Grantee agrees to comply with Executive Order 13279, and its implementing regulations at 45 C.F.R. Part 87 or 7 C.F.R. Part 16. These provide in part that any organization that participates in programs funded by direct financial assistance from the United States Department of Agriculture or the United States Department of Health and Human Services shall not discriminate against a program beneficiary or prospective program beneficiary on the basis of religion or religious belief.
- F. Upon request, Grantee shall provide HHSC's Civil Rights Office with copies of the Grantee's civil rights policies and procedures.
- G. Grantee must notify HHSC's Civil Rights Office of any complaints of discrimination received relating to its performance under this Grant Agreement. This notice must be delivered no more than ten (10) calendar days after receipt of a complaint. Notice provided pursuant to this section must be directed to:

HHSC Civil Rights Office
701 W. 51st Street, Mail Code W206
Austin, Texas 78751
Phone Toll Free: (888) 388-6332
Phone: (512) 438-4313
Fax: (512) 438-5885
Email: HHSCivilRightsOffice@hhsc.state.tx.us.

11.25 ENTERPRISE INFORMATION MANAGEMENT STANDARDS

Grantee shall conform to HHS standards for data management as described by the policies of the HHS Office of Data, Analytics, and Performance. These include, but are not limited to, standards for documentation and communication of data models, metadata, and other data definition methods that are required by HHS for ongoing data governance, strategic portfolio analysis, interoperability planning, and valuation of HHS System data assets.

11.26 DISCLOSURE OF LITIGATION

- A. The Grantee must disclose in writing to the contract manager assigned to this Grant Agreement any material civil or criminal litigation or indictment either threatened or

pending involving the Grantee. “Threatened litigation” as used herein shall include governmental investigations and civil investigative demands. “Litigation” as used herein shall include administrative enforcement actions brought by governmental agencies. The Grantee must also disclose any material litigation threatened or pending involving Subcontractors, consultants, and/or lobbyists. For purposes of this section, “material” refers, but is not limited, to any action or pending action that a reasonable person knowledgeable in the applicable industry would consider relevant to the Work under the Grant Agreement or any development such a person would want to be aware of in order to stay fully apprised of the total mix of information relevant to the Work, together with any litigation threatened or pending that may result in a substantial change in the Grantee’s financial condition.

- B. This is a continuing disclosure requirement; any litigation commencing after Grant Agreement Award must be disclosed in a written statement to the assigned contract manager within seven calendar days of its occurrence.

11.27 NO THIRD PARTY BENEFICIARIES

The Grant Agreement is made solely and specifically among and for the benefit of the Parties named herein and their respective successors and assigns, and no other person shall have any right, interest, or claims hereunder or be entitled to any benefits pursuant to or on account of the Grant Agreement as a third-party beneficiary or otherwise.

11.28 BINDING EFFECT

The Grant Agreement shall inure to the benefit of, be binding upon, and be enforceable against each Party and their respective permitted successors, assigns, transferees, and delegates.

HHS DATA USE AGREEMENT

This Data Use Agreement (“DUA”), effective as of the date the Base Contract into which it is incorporated is signed (“Effective Date”), is entered into by and between a Texas Health and Human Services Enterprise agency (“HHS”), and the Contractor identified in the Base Contract, a political subdivision of the State of Texas (“CONTRACTOR”).

ARTICLE 1.

PURPOSE; APPLICABILITY; ORDER OF PRECEDENCE

The purpose of this DUA is to facilitate creation, receipt, maintenance, use, disclosure or access to Confidential Information with CONTRACTOR, and describe CONTRACTOR’s rights and obligations with respect to the Confidential Information. **45 CFR 164.504(e)(1)-(3)**. This DUA also describes HHS’s remedies in the event of CONTRACTOR’s noncompliance with its obligations under this DUA. This DUA applies to both Business Associates and contractors who are not Business Associates who create, receive, maintain, use, disclose or have access to Confidential Information on behalf of HHS, its programs or clients as described in the Base Contract.

As of the Effective Date of this DUA, if any provision of the Base Contract, including any General Provisions or Uniform Terms and Conditions, conflicts with this DUA, this DUA controls.

ARTICLE 2.

DEFINITIONS

For the purposes of this DUA, capitalized, underlined terms have the meanings set forth in the following: Health Insurance Portability and Accountability Act of 1996, Public Law 104-191 (42 U.S.C. §1320d, *et seq.*) and regulations thereunder in 45 CFR Parts 160 and 164, including all amendments, regulations and guidance issued thereafter; The Social Security Act, including Section 1137 (42 U.S.C. §§ 1320b-7), Title XVI of the Act; The Privacy Act of 1974, as amended by the Computer Matching and Privacy Protection Act of 1988, 5 U.S.C. § 552a and regulations and guidance thereunder; Internal Revenue Code, Title 26 of the United States Code and regulations and publications adopted under that code, including IRS Publication 1075; OMB Memorandum 07-18; Texas Business and Commerce Code Ch. 521; Texas Government Code, Ch. 552, and Texas Government Code §2054.1125. In addition, the following terms in this DUA are defined as follows:

“Authorized Purpose” means the specific purpose or purposes described in the Statement of Work of the Base Contract for CONTRACTOR to fulfill its obligations under the Base Contract, or any other purpose expressly authorized by HHS in writing in advance.

“Authorized User” means a Person:

(1) Who is authorized to create, receive, maintain, have access to, process, view, handle, examine, interpret, or analyze Confidential Information pursuant to this DUA;

(2) For whom CONTRACTOR warrants and represents has a demonstrable need to create, receive, maintain, use, disclose or have access to the Confidential Information; and

(3) Who has agreed in writing to be bound by the disclosure and use limitations pertaining to the Confidential Information as required by this DUA.

“Confidential Information” means any communication or record (whether oral, written, electronically stored or transmitted, or in any other form) provided to or made available to CONTRACTOR, or that CONTRACTOR may, for an Authorized Purpose, create, receive, maintain, use, disclose or have access to, that consists of or includes any or all of the following:

(1) Client Information;

(2) Protected Health Information in any form including without limitation, Electronic Protected Health Information or Unsecured Protected Health Information (herein “PHI”);

(3) Sensitive Personal Information defined by Texas Business and Commerce Code Ch. 521;

(4) Federal Tax Information;

(5) Individually Identifiable Health Information as related to HIPAA, Texas HIPAA and Personal Identifying Information under the Texas Identity Theft Enforcement and Protection Act;

(6) Social Security Administration Data, including, without limitation, Medicaid information;

(7) All privileged work product;

(8) All information designated as confidential under the constitution and laws of the State of Texas and of the United States, including the Texas Health & Safety Code and the Texas Public Information Act, Texas Government Code, Chapter 552.

“Legally Authorized Representative” of the Individual, as defined by Texas law, including as provided in 45 CFR 435.923 (Medicaid); 45 CFR 164.502(g)(1) (HIPAA); Tex. Occ. Code § 151.002(6); Tex. H. & S. Code §166.164; and Estates Code Ch. 752.

ARTICLE 3.

CONTRACTOR'S DUTIES REGARDING CONFIDENTIAL INFORMATION

3.01 Obligations of CONTRACTOR

CONTRACTOR agrees that:

(A) CONTRACTOR will exercise reasonable care and no less than the same degree of care CONTRACTOR uses to protect its own confidential, proprietary and trade secret information to prevent any portion of the Confidential Information from being used in

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a manner that is not expressly an Authorized Purpose under this DUA or as Required by Law. **45 CFR 164.502(b)(1); 45 CFR 164.514(d)**

(B) Except as Required by Law, CONTRACTOR will not disclose or allow access to any portion of the Confidential Information to any Person or other entity, other than Authorized User's Workforce or Subcontractors (as defined in **45 C.F.R. 160.103**) of CONTRACTOR who have completed training in confidentiality, privacy, security and the importance of promptly reporting any Event or Breach to CONTRACTOR's management, to carry out CONTRACTOR's obligations in connection with the Authorized Purpose.

HHS, at its election, may assist CONTRACTOR in training and education on specific or unique HHS processes, systems and/or requirements. CONTRACTOR will produce evidence of completed training to HHS upon request. **45 C.F.R. 164.308(a)(5)(i); Texas Health & Safety Code §181.101**

All of CONTRACTOR's Authorized Users, Workforce and Subcontractors with access to a state computer system or database will complete a cybersecurity training program certified under Texas Government Code Section 2054.519 by the Texas Department of Information Resources or offered under Texas Government Code Sec. 2054.519(f).

(C) CONTRACTOR will establish, implement and maintain appropriate sanctions against any member of its Workforce or Subcontractor who fails to comply with this DUA, the Base Contract or applicable law. CONTRACTOR will maintain evidence of sanctions and produce it to HHS upon request. **45 C.F.R. 164.308(a)(1)(ii)(C); 164.530(e); 164.410(b); 164.530(b)(1)**

(D) CONTRACTOR will not, except as otherwise permitted by this DUA, disclose or provide access to any Confidential Information on the basis that such act is Required by Law without notifying either HHS or CONTRACTOR's own legal counsel to determine whether CONTRACTOR should object to the disclosure or access and seek appropriate relief. CONTRACTOR will maintain an accounting of all such requests for disclosure and responses and provide such accounting to HHS within 48 hours of HHS' request. **45 CFR 164.504(e)(2)(ii)(A)**

(E) CONTRACTOR will not attempt to re-identify or further identify Confidential Information or De-identified Information, or attempt to contact any Individuals whose records are contained in the Confidential Information, except for an Authorized Purpose, without express written authorization from HHS or as expressly permitted by the Base Contract. **45 CFR 164.502(d)(2)(i) and (ii)** CONTRACTOR will not engage in prohibited marketing or sale of Confidential Information. **45 CFR 164.501, 164.508(a)(3) and (4); Texas Health & Safety Code Ch. 181.002**

(F) CONTRACTOR will not permit, or enter into any agreement with a Subcontractor to, create, receive, maintain, use, disclose, have access to or transmit Confidential Information to carry out CONTRACTOR's obligations in connection with the Authorized Purpose on behalf of CONTRACTOR, unless Subcontractor agrees to comply

with all applicable laws, rules and regulations. **45 CFR 164.502(e)(1)(ii); 164.504(e)(1)(i) and (2).**

(G) CONTRACTOR is directly responsible for compliance with, and enforcement of, all conditions for creation, maintenance, use, disclosure, transmission and Destruction of Confidential Information and the acts or omissions of Subcontractors as may be reasonably necessary to prevent unauthorized use. **45 CFR 164.504(e)(5); 42 CFR 431.300, et seq.**

(H) If CONTRACTOR maintains PHI in a Designated Record Set which is Confidential Information and subject to this Agreement, CONTRACTOR will make PHI available to HHS in a Designated Record Set upon request. CONTRACTOR will provide PHI to an Individual, or Legally Authorized Representative of the Individual who is requesting PHI in compliance with the requirements of the HIPAA Privacy Regulations. CONTRACTOR will release PHI in accordance with the HIPAA Privacy Regulations upon receipt of a valid written authorization. CONTRACTOR will make other Confidential Information in CONTRACTOR's possession available pursuant to the requirements of HIPAA or other applicable law upon a determination of a Breach of Unsecured PHI as defined in HIPAA. CONTRACTOR will maintain an accounting of all such disclosures and provide it to HHS within 48 hours of HHS' request. **45 CFR 164.524 and 164.504(e)(2)(ii)(E).**

(I) If PHI is subject to this Agreement, CONTRACTOR will make PHI as required by HIPAA available to HHS for review subsequent to CONTRACTOR's incorporation of any amendments requested pursuant to HIPAA. **45 CFR 164.504(e)(2)(ii)(E) and (F).**

(J) If PHI is subject to this Agreement, CONTRACTOR will document and make available to HHS the PHI required to provide access, an accounting of disclosures or amendment in compliance with the requirements of the HIPAA Privacy Regulations. **45 CFR 164.504(e)(2)(ii)(G) and 164.528.**

(K) If CONTRACTOR receives a request for access, amendment or accounting of PHI from an individual with a right of access to information subject to this DUA, it will respond to such request in compliance with the HIPAA Privacy Regulations. CONTRACTOR will maintain an accounting of all responses to requests for access to or amendment of PHI and provide it to HHS within 48 hours of HHS' request. **45 CFR 164.504(e)(2).**

(L) CONTRACTOR will provide, and will cause its Subcontractors and agents to provide, to HHS periodic written certifications of compliance with controls and provisions relating to information privacy, security and breach notification, including without limitation information related to data transfers and the handling and disposal of Confidential Information. **45 CFR 164.308; 164.530(c); 1 TAC 202.**

(M) Except as otherwise limited by this DUA, the Base Contract, or law applicable to the Confidential Information, CONTRACTOR may use PHI for the proper management and administration of CONTRACTOR or to carry out CONTRACTOR's

legal responsibilities. Except as otherwise limited by this DUA, the Base Contract, or law applicable to the Confidential Information, CONTRACTOR may disclose PHI for the proper management and administration of CONTRACTOR, or to carry out CONTRACTOR's legal responsibilities, if: **45 CFR 164.504(e)(4)(A).**

(1) Disclosure is Required by Law, provided that CONTRACTOR complies with Section 3.01(D); or

(2) CONTRACTOR obtains reasonable assurances from the person or entity to which the information is disclosed that the person or entity will:

(a) Maintain the confidentiality of the Confidential Information in accordance with this DUA;

(b) Use or further disclose the information only as Required by Law or for the Authorized Purpose for which it was disclosed to the Person; and

(c) Notify CONTRACTOR in accordance with Section 4.01 of any Event or Breach of Confidential Information of which the Person discovers or should have discovered with the exercise of reasonable diligence. **45 CFR 164.504(e)(4)(ii)(B).**

(N) Except as otherwise limited by this DUA, CONTRACTOR will, if required by law and requested by HHS, use commercially reasonable efforts to use PHI to provide data aggregation services to HHS, as that term is defined in the HIPAA, 45 C.F.R. §164.501 and permitted by HIPAA. **45 CFR 164.504(e)(2)(i)(B)**

(O) CONTRACTOR will, on the termination or expiration of this DUA or the Base Contract, at its expense, send to HHS or Destroy, at HHS's election and to the extent reasonably feasible and permissible by law, all Confidential Information received from HHS or created or maintained by CONTRACTOR or any of CONTRACTOR's agents or Subcontractors on HHS's behalf if that data contains Confidential Information. CONTRACTOR will certify in writing to HHS that all the Confidential Information that has been created, received, maintained, used by or disclosed to CONTRACTOR, has been Destroyed or sent to HHS, and that CONTRACTOR and its agents and Subcontractors have retained no copies thereof. Notwithstanding the foregoing, HHS acknowledges and agrees that CONTRACTOR is not obligated to send to HHSC and/or Destroy any Confidential Information if federal law, state law, the Texas State Library and Archives Commission records retention schedule, and/or a litigation hold notice prohibit such delivery or Destruction. If such delivery or Destruction is not reasonably feasible, or is impermissible by law, CONTRACTOR will immediately notify HHS of the reasons such delivery or Destruction is not feasible, and agree to extend indefinitely the protections of this DUA to the Confidential Information and limit its further uses and disclosures to the purposes that make the return delivery or Destruction of the Confidential Information not feasible for as long as CONTRACTOR maintains such Confidential Information. **45 CFR 164.504(e)(2)(ii)(J)**

(P) CONTRACTOR will create, maintain, use, disclose, transmit or Destroy Confidential Information in a secure fashion that protects against any reasonably anticipated threats or hazards to the security or integrity of such information or unauthorized uses. **45 CFR 164.306; 164.530(c)**

(Q) If CONTRACTOR accesses, transmits, stores, and/or maintains Confidential Information, CONTRACTOR will complete and return to HHS at infosecurity@hhsc.state.tx.us the HHS information security and privacy initial inquiry (SPI) at Attachment 1 . The SPI identifies basic privacy and security controls with which CONTRACTOR must comply to protect HHS Confidential Information. CONTRACTOR will comply with periodic security controls compliance assessment and monitoring by HHS as required by state and federal law, based on the type of Confidential Information CONTRACTOR creates, receives, maintains, uses, discloses or has access to and the Authorized Purpose and level of risk. CONTRACTOR's security controls will be based on the National Institute of Standards and Technology (NIST) Special Publication 800-53. CONTRACTOR will update its security controls assessment whenever there are significant changes in security controls for HHS Confidential Information and will provide the updated document to HHS. HHS also reserves the right to request updates as needed to satisfy state and federal monitoring requirements. **45 CFR 164.306.**

(R) CONTRACTOR will establish, implement and maintain reasonable procedural, administrative, physical and technical safeguards to preserve and maintain the confidentiality, integrity, and availability of the Confidential Information, and with respect to PHI, as described in the HIPAA Privacy and Security Regulations, or other applicable laws or regulations relating to Confidential Information, to prevent any unauthorized use or disclosure of Confidential Information as long as CONTRACTOR has such Confidential Information in its actual or constructive possession. **45 CFR 164.308 (administrative safeguards); 164.310 (physical safeguards); 164.312 (technical safeguards); 164.530(c)(privacy safeguards).**

(S) CONTRACTOR will designate and identify, a Person or Persons, as Privacy Official **45 CFR 164.530(a)(1)** and Information Security Official, each of whom is authorized to act on behalf of CONTRACTOR and is responsible for the development and implementation of the privacy and security requirements in this DUA. CONTRACTOR will provide name and current address, phone number and e-mail address for such designated officials to HHS upon execution of this DUA and prior to any change. If such persons fail to develop and implement the requirements of the DUA, CONTRACTOR will replace them upon HHS request. **45 CFR 164.308(a)(2).**

(T) CONTRACTOR represents and warrants that its Authorized Users each have a demonstrated need to know and have access to Confidential Information solely to the minimum extent necessary to accomplish the Authorized Purpose pursuant to this DUA and the Base Contract, and further, that each has agreed in writing to be bound by the disclosure and use limitations pertaining to the Confidential Information contained in this DUA. **45 CFR 164.502; 164.514(d).**

(U) CONTRACTOR and its Subcontractors will maintain an updated, complete, accurate and numbered list of Authorized Users, their signatures, titles and the date they agreed to be bound by the terms of this DUA, at all times and supply it to HHS, as directed, upon request.

(V) CONTRACTOR will implement, update as necessary, and document reasonable and appropriate policies and procedures for privacy, security and Breach of Confidential Information and an incident response plan for an Event or Breach, to comply with the privacy, security and breach notice requirements of this DUA prior to conducting work under the Statement of Work. **45 CFR 164.308; 164.316; 164.514(d); 164.530(i)(1).**

(W) CONTRACTOR will produce copies of its information security and privacy policies and procedures and records relating to the use or disclosure of Confidential Information received from, created by, or received, used or disclosed by CONTRACTOR for an Authorized Purpose for HHS's review and approval within 30 days of execution of this DUA and upon request by HHS the following business day or other agreed upon time frame. **45 CFR 164.308; 164.514(d).**

(X) CONTRACTOR will make available to HHS any information HHS requires to fulfill HHS's obligations to provide access to, or copies of, PHI in accordance with HIPAA and other applicable laws and regulations relating to Confidential Information. CONTRACTOR will provide such information in a time and manner reasonably agreed upon or as designated by the Secretary of the U.S. Department of Health and Human Services, or other federal or state law. **45 CFR 164.504(e)(2)(i)(I).**

(Y) CONTRACTOR will only conduct secure transmissions of Confidential Information whether in paper, oral or electronic form, in accordance with applicable rules, regulations and laws. A secure transmission of electronic Confidential Information in motion includes, but is not limited to, Secure File Transfer Protocol (SFTP) or Encryption at an appropriate level. If required by rule, regulation or law, HHS Confidential Information at rest requires Encryption unless there is other adequate administrative, technical, and physical security. All electronic data transfer and communications of Confidential Information will be through secure systems. Proof of system, media or device security and/or Encryption must be produced to HHS no later than 48 hours after HHS's written request in response to a compliance investigation, audit or the Discovery of an Event or Breach. Otherwise, requested production of such proof will be made as agreed upon by the parties. De-identification of HHS Confidential Information is a means of security. With respect to de-identification of PHI, "secure" means de-identified according to HIPAA Privacy standards and regulatory guidance. **45 CFR 164.312; 164.530(d).**

(Z) For each type of Confidential Information CONTRACTOR creates, receives, maintains, uses, discloses, has access to or transmits in the performance of the Statement of Work, CONTRACTOR will comply with the following laws rules and regulations, only to the extent applicable and required by law:

- Title 1, Part 10, Chapter 202, Subchapter B, Texas Administrative Code;

- The Privacy Act of 1974;
- OMB Memorandum 07-16;
- The Federal Information Security Management Act of 2002 (FISMA);
- The Health Insurance Portability and Accountability Act of 1996 (HIPAA) as defined in the DUA;
- Internal Revenue Publication 1075 – Tax Information Security Guidelines for Federal, State and Local Agencies;
- National Institute of Standards and Technology (NIST) Special Publication 800-66 Revision 1 – An Introductory Resource Guide for Implementing the Health Insurance Portability and Accountability Act (HIPAA) Security Rule;
- NIST Special Publications 800-53 and 800-53A – Recommended Security Controls for Federal Information Systems and Organizations, as currently revised;
- NIST Special Publication 800-47 – Security Guide for Interconnecting Information Technology Systems;
- NIST Special Publication 800-88, Guidelines for Media Sanitization;
- NIST Special Publication 800-111, Guide to Storage of Encryption Technologies for End User Devices containing PHI; and

Any other State or Federal law, regulation, or administrative rule relating to the specific HHS program area that CONTRACTOR supports on behalf of HHS.

(AA) Notwithstanding anything to the contrary herein, CONTRACTOR will treat any Personal Identifying Information it creates, receives, maintains, uses, transmits, destroys and/or discloses in accordance with Texas Business and Commerce Code, Chapter 521 and other applicable regulatory standards identified in Section 3.01(Z), and Individually Identifiable Health Information CONTRACTOR creates, receives, maintains, uses, transmits, destroys and/or discloses in accordance with HIPAA and other applicable regulatory standards identified in Section 3.01(Z).

ARTICLE 4.

BREACH NOTICE, REPORTING AND CORRECTION REQUIREMENTS

4.01 Breach or Event Notification to HHS. 45 CFR 164.400-414.

(A) CONTRACTOR will cooperate fully with HHS in investigating, mitigating to the extent practicable and issuing notifications directed by HHS, for any Event or Breach of Confidential Information to the extent and in the manner determined by HHS.

(B) CONTRACTOR'S obligation begins at the Discovery of an Event or Breach and continues as long as related activity continues, until all effects of the Event are mitigated to HHS's reasonable satisfaction (the "incident response period"). **45 CFR 164.404.**

(C) Breach Notice:

(1) Initial Notice.

(a) For federal information, including without limitation, Federal Tax Information, Social Security Administration Data, and Medicaid Client Information, within the first, consecutive clock hour of Discovery, and for all other types of Confidential Information not more than 24 hours after Discovery, or in a timeframe otherwise approved by HHS in writing, initially report to HHS's Privacy and Security Officers via email at: privacy@HHSC.state.tx.us and to the HHS division responsible for this DUA; and IRS Publication 1075; Privacy Act of 1974, as amended by the Computer Matching and Privacy Protection Act of 1988, 5 U.S.C. § 552a; OMB Memorandum 07-16 as cited in HHSC-CMS Contracts for information exchange.

(b) Report all information reasonably available to CONTRACTOR about the Event or Breach of the privacy or security of Confidential Information. **45 CFR 164.410.**

(c) Name, and provide contact information to HHS for, CONTRACTOR's single point of contact who will communicate with HHS both on and off business hours during the incident response period.

(2) Formal Notice. No later than two business days after the Initial Notice above, provide formal notification to privacy@HHSC.state.tx.us and to the HHS division responsible for this DUA, including all reasonably available information about the Event or Breach, and CONTRACTOR's investigation, including without limitation and to the extent available: **For (a) - (m) below: 45 CFR 164.400-414.**

(a) The date the Event or Breach occurred;

(b) The date of CONTRACTOR's and, if applicable, Subcontractor's Discovery;

(c) A brief description of the Event or Breach; including how it occurred and who is responsible (or hypotheses, if not yet determined);

(d) A brief description of CONTRACTOR's investigation and the status of the investigation;

(e) A description of the types and amount of Confidential Information involved;

(f) Identification of and number of all Individuals reasonably believed to be affected, including first and last name of the Individual and if applicable the, Legally Authorized Representative, last known address, age, telephone number, and email address if it is a preferred contact method, to the extent known or can be reasonably determined by CONTRACTOR at that time;

(g) CONTRACTOR's initial risk assessment of the Event or Breach demonstrating whether individual or other notices are required by applicable law or this DUA for HHS approval, including an analysis of whether there is a low probability of compromise of the Confidential Information or whether any legal exceptions to notification apply;

(h) CONTRACTOR's recommendation for HHS's approval as to the steps Individuals and/or CONTRACTOR on behalf of Individuals, should take to protect the Individuals from potential harm, including without limitation CONTRACTOR's provision of notifications, credit protection, claims monitoring, and any specific protections for a Legally Authorized Representative to take on behalf of an Individual with special capacity or circumstances;

(i) The steps CONTRACTOR has taken to mitigate the harm or potential harm caused (including without limitation the provision of sufficient resources to mitigate);

(j) The steps CONTRACTOR has taken, or will take, to prevent or reduce the likelihood of recurrence of a similar Event or Breach;

(k) Identify, describe or estimate the Persons, Workforce, Subcontractor, or Individuals and any law enforcement that may be involved in the Event or Breach;

(l) A reasonable schedule for CONTRACTOR to provide regular updates during normal business hours to the foregoing in the future for response to the Event or Breach, but no less than every three (3) business days or as otherwise directed by HHS, including information about risk estimations, reporting, notification, if any, mitigation, corrective action, root cause analysis and when such activities are expected to be completed; and

(m) Any reasonably available, pertinent information, documents or reports related to an Event or Breach that HHS requests following Discovery.

4.02 Investigation, Response and Mitigation. 45 CFR 164.308, 310 and 312; 164.530

(A) CONTRACTOR will immediately conduct a full and complete investigation, respond to the Event or Breach, commit necessary and appropriate staff and resources to expeditiously respond, and report as required to and by HHS for incident response purposes and for purposes of HHS's compliance with report and notification requirements, to the reasonable satisfaction of HHS.

(B) CONTRACTOR will complete or participate in a risk assessment as directed by HHS following an Event or Breach, and provide the final assessment, corrective actions and mitigations to HHS for review and approval.

(C) CONTRACTOR will fully cooperate with HHS to respond to inquiries and/or proceedings by state and federal authorities, Persons and/or Individuals about the Event or Breach.

(D) CONTRACTOR will fully cooperate with HHS's efforts to seek appropriate injunctive relief or otherwise prevent or curtail such Event or Breach, or to recover or protect any Confidential Information, including complying with reasonable corrective action or measures, as specified by HHS in a Corrective Action Plan if directed by HHS under the Base Contract.

4.03 Breach Notification to Individuals and Reporting to Authorities. Tex. Bus. & Comm. Code §521.053; 45 CFR 164.404 (Individuals), 164.406 (Media); 164.408 (Authorities)

(A) HHS may direct CONTRACTOR to provide Breach notification to Individuals, regulators or third-parties, as specified by HHS following a Breach.

(B) CONTRACTOR shall give HHS an opportunity to review and provide feedback to CONTRACTOR and to confirm that CONTRACTOR's notice meets all regulatory requirements regarding the time, manner and content of any notification to Individuals, regulators or third-parties, or any notice required by other state or federal authorities, including without limitation, notifications required by Texas Business and Commerce Code, Chapter 521.053(b) and HIPAA. HHS shall have ten (10) business days to provide said feedback to CONTRACTOR. Notice letters will be in CONTRACTOR's name and on CONTRACTOR's letterhead, unless otherwise directed by HHS, and will contain contact information, including the name and title of CONTRACTOR's representative, an email address and a toll-free telephone number, if required by applicable law, rule, or regulation, for the Individual to obtain additional information.

(C) CONTRACTOR will provide HHS with copies of distributed and approved communications.

(D) CONTRACTOR will have the burden of demonstrating to the reasonable satisfaction of HHS that any notification required by HHS was timely made. If there are delays outside of CONTRACTOR's control, CONTRACTOR will provide written documentation of the reasons for the delay.

(E) If HHS delegates notice requirements to CONTRACTOR, HHS shall, in the time and manner reasonably requested by CONTRACTOR, cooperate and assist with CONTRACTOR's information requests in order to make such notifications and reports.

ARTICLE 5. STATEMENT OF WORK

“Statement of Work” means the services and deliverables to be performed or provided by CONTRACTOR, or on behalf of CONTRACTOR by its Subcontractors or agents for HHS that are described in detail in the Base Contract. The Statement of Work, including any future amendments thereto, is incorporated by reference in this DUA as if set out word-for-word herein.

ARTICLE 6. GENERAL PROVISIONS

6.01 Oversight of Confidential Information

CONTRACTOR acknowledges and agrees that HHS is entitled to oversee and monitor CONTRACTOR's access to and creation, receipt, maintenance, use, disclosure of the Confidential Information to confirm that CONTRACTOR is in compliance with this DUA.

6.02 HHS Commitment and Obligations

HHS will not request CONTRACTOR to create, maintain, transmit, use or disclose PHI in any manner that would not be permissible under applicable law if done by HHS.

6.03 HHS Right to Inspection

At any time upon reasonable notice to CONTRACTOR, or if HHS determines that CONTRACTOR has violated this DUA, HHS, directly or through its agent, will have the right to inspect the facilities, systems, books and records of CONTRACTOR to monitor compliance with this DUA. For purposes of this subsection, HHS's agent(s) include, without limitation, the HHS Office of the Inspector General or the Office of the Attorney General of Texas, outside consultants or legal counsel or other designee.

6.04 Term; Termination of DUA; Survival

This DUA will be effective on the date on which CONTRACTOR executes the DUA, and will terminate upon termination of the Base Contract and as set forth herein. If the Base Contract is extended or amended, this DUA shall be extended or amended concurrent with such extension or amendment.

(A) HHS may immediately terminate this DUA and Base Contract upon a material violation of this DUA.

(B) Termination or Expiration of this DUA will not relieve CONTRACTOR of its obligation to return or Destroy the Confidential Information as set forth in this DUA and to continue to safeguard the Confidential Information until such time as determined by HHS.

(C) If HHS determines that CONTRACTOR has violated a material term of this DUA; HHS may in its sole discretion:

(1) Exercise any of its rights including but not limited to reports, access and inspection under this DUA and/or the Base Contract; or

(2) Require CONTRACTOR to submit to a Corrective Action Plan, including a plan for monitoring and plan for reporting, as HHS may determine necessary to maintain compliance with this DUA; or

(3) Provide CONTRACTOR with a reasonable period to cure the violation as determined by HHS; or

(4) Terminate the DUA and Base Contract immediately, and seek relief in a court of competent jurisdiction in Texas.

Before exercising any of these options, HHS will provide written notice to CONTRACTOR describing the violation, the requested corrective action CONTRACTOR may take to cure the alleged violation, and the action HHS intends to take if the alleged violated is not timely cured by CONTRACTOR.

(D) If neither termination nor cure is feasible, HHS shall report the violation to the Secretary of the U.S. Department of Health and Human Services.

(E) The duties of CONTRACTOR or its Subcontractor under this DUA survive the expiration or termination of this DUA until all the Confidential Information is Destroyed or returned to HHS, as required by this DUA.

6.05 Governing Law, Venue and Litigation

(A) The validity, construction and performance of this DUA and the legal relations among the Parties to this DUA will be governed by and construed in accordance with the laws of the State of Texas.

(B) The Parties agree that the courts of Texas, will be the exclusive venue for any litigation, special proceeding or other proceeding as between the parties that may be brought, or arise out of, or in connection with, or by reason of this DUA.

6.06 Injunctive Relief

(A) CONTRACTOR acknowledges and agrees that HHS may suffer irreparable injury if CONTRACTOR or its Subcontractor fails to comply with any of the terms of this DUA with respect to the Confidential Information or a provision of HIPAA or other laws or regulations applicable to Confidential Information.

(B) CONTRACTOR further agrees that monetary damages may be inadequate to compensate HHS for CONTRACTOR's or its Subcontractor's failure to comply. Accordingly, CONTRACTOR agrees that HHS will, in addition to any other remedies available to it at law or in equity, be entitled to seek injunctive relief without posting a bond and without the necessity of demonstrating actual damages, to enforce the terms of this DUA.

6.07 Responsibility.

To the extent permitted by the Texas Constitution, laws and rules, and without waiving any immunities or defenses available to CONTRACTOR as a governmental entity, CONTRACTOR shall be solely responsible for its own acts and omissions and the acts and omissions of its employees, directors, officers, Subcontractors and agents. HHS shall be solely responsible for its own acts and omissions.

6.08 Insurance

(A) As a governmental entity, and in accordance with the limits of the Texas Tort Claims Act, Chapter 101 of the Texas Civil Practice and Remedies Code, CONTRACTOR either maintains commercial insurance or self-insures with policy limits in an amount sufficient to cover CONTRACTOR's liability arising under this DUA. CONTRACTOR will request that HHS be named as an additional insured. HHSC reserves the right to consider alternative means for CONTRACTOR to satisfy CONTRACTOR's financial responsibility under this DUA. Nothing herein shall relieve CONTRACTOR of its financial obligations set forth in this DUA if CONTRACTOR fails to maintain insurance.

(B) CONTRACTOR will provide HHS with written proof that required insurance coverage is in effect, at the request of HHS.

6.08 Fees and Costs

Except as otherwise specified in this DUA or the Base Contract, if any legal action or other proceeding is brought for the enforcement of this DUA, or because of an alleged dispute, contract violation, Event, Breach, default, misrepresentation, or injunctive action, in connection with any of the provisions of this DUA, each party will bear their own legal expenses and the other cost incurred in that action or proceeding.

6.09 Entirety of the Contract

This DUA is incorporated by reference into the Base Contract as an amendment thereto and, together with the Base Contract, constitutes the entire agreement between the parties. No change, waiver, or discharge of obligations arising under those documents will be valid unless in writing and executed by the party against whom such change, waiver, or discharge is sought to be

enforced. If any provision of the Base Contract, including any General Provisions or Uniform Terms and Conditions, conflicts with this DUA, this DUA controls.

6.10 Automatic Amendment and Interpretation

If there is (i) a change in any law, regulation or rule, state or federal, applicable to HIPPA and/or Confidential Information, or (ii) any change in the judicial or administrative interpretation of any such law, regulation or rule,, upon the effective date of such change, this DUA shall be deemed to have been automatically amended, interpreted and read so that the obligations imposed on HHS and/or CONTRACTOR remain in compliance with such changes. Any ambiguity in this DUA will be resolved in favor of a meaning that permits HHS and CONTRACTOR to comply with HIPAA or any other law applicable to Confidential Information.

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE
APPLICANT ORGANIZATION 	DATE SUBMITTED

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

*** APPLICANT'S ORGANIZATION***** PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE**Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * SIGNATURE: * DATE:



Fiscal Federal Funding Accountability and Transparency Act (FFATA)

The certifications enumerated below represent material facts upon which DSHS relies when reporting information to the federal government required under federal law. If the Department later determines that the Contractor knowingly rendered an erroneous certification, DSHS may pursue all available remedies in accordance with Texas and U.S. law. Signor further agrees that it will provide immediate written notice to DSHS if at any time Signor learns that any of the certifications provided for below were erroneous when submitted or have since become erroneous by reason of changed circumstances. ***If the Signor cannot certify all of the statements contained in this section, Signor must provide written notice to DSHS detailing which of the below statements it cannot certify and why.***

Legal Name of Contractor:	FFATA Contact: (Name, Email and Phone Number):
Primary Address of Contractor:	Zip Code: 9-digits required www.usps.com
Unique Entity ID (UEI): This number replaces the DUNS www.sam.gov	State of Texas Comptroller Vendor Identification Number (VIN) – 14 digits:

Printed Name of Authorized Representative: Mistie Gardner	Signature of Authorized Representative
Title of Authorized Representative	Date Signed

Fiscal Federal Funding Accountability and Transparency Act (FFATA) CERTIFICATION

As the duly authorized representative (Signor) of the Contractor, I hereby certify that the statements made by me in this certification form are true, complete, and correct to the best of my knowledge.

Did your organization have a gross income, from all sources, of less than \$300,000 in your previous tax year? Yes No

If your answer is "Yes", skip questions "A", "B", and "C" and finish the certification. If your answer is "No", answer questions "A" and "B".

A. Certification Regarding % of Annual Gross from Federal Awards.

Did your organization receive 80% or more of its annual gross revenue from federal awards during the preceding fiscal year? Yes ☐ No ☐

B. Certification Regarding Amount of Annual Gross from Federal Awards.

Did your organization receive \$25 million or more in annual gross revenues from federal awards in the preceding fiscal year? Yes ☐ No ☐

If your answer is "Yes" to both question "A" and "B", you must answer question "C".

If your answer is "No" to either question "A" or "B", skip question "C" and finish the certification.

C. Certification Regarding Public Access to Compensation Information.

Does the public have access to information about the compensation of the senior executives in your business or organization (including parent organization, all branches, and all affiliates worldwide) through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986? Yes ☐ No ☐

If your answer is "Yes" to this question, where can this information be accessed?

If your answer is "No" to this question, you must provide the names and total compensation of the top five highly compensated officers below.

Provide compensation information here:

Certificate Of Completion

Envelope Id: 3110D0C93C424835B701437B3A3C2DE7

Status: Sent

Subject: Complete with DocuSign: HHS001310100001 City of Garland Cover Letter.docx, HHS001310100001 City...

Source Envelope:

Document Pages: 73

Signatures: 0

Envelope Originator:

Certificate Pages: 5

Initials: 0

CMS Internal Routing Mailbox

AutoNav: Enabled

11493 Sunset Hills Road

Envelopeld Stamping: Enabled

#100

Time Zone: (UTC-06:00) Central Time (US & Canada)

Reston, VA 20190

CMS.InternalRouting@dshs.texas.gov

IP Address: 167.137.1.8

Record Tracking

Status: Original

Holder: CMS Internal Routing Mailbox

Location: DocuSign

3/21/2023 4:20:37 PM

CMS.InternalRouting@dshs.texas.gov

Signer Events**Signature****Timestamp**

Mistie Gardner

Sent: 3/21/2023 4:41:49 PM

MGardner@garlandtx.gov

Viewed: 4/6/2023 11:09:01 AM

Security Level: Email, Account Authentication
(None)**Electronic Record and Signature Disclosure:**

Accepted: 4/6/2023 11:09:01 AM

ID: 262f4f2b-98fb-4342-b07b-6941c6e3723f

Helen Whittington

helen.whittington@dshs.texas.gov

Security Level: Email, Account Authentication
(None)**Electronic Record and Signature Disclosure:**

Accepted: 4/5/2023 11:13:50 AM

ID: 46627fdb-d908-4453-8f77-3d966ee9419c

Patty Melchior

Patty.Melchior@dshs.texas.gov

Security Level: Email, Account Authentication
(None)**Electronic Record and Signature Disclosure:**

Accepted: 5/5/2022 12:43:08 PM

ID: f01589da-43a7-481e-996a-7c50409e5d48

Kirk Cole

Kirk.Cole@dshs.texas.gov

Security Level: Email, Account Authentication
(None)**Electronic Record and Signature Disclosure:**

Accepted: 3/30/2023 8:57:41 AM

ID: 6a5185b6-98cb-4d53-8925-887e93897083

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp**

Carbon Copy Events	Status	Timestamp
Susan Cannon scannon@garlandtx.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign Kristiana Flores Kristiana.Flores@dshs.texas.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign Jennifer Boggs jennifer.boggs@dshs.texas.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 4/3/2023 9:07:13 AM ID: cc4f44b0-386d-4b06-a5be-737838ea9a44 CMS Internal Routing Mailbox cms.internalrouting@dshs.texas.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 3/21/2023 4:41:48 PM Viewed: 3/21/2023 4:43:31 PM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/21/2023 4:41:48 PM
Envelope Updated	Security Checked	3/22/2023 11:36:00 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, DSHS Contract Management Section (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact DSHS Contract Management Section:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: alison.joffrion@hhsc.state.tx.us

To advise DSHS Contract Management Section of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at alison.joffrion@hhsc.state.tx.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from DSHS Contract Management Section

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to alison.joffrion@hhsc.state.tx.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with DSHS Contract Management Section

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to alison.joffrion@hhsc.state.tx.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify DSHS Contract Management Section as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by DSHS Contract Management Section during the course of your relationship with DSHS Contract Management Section.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 04/18/2023

Item Title: Purdue Drive Parking Restrictions

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Overflow parking from the adjacent apartment complex is intruding on available parking. Restrictions have been requested to ensure access to neighborhood is not impeded.

Recommendation/Action Requested and Justification

Restrict parking at all times on both sides of Purdue Drive between Walnut Street and Pineridge Drive.

Attachments

Purdue Parking Restrictions

ORDINANCE NO.

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

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

SECTION 1

That Subsection (A) of Section 33.48, "Prohibited at all times", of Article IV, "Stopping, Standing, and Parking", of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended to read in pertinent part as follows:

"Section 33.48 Prohibited at all times.

(A) When signs are erected, or curbs painted giving notice thereof, no person shall park a vehicle at any time upon any of the street or sides of streets or portions thereof hereafter enumerated:

<u>Street</u>	<u>Extent</u>	<u>Side</u>
12th Street	From Main Street to Avenue B	West
. . .		
Purdue Road	From Walnut Street to Pineridge Drive	Both
"		

SECTION 2

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

SECTION 3

That Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

SECTION 4

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

SECTION 5

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

PASSED AND APPROVED this the ____ day of April, 2023.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND POLICY REPORT

City Council Regular Session Agenda

6.

Meeting Date: 04/18/2023

Item Title: Request for Development Assistance from II Stephens Development, Inc.

Submitted By: Ayako Schuster, Economic Development Director

Strategic Focus Areas: Growing Economic Base

ISSUE

Consider a Chapter 380 development incentive request from II Stephens Development, LLC for a proposed townhome project. This item was presented in an Executive Session on March 20, 2023.

OPTIONS

1. Approve the staff recommendation for the incentive request
2. Not to approve the incentive request

RECOMMENDATION

The City would provide approximately 3 acre of land and a rebate of certain development fees required for a proposed project.

Land Incentive : \$325,000

Development Fees Total: \$212,000

- Tree Mitigation Fee: City will provide a partial rebate of \$190,000 upon Developer receiving the site permit
- Roadway Impact Fee: City will provide a partial rebate of \$22,000 upon Developer receiving the Certificate of Occupancy

Grand Total for Incentive: \$537,000

BACKGROUND

Il Stephens Development Inc. has an experience working in the City of Garland on housing development.

The developer is proposing to build an 88-unit townhome development on E Kingsley Road and E Centerville Road. The townhome project includes approximately 1,900 sf-sized townhomes with amenities.

CONSIDERATION

The project is anticipated to bring over \$26 million in new real estate tax value to the City.

Attachments

Fountains Gate Agreement

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT
BETWEEN THE CITY OF GARLAND AND II STEPHENS DEVELOPMENT, LLC

This **ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT** ("Agreement") is made by and between the **City of Garland**, a Texas home-rule municipality ("City"), and **II Stephens Development, LLC**, a Texas limited liability company ("Developer"), acting by and through their respective authorized officers.

RECITALS:

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

WHEREAS, the City desires to further the public interest and welfare and to induce the investment of private resources in productive business enterprises located within the City that will increase tax revenue and promote or develop new business enterprises through Economic Development Agreements as authorized by Chapter 380 of the Texas Local Government Code;

WHEREAS, the Developer and City agree that the Developer shall acquire title to and develop 9.7146 acres of an unimproved tract of land located generally on the southwest corner of the intersection of E. Kingsley Road and Centerville Road in the City of Garland, Dallas County, Texas by assembling multiple tracts together, one owned by a private party comprised of 4.950 acres ("Private Tract"), one by Garland Independent School District comprised of 1.5795 acres ("GISD Tract"), and four owned by the City of Garland comprised of approximately 3.098 acres collectively ("City Tract"), and constructing at least eighty-six Townhomes (collectively as the "Development"), which number of Townhomes may be subject to adjustment due to requirements of zoning and platting; that shall provide for an aggregate of approximately 167,200 square feet of gross liveable area and feature amenities like open green space with pedestrian trails, park benches, and two pocket parks that include landscaping with BBQ grills;

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

WHEREAS, the Developer has advised the City that a contributing factor of inducing the Developer to further improve the land is an agreement by the City to provide an Economic Development grant to the Developer as set forth herein;

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

WHEREAS, City hereby finds that this Agreement promotes economic development in the City and, as such, meets the requisites under Article III, Section 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code and qualifies for an Economic Development Program, and further, is in the best interests of the City;

“Party” means either the City or the Developer, and “Parties” means, collectively, the City and the Developer.

“Program” means the Economic Development Program for this Development as established by the City according to Texas Local Government Code Chapter 380 and this Agreement to promote local economic development and stimulate business and commercial activity within the City.

“Property” means the assemblage of 9.7146 acres of unimproved land located generally on the southwest corner of the intersection of E. Kingsley Road and Centerville Road in the City of Garland, Dallas County, Texas, consisting of one owned by a private party comprised of 4.950 acres, one owned by Garland Independent School District comprised of 1.5795 acres, and four owned by the City of Garland comprised of approximately 3.098 acres collectively, and more particularly described and referenced in this Agreement as “Exhibit A,” and attached to this Agreement.

“Roadway Impact Fees” means the fees for roadway facilities imposed on new development by the City according to Chapter 1, Article 3, and Division 3 of the Garland Development Code. As provided therein, and for clarity in this Agreement, “Impact Fees” do not include the dedication of property, rights-of-way, easements, or other interests in property for public facilities, the value of such dedications, the construction of, contribution toward, or payment of money for public or private improvements, building, permitting, subdivision, platting, zoning change, or other fees of any kind other than those identified in the first sentence of this definition. The Roadway Impact Fees for this Development will be calculated by the City during the permitting stages of the Development. The Developer shall pay the Impact Fees to the City during the permitting stages of the Development.

“Target Assessed Value” is the minimum tax valuation, as established by the Dallas Central Appraisal District, to receive full Incentives under this Agreement as follows:

- For the Property: not less than Twenty-Six Million Four Hundred Thousand Dollars and Zero Cents (\$26,400,000.00) total market value in aggregate, including the Base Land Value, as determined by the Dallas Central Appraisal District, after the Developer completes the Development.
- For each Building, separately and individually, to be completed in the Development: not less than Three Hundred Thousand Dollars and Zero Cents (\$300,000.00) market value as determined by the Dallas Central Appraisal District, after the Developer completes the Development.

“Term” has the meaning given such term in Section 2 of this Agreement.

“Townhome” means each single family dwelling unit whether existing as a stand alone structure or attached to a similar dwelling unit by a shared wall. Each dwelling unit is a separate Townhome for purposes of this Agreement.

“Tree Mitigation Fees” means the fees related to the removal of trees from the property to be developed according to Chapter 4, Article 4 of the Garland Development Code.

of the full amount of the purchase price of the City Tract if building permits are received for all Buildings on the Development are obtained by December 31, 2026.

If permitting for the all Buildings is not complete by December 31, 2026, an amount of Eighty-One Thousand Two Hundred Fifty Dollars and Zero Cents (\$81,250.00) will be deducted from the total amount to be forgiven as part of the Incentive to be granted by the City below. For each subsequent calendar year that permitting for the Buildings is not complete through December 31, 2029, an additional Eighty-One Thousand Two Hundred Fifty Dollars and Zero Cents (\$81,250.00) shall be deducted annually from amount to be forgiven for the purchase price, as detailed in the following chart:

Deadlines	Annual Incentive Reduction	Amount of Potential Purchase Price Forgiveness as Incentive
12/31/2023		
12/31/2024		\$325,000.00
12/31/2025		\$325,000.00
12/31/2026	\$81,250	\$243,750.00
12/31/2027	\$81,250	\$162,500.00
12/31/2028	\$81,250	\$81,250.00
12/31/2029	\$81,250	\$0.00

(F) Upon Developer's receipt of ownership of the Private Tract and GISD Tract, Developer shall grant to the City a Right of First Refusal, in the form attached hereto as Exhibit "B". The purchase price under the Right of First Refusal for the Private Tract and the GISD Tract collectively shall be Three Million Eight Hundred Fifty-Four Thousand Ninety-Two Dollars and Ninety-Six Cents (\$3,854,092.96).

(G) Upon receipt of ownership of the City Tract, Developer shall grant to the City a Right of First Refusal covering the City Tract, in the form attached hereto as Exhibit "C". The purchase price under the Right of First Refusal for the City Tract shall be Three-Hundred Twenty-Five Thousand Dollars and Zero Cents (\$325,000.00) and the City shall receive credit towards the purchase price for any amount of the value of the City Tract either (i) forgiven by the City pursuant to Section 3.E, above, and (ii) for any amount not forgiven yet also not yet paid in hand by Developer to City.

(H) Upon the execution of this Agreement, Developer shall enter into an Option Agreement with the City in the form attached here to as Exhibit "D", which provides that in the event Developer assembles the City Tract, Private Tract, and GISD Tract into the Property and has not fulfilled its obligations set forth herein then, upon the termination of this Agreement, City shall have the option to purchase the Property for the Base Land Value.

repayment, or reduction of those taxes from any source, including the City; and (iii) will not claim or accept any exemption from ad valorem taxes, prior to the date of termination of this Agreement.

Section 7. Rules of Construction. The capitalized terms listed in this Agreement shall have the meanings set forth herein whenever the terms appear in this Agreement, whether in the singular or the plural or in the present or past tense. Other terms used in this Agreement shall have meanings as commonly used in the English language. Words not otherwise defined herein that have well-known and generally accepted technical or trade meanings are used herein per such recognized meanings. In addition, the following rules of interpretation shall apply:

(A) References to “Articles,” “Sections,” or “Exhibits” shall be to articles, sections, or exhibits of this Agreement.

(B) The Exhibits attached hereto are incorporated in and are intended to be part of this Agreement; provided that in the event of a conflict between the terms of any Exhibit and the terms of this Agreement, the terms of this Agreement shall take precedence.

(C) This Agreement was negotiated and prepared by both Parties with the advice and participation of counsel. The Parties have agreed to the wording of this Agreement and none of the provisions hereof shall be construed against one Party on the ground that such Party is the author of this Agreement or any part hereof.

(D) Unless expressly provided otherwise in this Agreement, (a) where the Agreement requires the consent, approval, or similar action by a Party, such consent or approval shall not be unreasonably withheld, conditioned, or delayed, and (b) wherever the Agreement gives a Party a right to determine, require, specify, or take similar action concerning a matter, such determination, requirement, specification, or similar action shall be reasonable.

(F) Use of the words “include” or “including” or similar words shall be interpreted as “including but not limited to” or “including, without limitation.”

(G) The recitals to this Agreement are incorporated herein.

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

(A) Either Party may give the other Party written notice of any such dispute not resolved in the normal course of business. Representatives of each of the Parties shall meet at a mutually acceptable time and place within ten days after delivery of such notice, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute. If the matter has not been resolved within thirty days from the referral of the dispute to such representatives, or if no meeting of such representatives has taken place within fifteen days after such referral, either Party may initiate mediation as provided hereinafter. If a Party intends to be accompanied at a meeting by an attorney, the other Party shall be given at least three business days’ notice of such intention and may also be accompanied by an attorney. All

Section 12. Binding Effect; Successors and Assigns. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. This Agreement, or the right to receive payments, pursuant to this Agreement, may not be assigned, in whole or in part, without the express written consent of the City.

Section 13. Amendments. No modifications or amendments to this Agreement shall be valid unless in writing and signed by a duly authorized signatory of each Party.

Section 14. Survival. Developer's obligations in Section 3 of this Agreement shall specifically survive the consummation of the real estate transactions culminating in the assemblage of the Property.

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

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

If to City:

City of Garland
200 N. Fifth Street
P.O. Box 469002
Garland Texas 75046-9002
Attn: City Manager
Phone: (972) 205-2000
Fax: (972) 205-2504
Email: citymgr@garlandtx.gov

If to Developer:

II Stephens Development, LLC
4029 Veneto Drive
Frisco, Texas 75033
Attn: Casey McGinnis
Phone: (214) 232-6180
Email: mcginnisdevelopment@gmail.com

With a required copies to:

City Attorney
200 N. Fifth Street
P.O. Box 469002

Michael D. Hesse
Hesse, Hesse & Blythe, PC
5560 Tennyson Parkway, Suite 250

EXECUTED and EFFECTIVE as of the ____ day of April, 2023.

DEVELOPER

II Stephens Development, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

Date Executed: April 12, 2023

CITY

City of Garland, a Texas home-rule municipality

By: _____

Judson Rex

City Manager

Date Executed: April ____, 2023

ADDITION AND SAID GARLAND INDEPENDENT SCHOOL DISTRICT TRACT FOR A DISTANCE OF 305.85 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF CERRA ADDITION, COMMON WITH THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MOHAMMAD STANLEY, AS RECORDED IN VOLUME 82073, PAGE 116 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING COMMON TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF GEHRIGS ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOL. 98091, PAGE 33 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 89° 17' 52" WEST AND FOLLOWING ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF GEHRIGS ADDITION, COMMON TO THE SOUTH LINE OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION FOR A DISTANCE OF 55.96 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF GEHRIGS ADDITION, COMMON TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1 OF ARGAWAL ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 200600231157 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 89° 55' 41" WEST AND FOLLOWING ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 1 OF ARGAWAL ADDITION, COMMON TO THE SOUTH LINE OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION FOR A DISTANCE OF 63.93 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION, COMMON TO THE SOUTHWEST CORNER OF A CALLED 0.1832 ACRE AND 0.0727 ACRE TRACTS OF LAND DESCRIBED AS TRACT 2 IN DEED TO GARLAND FOUNDATION FOR DEVELOPMENT INC, AS RECORDED IN INSTRUMENT NO. 201900076043 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS TRACT OF LAND DESCRIBED IN A DEED TO GARLAND FOUNDATION FOR DEVELOPMENT INC, AS RECORDED IN INSTRUMENT NO. 201900076043 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION, COMMON TO THE WEST LINE OF SAID CALLED 0.1832 ACRE AND 0.0727 ACRE GARLAND FOUNDATION FOR DEVELOPMENT INC. TRACT FOR A DISTANCE OF 231.46 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF AFORESAID EAST KINGSLEY ROAD, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION, COMMON TO THE NORTHEAST CORNER OF SAID CALLED 0.1832 ACRE AND 0.0727 ACRE GARLAND FOUNDATION FOR DEVELOPMENT INC. TRACT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 641.00 FEET WITH A CENTRAL ANGLE OF 26° 32' 56" AND A CHORD BEARING SOUTH 70° 52' 07" EAST AT A DISTANCE OF 294.37 FEET;

- b. A tract of land struck off to the City of Garland on its behalf and Trustee for Garland ISD, Dallas County, by Sheriff's Deed recorded in County Clerk Instrument No. 201300359500, OPRDCT;
3. Bounded on the south by Agrawal Addition, an addition to the City of Garland, Texas, as recorded in County Clerk Instrument No. 200600231157, of the OPRDCT;
4. Bounded on the west by a 10' public alley, and by two tracts of land described in Warranty Deed With Vendor's Lien to Sunil P. Mosa, as recorded in County Clerk Instrument No. 201600313290, OPRDCT.

TRACT TWO

Being a tract of land commonly known as 500 and 550 East Kingsley Road, situated in the John W. Keen Survey, Abstract No. 742, in the City of Garland, Dallas County, Texas, and being a portion of that certain 1.744 acre tract of land described in Special Warranty Deed from Texas Bank of Garland, N.A., to the City of Garland, Texas, a Texas home-rule municipality, recorded in Volume 92253, Page 498, of the Official Public Records of Dallas, Texas ("OPRDCT"), and being that same tract of land described as TRACT TWO in Deed Without Warranty from the City of Garland, Texas, a Texas home-rule municipality, to Garland Foundation for Development, Inc., a Texas local government corporation, as recorded in County Clerk Instrument No. 201900076043, OPRDCT, and being those same two tracts of land commonly known as Tract 14.1 and Tract 14, and called 0.1832 acres and 0.0727 acres respectively, according to, and as calculated by, the Dallas Central Appraisal District for respective Commercial Accounts No. 65074215010140100 and 65074215010140200, and being more particularly described by bounds as follows:

1. Bounded on the north by the southerly, curvilinear right-of-way of East Kingsley Road;
2. Bounded on the east by Lot 1, Block 2, of Centerville Elementary School, an addition to the City of Garland, Texas, as recorded in County Clerk Instrument No. 200600445747, OPRDCT;
3. Bounded on the south by Agrawal Addition, an addition to the City of Garland, Texas, as recorded in County Clerk Instrument No. 200600231157, OPRDCT;
4. Bounded on the west by three tracts of land;
 - a. A tract of land more commonly known and described as 502 E. Kingsley Road, Tract 25, 0.60 acres, in Sheriff's Deed to the City of Garland on its behalf and Trustee for Garland ISD, Dallas County, recorded in County Clerk Instrument No. 201600195807, OPRDCT;
 - b. A tract of land struck off to the City of Garland on its behalf and Trustee for Garland ISD, Dallas County, by Sheriff's Deed recorded in County Clerk Instrument No. 201300359500, OPRDCT;
 - c. A tract of land commonly known as 402 East Kingsley Road, situated in the John W. Keen Survey, Abstract No. 742, in the City of Garland, Dallas County, Texas, and being a portion of that certain 2.9917 acre tract of land conveyed from Willows at Kingsley, L.P., a Texas limited partnership, to the City of Garland, Texas, a Texas home-rule municipality, as described in Special Warranty Deed recorded in Volume 2005074, Page 12547, OPRDCT.

INSTRUMENT NO. 200600231157 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 89° 55' 41" WEST AND FOLLOWING ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 1 OF ARGAWAL ADDITION, COMMON TO THE SOUTH LINE OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION FOR A DISTANCE OF 63.93 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION, COMMON TO THE SOUTHWEST CORNER OF A CALLED 0.1832 ACRE AND 0.0727 ACRE TRACTS OF LAND DESCRIBED AS TRACT 2 IN DEED TO GARLAND FOUNDATION FOR DEVELOPMENT INC, AS RECORDED IN INSTRUMENT NO. 201900076043 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS TRACT OF LAND DESCRIBED IN A DEED TO GARLAND FOUNDATION FOR DEVELOPMENT INC, AS RECORDED IN INSTRUMENT NO. 201900076043 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION, COMMON TO THE WEST LINE OF SAID CALLED 0.1832 ACRE AND 0.0727 ACRE GARLAND FOUNDATION FOR DEVELOPMENT INC. TRACT FOR A DISTANCE OF 231.46 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF AFORESAID EAST KINGSLEY ROAD, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION, COMMON TO THE NORTHEAST CORNER OF SAID CALLED 0.1832 ACRE AND 0.0727 ACRE GARLAND FOUNDATION FOR DEVELOPMENT INC. TRACT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 641.00 FEET WITH A CENTRAL ANGLE OF 26° 32' 56" AND A CHORD BEARING SOUTH 70° 52' 07" EAST AT A DISTANCE OF 294.37 FEET;

SOUTHEASTERLY AND FOLLOWING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST KINGSLEY ROAD, COMMON TO THE NORTH LINE OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION AND SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 297.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 75° 25' 14" EAST AND CONTINUING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST KINGSLEY ROAD, COMMON TO THE NORTH LINE OF SAID LOT 1, BLOCK 2 OF CENTERVILLE ELEMENTARY SCHOOL ADDITION FOR A

OWNER/GRANTOR:
II Stephens Development, LLC

By: [Signature]
Printed Name: Stephen C. McGinnis
Title: Managing Partner

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on April 12th, 2023, 2023, by Stephen McGinnis, 12280625 of II Stephens Development, LLC, known to me or identified by his Texas Driver's License.



[Signature]
Notary Public, State of Texas

Upon Filing Return To:
City of Garland
Economic Development Department
203 N. 5th Street
Suite 100
Garland, Texas 75040

- a. A portion of that certain 1.744 acre tract of land conveyed to the City of Garland, Texas, as described in Special Warranty Deed recorded in Volume 92253, Page 498, of the OPRDCT;
- b. A tract of land struck off to the City of Garland on its behalf and Trustee for Garland ISD, Dallas County, by Sheriff's Deed recorded in County Clerk Instrument No. 201300359500, OPRDCT;
7. Bounded on the south by Agrawal Addition, an addition to the City of Garland, Texas, as recorded in County Clerk Instrument No. 200600231157, of the OPRDCT;
8. Bounded on the west by a 10' public alley, and by two tracts of land described in Warranty Deed With Vendor's Lien to Sunil P. Mosa, as recorded in County Clerk Instrument No. 201600313290, OPRDCT.

TRACT TWO

Being a tract of land commonly known as 500 and 550 East Kingsley Road, situated in the John W. Keen Survey, Abstract No. 742, in the City of Garland, Dallas County, Texas, and being a portion of that certain 1.744 acre tract of land described in Special Warranty Deed from Texas Bank of Garland, N.A., to the City of Garland, Texas, a Texas home-rule municipality, recorded in Volume 92253, Page 498, of the Official Public Records of Dallas, Texas ("OPRDCT"), and being that same tract of land described as TRACT TWO in Deed Without Warranty from the City of Garland, Texas, a Texas home-rule municipality, to Garland Foundation for Development, Inc., a Texas local government corporation, as recorded in County Clerk Instrument No. 201900076043, OPRDCT, and being those same two tracts of land commonly known as Tract 14.1 and Tract 14, and called 0.1832 acres and 0.0727 acres respectively, according to, and as calculated by, the Dallas Central Appraisal District for respective Commercial Accounts No. 65074215010140100 and 65074215010140200, and being more particularly described by bounds as follows:

5. Bounded on the north by the southerly, curvilinear right-of-way of East Kingsley Road;
6. Bounded on the east by Lot 1, Block 2, of Centerville Elementary School, an addition to the City of Garland, Texas, as recorded in County Clerk Instrument No. 200600445747, OPRDCT;
7. Bounded on the south by Agrawal Addition, an addition to the City of Garland, Texas, as recorded in County Clerk Instrument No. 200600231157, OPRDCT;
8. Bounded on the west by three tracts of land;
 - a. A tract of land more commonly known and described as 502 E. Kingsley Road, Tract 25, 0.60 acres, in Sheriff's Deed to the City of Garland on its behalf and Trustee for Garland ISD, Dallas County, recorded in County Clerk Instrument No. 201600195807, OPRDCT;
 - b. A tract of land struck off to the City of Garland on its behalf and Trustee for Garland ISD, Dallas County, by Sheriff's Deed recorded in County Clerk Instrument No. 201300359500, OPRDCT;

otherwise convey the Property, so that the City has the above referenced thirty (30) day period to make its election.

In the event that the City elects to exercise its first refusal rights granted herein, the terms of the purchase shall be as follows:

- D) The purchase price shall be Three Hundred Twenty-Five Thousand Dollars and Zero cents (\$325,000.00) payable to Owner at closing with the City receiving a credit towards this purchase price for any amount of the value either (i) forgiven by the City pursuant to the Agreement and (ii) for any amount not forgiven yet also not paid in hand by Owner;
- E) Owner shall transfer the Property to the City via Special Warranty Deed, free and clear of all liens and encumbrances; and
- F) The Closing shall take place sixty (60) days following the City's exercise of its Right of First Refusal.

In the event the City elects not to exercise its first refusal rights granted herein, any sale, gift, exchange, or conveyance of the Property shall be expressly subject to all restrictions and conditions set forth within the Agreement.

This Agreement will terminate upon either: (i) the Property being conveyed to the City, or (ii) the City expressly electing not to exercise its first refusal rights granted herein.

EXECUTED the 12th day of April, 2023.

OWNER/GRANTOR:
II Stephens Development, LLC

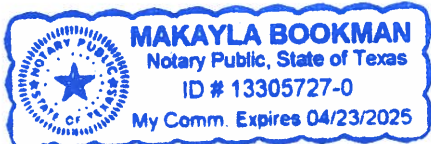
By: [Signature]
Printed Name: Stephen C. McGinnis
Title: Managing Director

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on April 12th, 2023, by Stephen McGinnis, 12880625 of II Stephens Development, LLC, known to me or identified by his Texas Driver's License.



[Signature]
Notary Public, State of Texas

EXHIBIT "D"
Form of Option Agreement

[To be attached.]



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7.

Meeting Date: 04/18/2023

Item Title: Next Generation 9-1-1 Fund Subrecipient Grant Contract-Amendment No. 1

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

At the April 17, 2023, Work Session, Council was scheduled to consider a request from the Police Department to allow the City Manager to execute Amendment No. 1 of the Next Generation 9-1-1 Fund Subrecipient Grant Contract with the Commission on State Emergency Communications.

Recommendation/Action Requested and Justification

Approve by minute action the request from the Police Department to allow the City Manager to execute Amendment No. 1 of the Next Generation 9-1-1 Fund Subrecipient Grant Contract with the Commission on State Emergency Communications.

Attachments

NG911 Fund Subrecipient Grant Contract-Amendment No. 1

**COMMISSION ON STATE
EMERGENCY COMMUNICATIONS**



Next Generation 9-1-1 Fund

**AMENDMENT NO. 1.
TO
CSEC – TEXAS 9-1-1 ENTITY
SUBRECIPIENT SUBAWARD GRANT
CONTRACT**

This Amendment Number 1 (“Amendment No. 1”) amends the CSEC – TEXAS 9-1-1 ENTITY SUBRECIPIENT SUBAWARD GRANT CONTRACT between the Commission on State Emergency Communications (“CSEC”, or “Commission”), a Texas state agency having its principal offices at 1801 N. Congress Avenue, Suite 11.100, Austin, Texas 78701, and **the City of Garland, a Texas home-rule municipality**, (“Texas 9-1-1 Entity”) with its principal place of business at **200 N. Fifth St. Garland, TX 75040**. If 9-1-1 Entity(ies) is represented by an authorized agent representative, the authorized representative’s name is **N/A**, with its principal place of business at **N/A**. (The original contract, as amended including all prior amendments, appendices, attachments, exhibits, and all other referenced documents, collectively constitute “the Contract.”) The term “Subrecipient” refers to the 9-1-1 Entity(ies) and, as applicable, its authorized representative. The terms “Party” and “Parties” refers to the Commission and the Subrecipient individually and collectively unless the context clearly indicates otherwise.

SECTION 1: INTRODUCTION

The Parties executed the original contract under which Texas 9-1-1 Entity is a Subrecipient and received a Subaward of federal Coronavirus State and Local Fiscal Recovery Funds (“CSFRF” [42 U.S.C. § 802 et. seq.](#)) appropriated to the Commission by the Texas Legislature in [Senate Bill 8 \(3rd Special Session\)](#) (“SB 8”).

At its March 22, 2023, open meeting, the Commission approved Texas 9-1-1 Entity’s request for a supplemental grant allocation following the Texas 9-1-1 Entity’s submission of a Supplemental Grant Application.

The Parties agree to amend the original contract to increase the amount of Texas 9-1-1 Entity’s Subaward as approved by the Commission.

NOW THEREFORE, in consideration of the mutual covenants and obligations herein contained, and for or other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree in this Amendment No. 1 to amend the original contract as follows:

SECTION 2: AMENDMENT

Section 5.1 of the original contract is replaced in its entirety with:

The Commission makes a Subaward of appropriated CSFRF funds in the NG9-1-1 Fund in the not to exceed amount of **\$1,473,325.00**. The Subaward amount equals the total of all eligible costs (including to the extent applicable Subrecipient’s internal direct and indirect costs) as provided in Subrecipient’s Budget Plan.

All other terms and conditions of the original contract not specifically amended herein remain in full force and effect.

IN WITNESS WHEREOF, the parties hereby execute this amendment by the Parties and is effective as of the date of the last signature.

Texas Commission on State Emergency Communications	Subrecipient: City of Garland
_____ Kelli Merriweather Executive Director	_____ Signature Printed Name: Judson Rex Title: City Manager
Date: _____	Date: _____



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 04/18/2023

Item Title: Volunteer Appointment- Civil Service Commission

Submitted By: Kristen Smith, HR Director

Summary of Request/Problem

At the April 17, 2023 Work Session, Council considered approving the City Manager's appointment of Mr. Ricky McNeal.

Recommendation/Action Requested and Justification

Approve by minute action the appointment of Mr. Ricky McNeal for three years to the Civil Service Commission.

Attachments

Ricky C. McNeal

Attachment A

Ricky C. McNeal

Residence

1813 Lantana Dr.
Garland, Texas 75040
Council District 1

Qualifications/Experience

- President and Political Action Chair, NAACP Garland Unit
- Member, City of Garland Community Leaders Group
- Member, City of Garland Juneteenth Committee
- Former City of Garland Councilman, District 1
- Former City of Garland Utility Advisory Board Member
- Former East Garland Plan Implementation Committee Member
- Former Garland ISD Bond Committee Member

Education

- Bachelors, Marketing – Louisiana Tech University



GARLAND PLANNING REPORT

City Council Regular Session Agenda

9. a.

Meeting Date: 04/18/2023

Item Title: Z 22-57 Mohamed Sharaf - Victron Energy, Inc. - Planned Development Amendment (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 01-23 for Community Office Use.

Approval of a Specific Use Provision for a Drive-Through, Restaurant Use.

Approval of a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use

LOCATION

6530 North President George Bush Turnpike

OWNER

Tenyson, L.P.

PLAN COMMISSION RECOMMENDATION

On March 27, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use and 3) a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use, including staff's recommendations, detailed in the Staff Recommendation section below.

STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use; and 3) a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use and a Drive-Through, Restaurant Use.

However, staff recommends decreasing the sixty (60)-foot monument-style sign to no more than twenty-two (22) feet. The GDC allows a maximum height of twenty-two (22) feet for freestanding pylon signs.

In addition, while the parking spaces available to electronic vehicles (EV) are also available to non-electric vehicles, staff has some concern that the EV parking spaces may largely go unused and therefore present a parking shortage for non-EV vehicles. It is suggested to either reduce the number of EV stations (while retaining the 36 overall provided parking spaces), or to provide signage clarifying that non-EV's may park in the parking spaces containing EV charging stations.

BACKGROUND

The subject property was previously developed with a convenience store with gasoline sales (7-Eleven). The gas station and convenience store was demolished in 2005.

The applicant would like to construct a gas station, restaurant with a drive-through and a convenience store.

SITE DATA

The subject property contains approximately 1.42 acres and has approximately 324 linear feet of frontage along West Campbell Road and 250 lineal feet of frontage along North President George Bush Turnpike. The property can be accessed from West Campbell Road and North President George Bush Turnpike through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 01-23 for Community Office Uses. The Detail Plan was approved for a gas station with a retail pad. In 2013, the eastern portion of the property that was intended for a retail pad was rezoned for a medical office building.

The Drive-Through, Restaurant Use is not allowed in the Community Office (CO) District. The applicant would like to add the use by an SUP.

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts.

CONSIDERATIONS

1. Site Plan

The applicant proposes a 5,923 square-foot building for a convenience store and a restaurant with a drive-through, and a 4,056 square-foot fuel canopy with six (6) fuel pumps and twelve (12) positions.

The convenience store will operate twenty-four (24) hours a day and the restaurant will operate from 8:00 a.m. – 10:00 pm every day.

2. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping standards per the GDC.

3. Parking

The proposed uses require thirty-five (35) parking spaces and the site plan (exhibit C) reflects thirty-six (36) parking spaces. However, it should be noted that twenty-one (21) of those spaces are Electric Vehicle (EV) parking spaces. The applicant has confirmed that the EV parking spaces can be used for non-Electric Vehicles as well. It should be noted that truck parking is not proposed with this development and staff has drafted a PD Condition accordingly.

4. Building Design

The building elevations complies with the articulation and architectural elements requirements per the GDC.

5. Signage

Planned Development (PD) District 01-23 allows a maximum of two (2) freestanding monument signs for this development. Each sign can be a maximum of seven (7) feet in height and fifty (50) square feet in surface area.

The applicant proposes two (2) monument signs along West Campbell Road. One sign will meet the requirement per Planned Development (PD) District 01-23 and the other monument sign at the corner of West Campbell Road and North President George Bush Turnpike will be sixty (60) feet in height and 501.31 square feet in surface area.

All proposed wall signs and menu board will comply with the GDC requirements.

6. Traffic

A Traffic Impact Analysis was not required for this development. The Transportation Department has reviewed this project and all comments have been addressed.

7. Specific Use Provision

The applicant requests the SUP for the Restaurant, Drive-Through Use to be valid for a time period of twenty-five (25) years. The SUP time period guide recommends between twenty (20) to twenty-five (25) years.

8. Deviations

Development Standards	Required	Proposed	Applicant's Justification
Signage	PD 01-23 allows a maximum of 2 monument signs. Each sign can be a maximum of 7 feet in height and 50 square feet in surface area, which are the same requirements	Two monument signs are proposed. One sign will be located next to the West Campbell Road entrance and it will comply with the requirements. The second sign will be at the corner of West Campbell Road and	The applicant states the taller monument sign will allow more visibility and attract more customers. The proposed business is heavily based on bringing traffic from North President George

	the same requirements as the GDC.	North President George Bush Turnpike. The proposed height is 60 feet and the surface area is 501.31 square feet.	North President George Bush Turnpike.
Parking	35 parking spaces	36 parking spaces are provided. However, 21 of those parking spaces consist of EV charging stations. EV Charging Stations are not contemplated in the GDC; therefore, those are counted as non-required parking spaces.	The applicant states that the EV parking spaces can also be used for non-EV.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

The proposed development would serve as more of a supportive use to the surrounding and growing area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the northwest, across West Campbell Road, are zoned Planned Development (PD) District 17-35 for Mixed Use; these properties are developed with retail/office buildings. The property to the northeast is zoned Planned Development (PD) District 10-08 for Community Office Use; this property is developed with a school. The property to the east is zoned Planned Development (PD) District 13-39 for Community Office Use; this property is developed with a medical office. The property to the south, across North President George Bush Turnpike, is zoned Planned Development (PD) District 18-41; it is currently unimproved.

Attachments

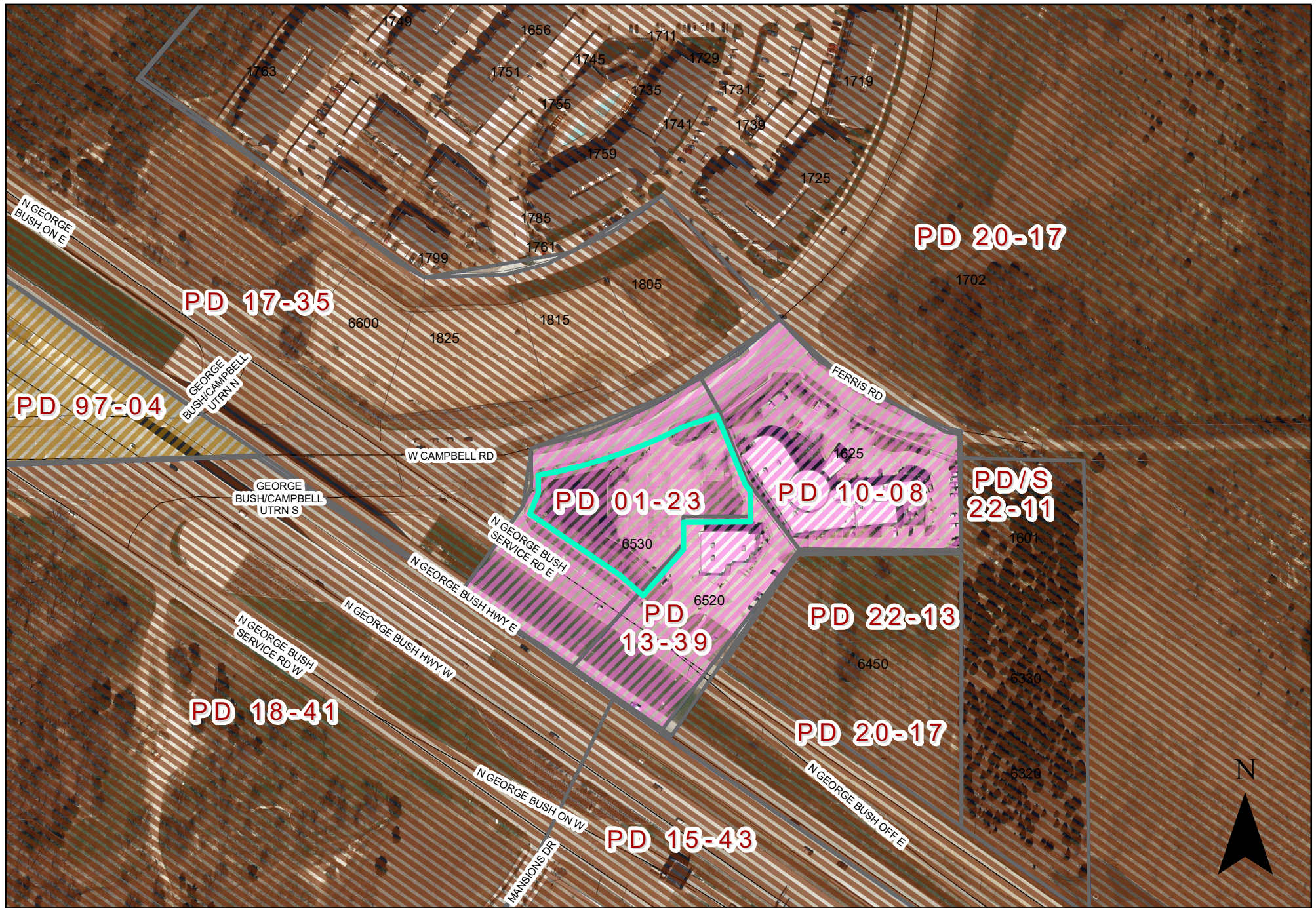
Z 22-57 Location Map

Z 22-57 PD and SUP Conditions

Z 22-57 R&M Planned Development Amendment

Z 22-57 Responses

Z 22-57 Staff Presentation



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-57

INDICATES AREA
OF REQUEST

6530 N President George Bush Turnpike

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-57

6530 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a convenience store, fuel pumps and a restaurant with a drive-through.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 01-23 and Community Office (CO) 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 F. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

- A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 01-23.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.
- D. Parking: A total of twenty-one (21) Electric Vehicle (EV) parking spaces shall be permitted. However, those parking spaces shall be accessible to non-Electric Vehicles.

In addition, truck parking is prohibited.

EXHIBIT B

- E. Signage: A maximum of two (2) freestanding monument signs shall be permitted.

One sign shall be located at the entrance along West Campbell Road and the maximum height shall be seven (7) and maximum surface area shall be fifty (50) square feet. The second sign shall be located at the corner of West Campbell Road and North President George Bush Turnpike. The maximum height shall be sixty (60) feet and the maximum surface area shall be 501.31 square feet.

All attached wall signs and the menu board shall comply with GDC requirements.

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

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

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

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-57

6530 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant with a Drive-Through Use.
- 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. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

EXHIBIT B

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

IV. General Regulations: All regulations of Planned Development (PD) District 01-23 and the Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Development Plans:

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

VI. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for the restaurant with the drive-through shall be in effect for twenty-five (25) years.

REPORT & MINUTES

P.C. Meeting, March 27, 2023

4a. APPROVED Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of an Amendment to Planned Development (PD) District 01-23. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Planned Development Amendment)

Representing the applicant, Construction Manager Nick Vasquez, 105 YMCA Drive, Waxahachie, TX, remained available for questions.

There was discussion between the Plan Commission and Mr. Vasquez regarding height concerns of the sign as well as the number of designated parking charging stations and the designated seating area for the restaurant.

Mr. Vasquez explained that due to the nature of the business and the competition, it is important for them to have visibility for the customers to maximize their investment in the property.

Mr. Vasquez explained that the applicant is willing to go above and beyond the City ordinance and requirements on monument signs and to add more architecture to make the sign more pleasing in exchange for the approval of the height request.

Mr. Vasquez explained that they work together with Tesla to determine the number of parking charging stations depending on an analysis they conduct of the area. While they cannot alter the signage that Tesla provides for the parking charging stations, the applicant is willing to add additional signage that clarifies the parking spaces are for general use and not strictly for Tesla customers.

Mr. Vasquez explained that 40-50 seats will be designated for patrons to sit in the restaurant.

Representing nearby property ownership, John Martini.

The speaker expressed concerns on behalf of the Montessori school nearby that no alcohol sales be allowed at the location and that all mutual access agreements for the drive-through be addressed between the applicant and the school, to not allow for convenience store traffic to access school parking due to safety reasons.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation including to lower the height of the sign to stay within the GDC requirements. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nays.**



INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

6530 N President George Bush Turnpike

Comment Form

Case Z 22-57

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. El solicitante solicita la construcción de una gasolinera, una tienda de conveniencia y un restaurante con servicio de autoservicio. El sitio está ubicado en 6530 North President George Bush Turnpike. (Distrito 1) (

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. Người nộp đơn yêu cầu xây dựng một trạm xăng, cửa hàng tiện lợi và một nhà hàng có xe chạy qua. Địa điểm tọa lạc tại 6530 North President George Bush Turnpike. (Quận 1)

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.

Sameeh Zalloum

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.)

1815 W Campbell Rd

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

Garland, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 22-57

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

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For / A Favor / Đúng

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Mercy Realty, LLC

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

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

6520 N President George Bush HWY

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Desmae Quam

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Case Z 22-57

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☐

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.

Ahmad MAKIAR Bloomco

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.)

1815 W Campbell Rd Suite H3

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

Garland TX

City, State / Estado de la Ciudad / Thành phố

75044

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

3/21/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 22-57

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

No Liquor or Drive Thru next
To the school and clinic
we need to build Healthy Kids

Thank you

Ahmad MAKIAR

3/21/2023



March 23, 2023

Outside the Notification Area

City Council
City of Garland
200 N. Fifth St.
Garland, TX 75040

RE: Mohamed Sharaf – Victron Energy, Inc. Request to construct a gas station, convenience store and restaurant with a drive-through at 6530 North President George Bush Turnpike.

Dear City Council:

The governing body of the New Century Montessori Academy located at 1625 Ferris Rd. in Garland, Texas respectfully request the council to enact regulations applicable in the city, prohibiting the sale of alcoholic beverages by a dealer whose place of business is within 1000 feet of New Century Montessori Academy with the measurement of the distance between the place of business where alcoholic beverages are sold and the private school shall be in a direct line from the property line of the private school to the property line of the place of business.

Additionally, we and 250 families of our school are against the sale of alcohol at the proposed location.

Respectfully submitted,

Sammy Jibrin
Governing Body & Owner

Montreal Williams
Governing Body & School Principal

Comment Form

Case Z 22-57

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. El solicitante solicita la construcción de una gasolinera, una tienda de conveniencia y un restaurante con servicio de autoservicio. El sitio está ubicado en 6530 North President George Bush Turnpike. (Distrito 1) (

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. Người nộp đơn yêu cầu xây dựng một trạm xăng, cửa hàng tiện lợi và một nhà hàng có xe chạy qua. Địa điểm tọa lạc tại 6530 North President George Bush Turnpike. (Quận 1)

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.

Mercy Realty LLC

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

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

6520 N President George Bush Hwy

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

Garland, Tx 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Jameel Allam

4/3/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 22-57

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

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

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For / A Favor / Đúng

☒

Against / En Contra / Không

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Dr. Sameeh Zalloum

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.)

1815 W Campbell Rd

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

4/3/23

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-57	March 27, 2023	April 18, 2023	Nabiha Ahmed

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

**Mercy realty
LLC**

4/3/2023
8:20:39 PM

Against

6520 N President George
bush hwy
Garland
Texas
United States
75044

mercymrealtyllc@gmail.com

972-971-4223

**Dr. Sameeh
Zalloum**

4/3/2023
8:17:11 PM

Against

1815 w Campbell rd
Garland
Texas
United States
75044

Zalloum@yahoo.com

972-971-4223

Sammy Jibrin

3/21/2023
4:32:43 PM

Against it

1625 Ferris rd
Garland
Texas
United States
76051

Sjibrin@gmail.com

214.215.1186

I on the school adjacent to the proposed zoning case and oppose any alcohol sales at this location. Additionally, on behalf of the 250 families whose children attend the school are also opposed to any alcoholic beverages being sold there as well.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-57	March 27, 2023	April 18, 2023	Nabiha Ahmed

**Mercy
realty,LLC**
3/18/2023
6:14:01 PM

Against

6520 N PRESIDENT
GEORGE BUSH HWY
Garland
Texas
United States
75044

Zalloum1964@gmail.com

972-342-1826

**Dr. Sameeh
Zalloum**
3/18/2023
6:07:43 PM

Against

1815 w Campbell rd

Garland
Texas
United States
75044

Zalloum@yahoo.com

972-971-4223



GARLAND

TEXAS MADE HERE

The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through.

City Council Meeting

April 18, 2023

Z 22-57

CASE INFORMATION

Location: 6530 North President George Bush Turnpike

Applicant: Mohamed Sharaf – Victron Energy, Inc.

Owner: Tenyson, L.P.

Acreage: 1.42 acres

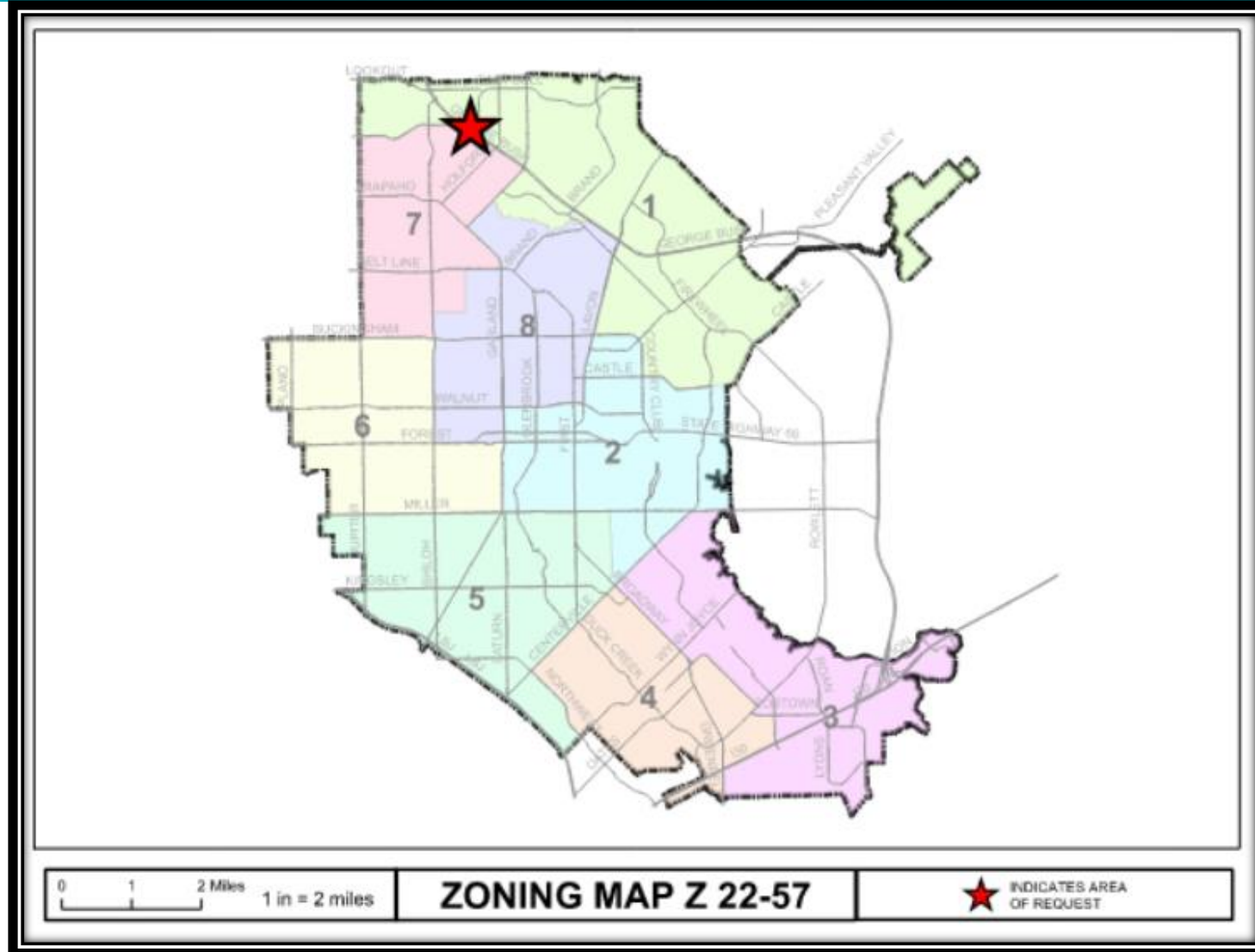
Zoning: Planned Development (PD) District 01-23 for Community Office Use.

Z 22-57



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CITYWIDE LOCATION MAP



Z 22-57



ZONING MAP Z 22-57

6530 N President George Bush Turnpike

0 140 280 Feet
1 inch = 216 feet

INDICATES AREA OF REQUEST

Z 22-57



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COMPREHENSIVE PLAN



COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

The proposed development would serve as more of a supportive use to the surrounding and growing area.



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PHOTOS



View of the subject property



East of the subject property



Northeast of the subject property



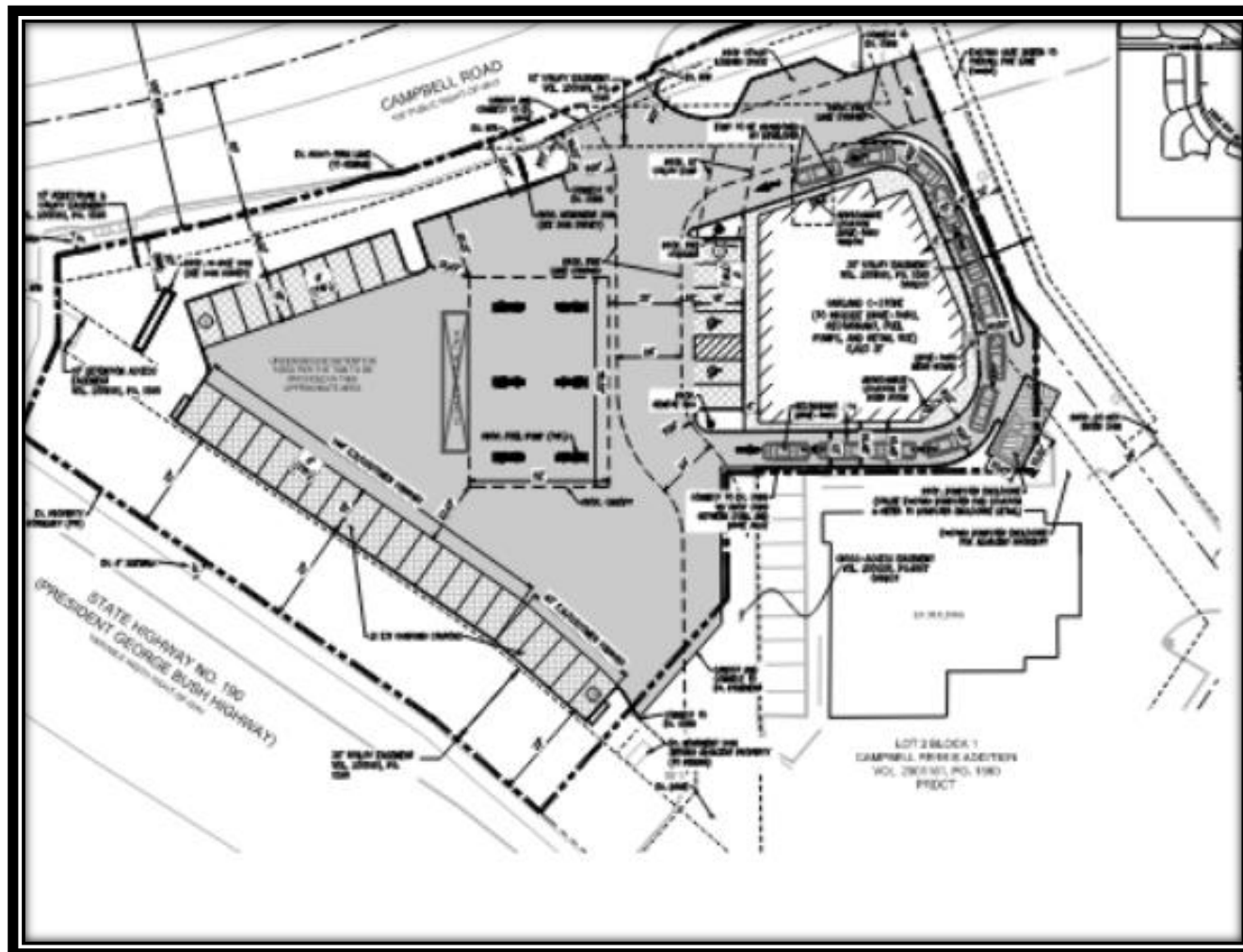
Northwest of the subject property across Campbell Road

Z 22-57



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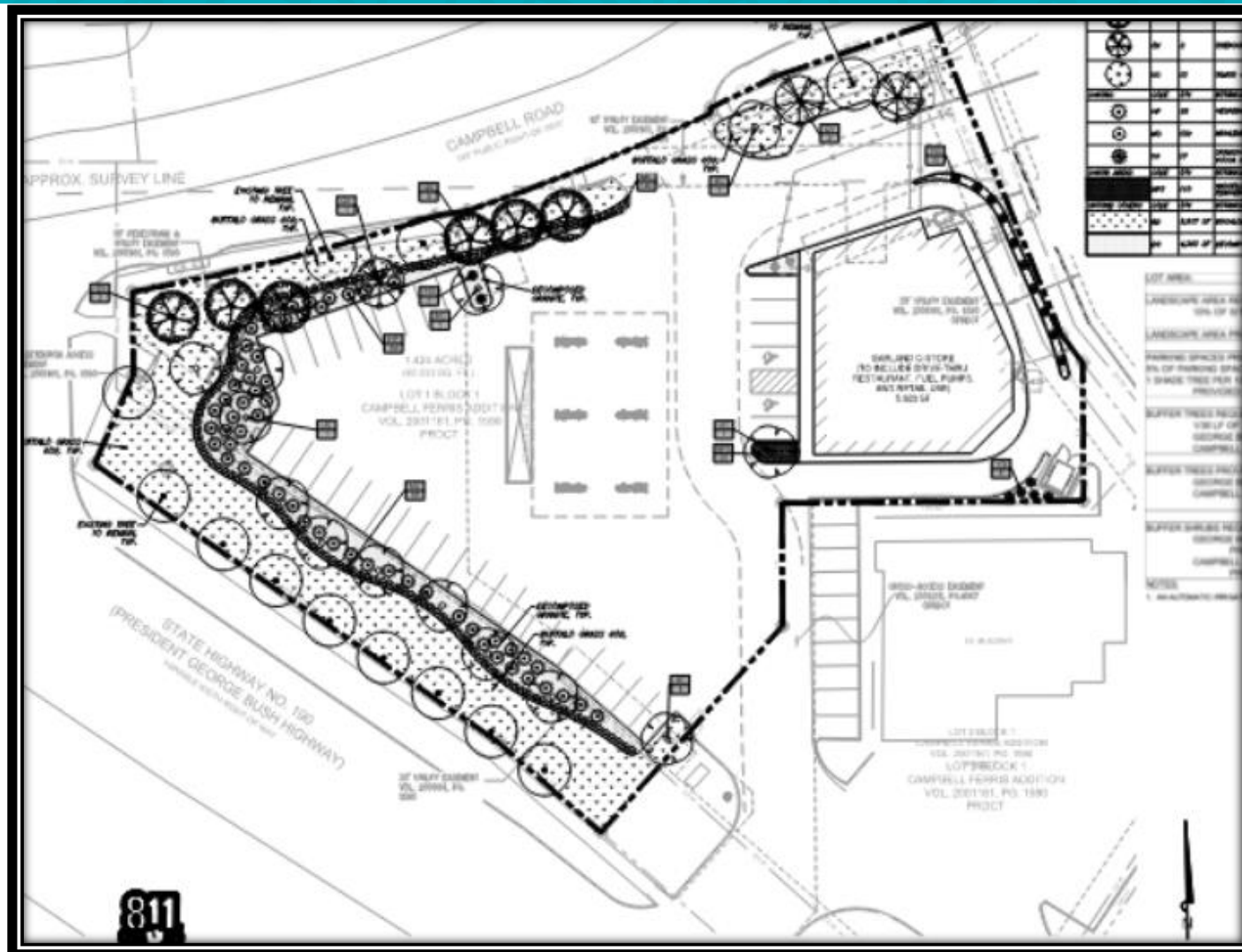
SITE PLAN



Z 22-57



LANDSCAPE PLAN



Z 22-57



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BUILDING ELEVATIONS

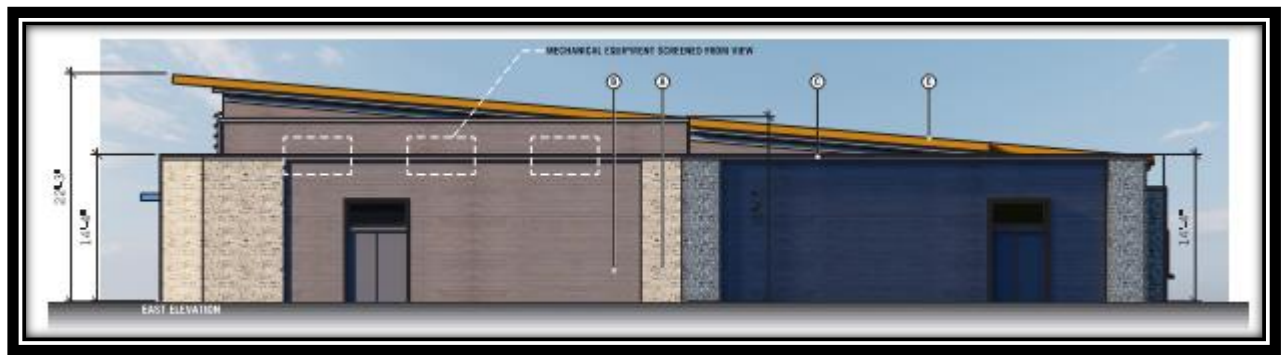


Z 22-57



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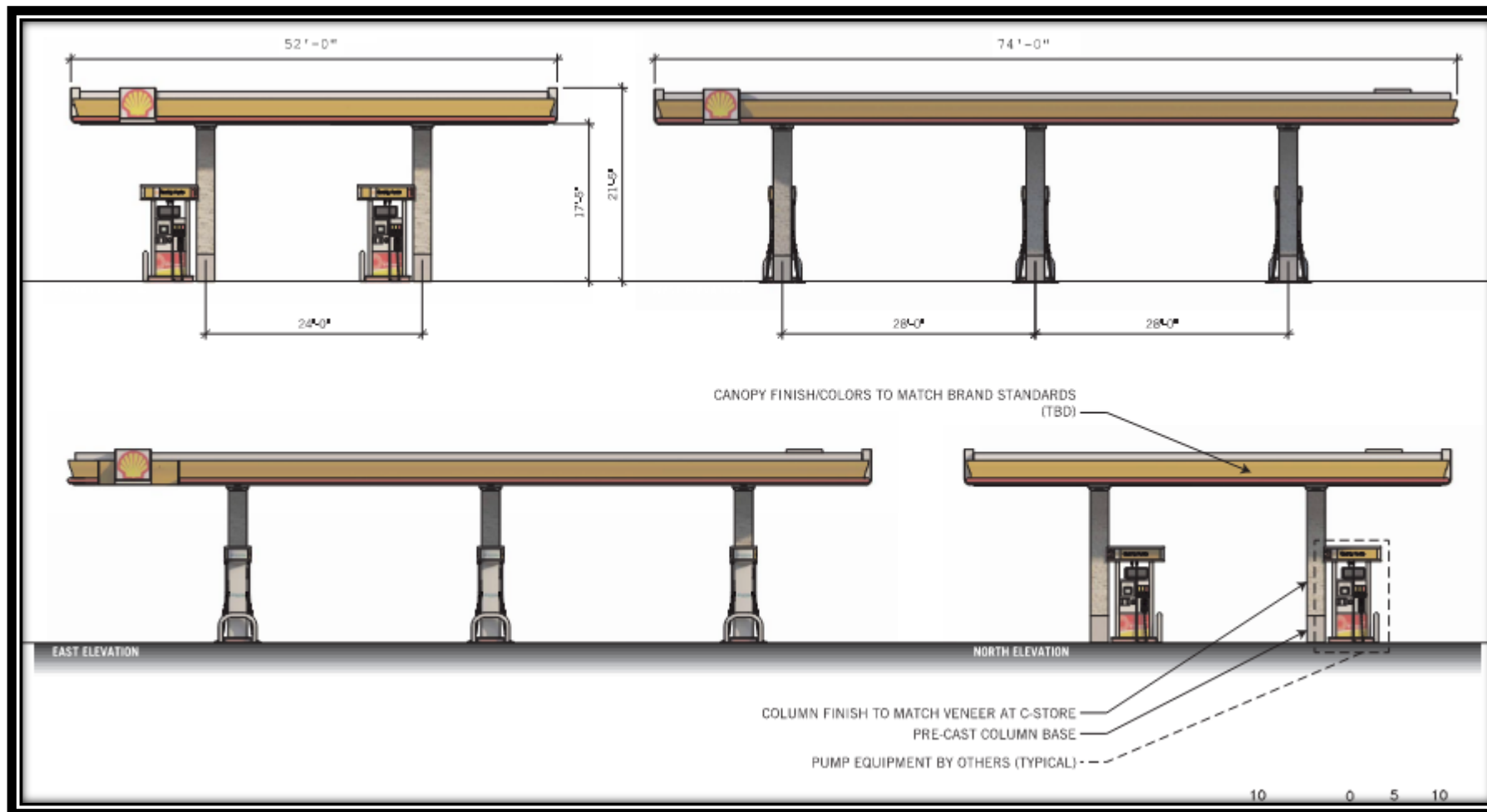
BUILDING ELEVATIONS





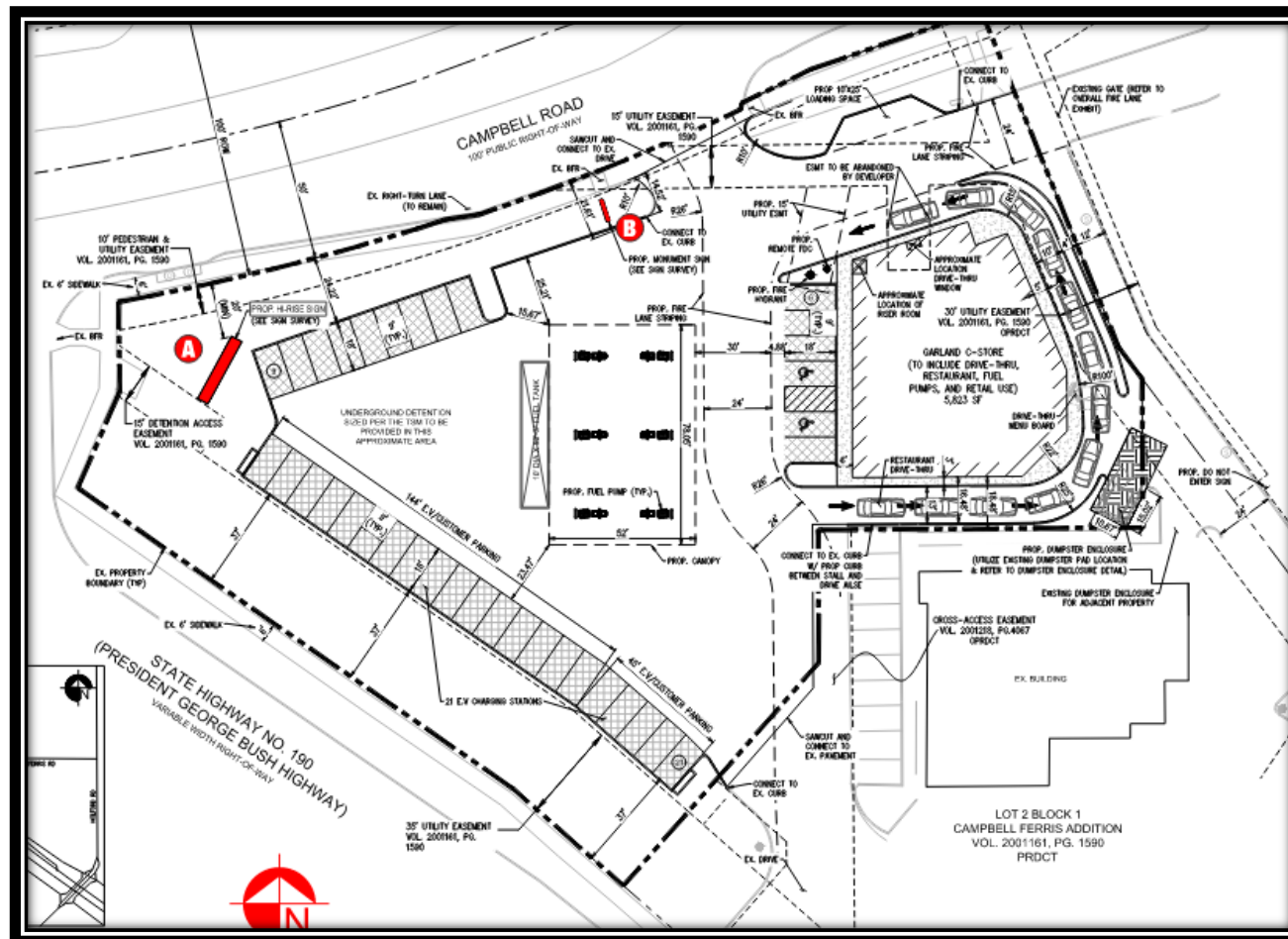
GARLAND
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CANOPY ELEVATIONS





Z 22-57

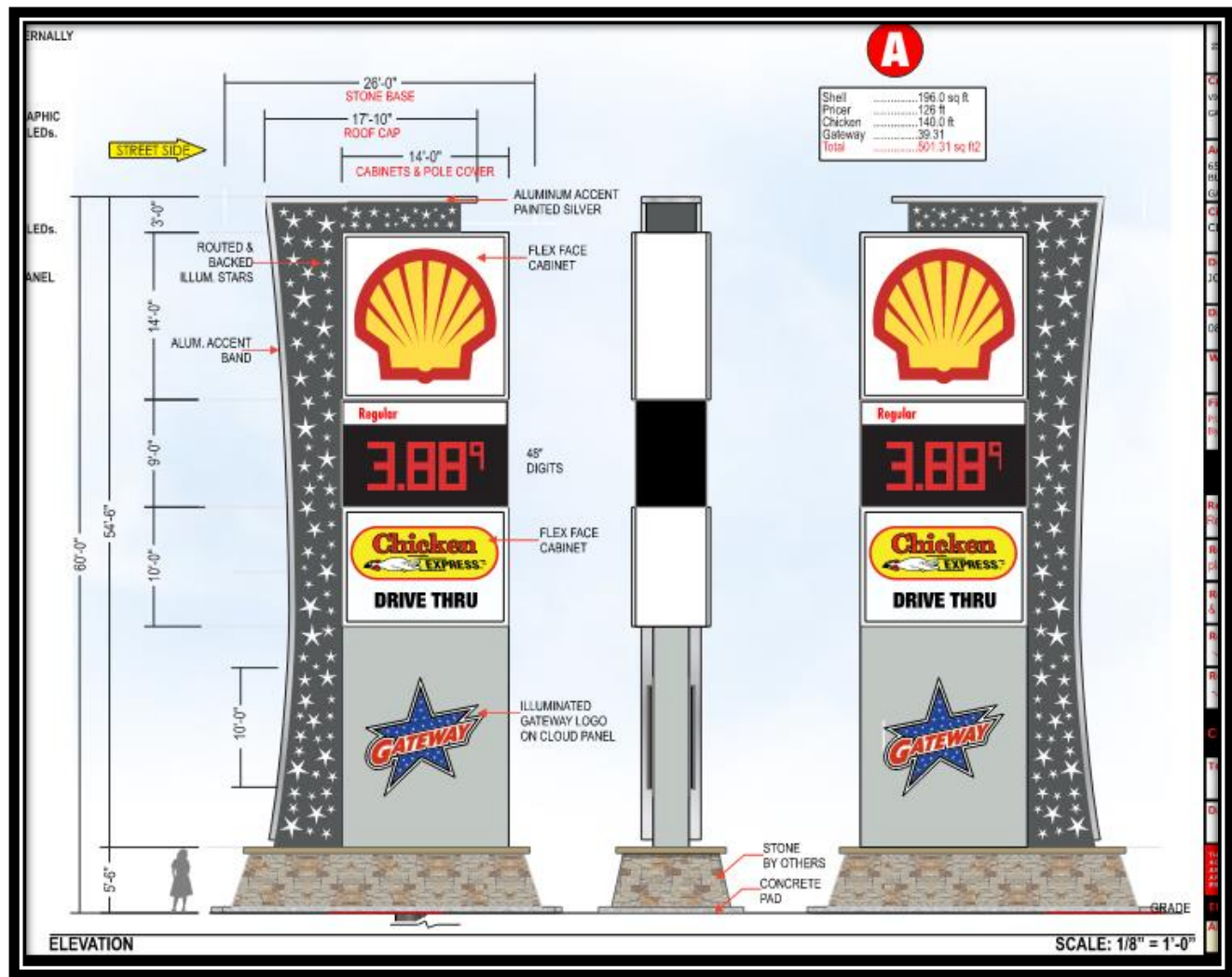




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SIGN ELEVATIONS

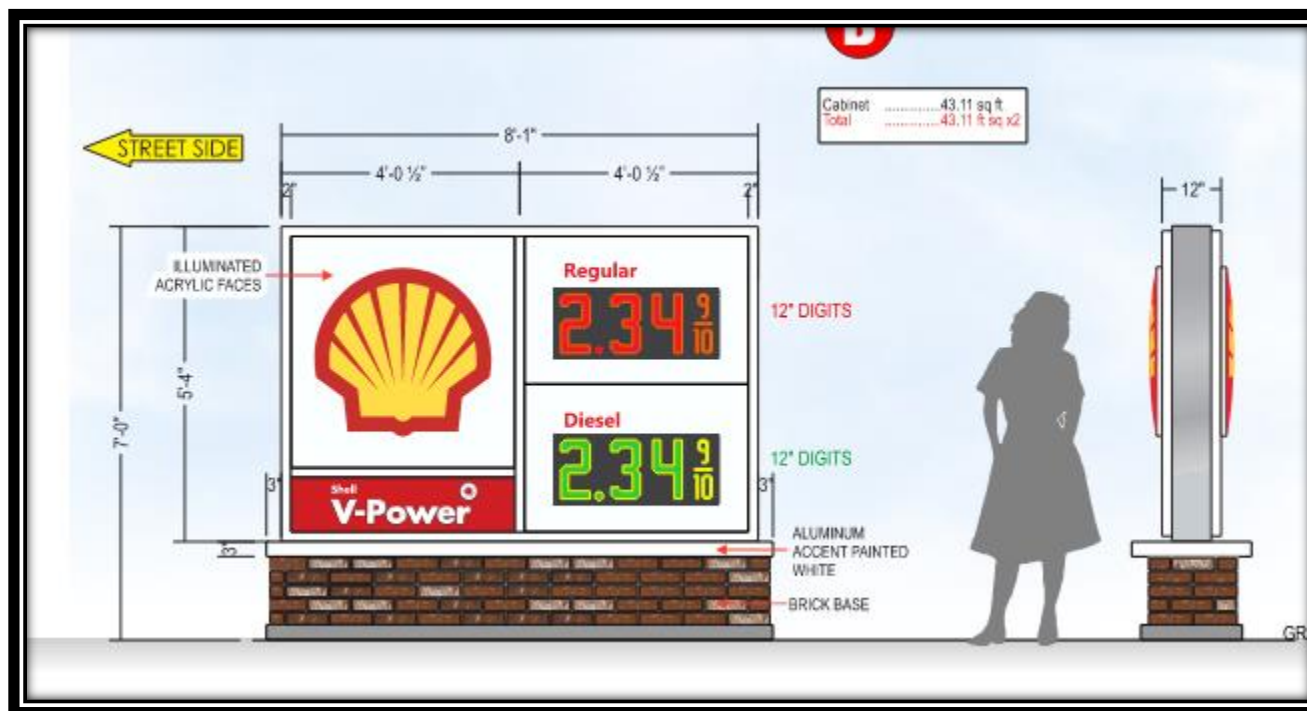


Z 22-57



GARLAND
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BUILDING ELEVATIONS



Z 22-57



DEVIATIONS TABLE

Development Standards	Required	Proposed	Applicant's Justification
Signage	PD 01-23 allows a maximum of 2 monument signs. Each sign can be a maximum of 7 feet in height and 50 square feet in surface area, which are the same requirements as the GDC.	Two monument signs are proposed. One sign will be located next to the West Campbell Road entrance and it will comply with the requirements. The second sign will be at the corner of West Campbell Road and North President George Bush Turnpike. The proposed height is 60 feet and the surface area is 501.31 square feet.	The applicant states the taller monument sign will allow more visibility and attract more customers. The proposed business is heavily based on bringing traffic from North President George Bush Turnpike.
Parking	35 parking spaces	36 parking spaces are provided. However, 21 of those parking spaces consist of EV charging stations. EV Charging Stations are not contemplated in the GDC; therefore, those are counted as non-required parking spaces.	The applicant states that the EV parking spaces can also be used for non-EV.

CONSIDERATIONS

Considerations by the City Council focus on the following:

- Request to allow an SUP for Restaurant with a Drive-Through, for a time period of 25 years.
- Deviation requests related to: 1) High-rise monument sign and 2) Parking spaces that contain EV charging stations.

The Planned Development (PD) District allows a convenience store with gasoline sales by right. Per the GDC, the Plan Commission does not review alcohol-related requests. If a distance variance is requested by the applicant, the City Council will review and make a decision. However, the applicant has indicated that he does not intend to sell beer & wine.



STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use; and 3) a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use and a Drive-Through, Restaurant Use.

However, staff recommends decreasing the sixty (60)-foot monument-style sign to no more than twenty-two (22) feet. The GDC allows a maximum height of twenty-two (22) feet for freestanding pylon signs.

In addition, while the parking spaces available to electronic vehicles (EV) are also available to non-electric vehicles, staff has some concern that the EV parking spaces may largely go unused and therefore present a parking shortage for non-EV vehicles. It is suggested to either reduce the number of EV stations (while retaining the 36 overall provided parking spaces), or to provide signage clarifying that non-EV's may park in the parking spaces containing EV charging stations.

PLAN COMMISSION RECOMMENDATION

On March 27, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use and 3) a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use, including staff's recommendations.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

9. b.

Meeting Date: 04/18/2023

Item Title: Z 22-57 Mohamed Sharaf - Victron Energy, Inc. - Specific Use Provision (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 01-23 for Community Office Use.

Approval of a Specific Use Provision for a Drive-Through, Restaurant Use.

Approval of a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use

LOCATION

6530 North President George Bush Turnpike

OWNER

Tenyson, L.P.

PLAN COMMISSION RECOMMENDATION

On March 27, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use and 3) a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use, including staff's recommendations, detailed in the Staff Recommendation section below.

STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use; and 3) a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use and a Drive-Through, Restaurant Use.

However, staff recommends decreasing the sixty (60)-foot monument-style sign to no more than twenty-two (22) feet. The GDC allows a maximum height of twenty-two (22) feet for freestanding pylon signs.

In addition, while the parking spaces available to electronic vehicles (EV) are also available to non-electric vehicles, staff has some concern that the EV parking spaces may largely go unused and therefore present a parking shortage for non-EV vehicles. It is suggested to either reduce the number of EV stations (while retaining the 36 overall provided parking spaces), or to provide signage clarifying that non-EV's may park in the parking spaces containing EV charging stations.

BACKGROUND

The subject property was previously developed with a convenience store with gasoline sales (7-Eleven). The gas station and convenience store was demolished in 2005.

The applicant would like to construct a gas station, restaurant with a drive-through and a convenience store.

SITE DATA

The subject property contains approximately 1.42 acres and has approximately 324 linear feet of frontage along West Campbell Road and 250 lineal feet of frontage along North President George Bush Turnpike. The property can be accessed from West Campbell Road and North President George Bush Turnpike through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 01-23 for Community Office Uses. The Detail Plan was approved for a gas station with a retail pad. In 2013, the eastern portion of the property that was intended for a retail pad was rezoned for a medical office building.

The Drive-Through, Restaurant Use is not allowed in the Community Office (CO) District. The applicant would like to add the use by an SUP.

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts.

CONSIDERATIONS

1. Site Plan

The applicant proposes a 5,923 square-foot building for a convenience store and a restaurant with a drive-through, and a 4,056 square-foot fuel canopy with six (6) fuel pumps and twelve (12) positions.

The convenience store will operate twenty-four (24) hours a day and the restaurant will operate from 8:00 a.m. – 10:00 pm every day.

2. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping standards per the GDC.

3. Parking

The proposed uses require thirty-five (35) parking spaces and the site plan (exhibit C) reflects thirty-six (36) parking spaces. However, it should be noted that twenty-one (21) of those spaces are Electric Vehicle (EV) parking spaces. The applicant has confirmed that the EV parking spaces can be used for non-Electric Vehicles as well. It should be noted that truck parking is not proposed with this development and staff has drafted a PD Condition accordingly.

4. Building Design

The building elevations complies with the articulation and architectural elements requirements per the GDC.

5. Signage

Planned Development (PD) District 01-23 allows a maximum of two (2) freestanding monument signs for this development. Each sign can be a maximum of seven (7) feet in height and fifty (50) square feet in surface area.

The applicant proposes two (2) monument signs along West Campbell Road. One sign will meet the requirement per Planned Development (PD) District 01-23 and the other monument sign at the corner of West Campbell Road and North President George Bush Turnpike will be sixty (60) feet in height and 501.31 square feet in surface area.

All proposed wall signs and menu board will comply with the GDC requirements.

6. Traffic

A Traffic Impact Analysis was not required for this development. The Transportation Department has reviewed this project and all comments have been addressed.

7. Specific Use Provision

The applicant requests the SUP for the Restaurant, Drive-Through Use to be valid for a time period of twenty-five (25) years. The SUP time period guide recommends between twenty (20) to twenty-five (25) years.

8. Deviations

Development Standards	Required	Proposed	Applicant's Justification
Signage	PD 01-23 allows a maximum of 2 monument signs. Each sign can be a maximum of 7 feet in height and 50 square feet in surface area, which are the same requirements	Two monument signs are proposed. One sign will be located next to the West Campbell Road entrance and it will comply with the requirements. The second sign will be at the corner of West Campbell Road and	The applicant states the taller monument sign will allow more visibility and attract more customers. The proposed business is heavily based on bringing traffic from North President George

	the same requirements as the GDC.	North President George Bush Turnpike. The proposed height is 60 feet and the surface area is 501.31 square feet.	North President George Bush Turnpike.
Parking	35 parking spaces	36 parking spaces are provided. However, 21 of those parking spaces consist of EV charging stations. EV Charging Stations are not contemplated in the GDC; therefore, those are counted as non-required parking spaces.	The applicant states that the EV parking spaces can also be used for non-EV.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

The proposed development would serve as more of a supportive use to the surrounding and growing area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

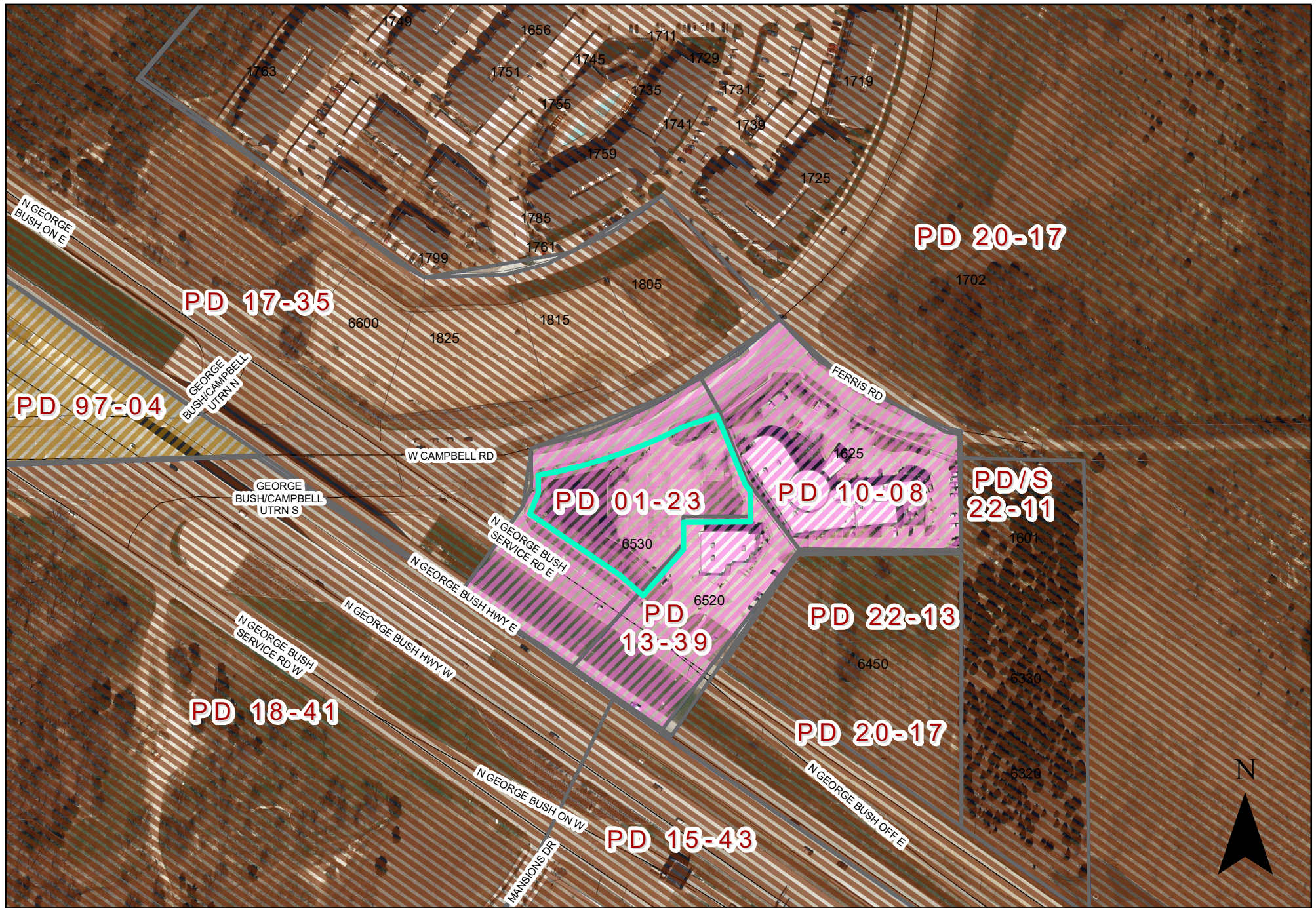
The properties to the northwest, across West Campbell Road, are zoned Planned Development (PD) District 17-35 for Mixed Use; these properties are developed with retail/office buildings. The property to the northeast is zoned Planned Development (PD) District 10-08 for Community Office Use; this property is developed with a school. The property to the east is zoned Planned Development (PD) District 13-39 for Community Office Use; this property is developed with a medical office. The property to the south, across North President George Bush Turnpike, is zoned Planned Development (PD) District 18-41; it is currently unimproved.

Attachments

Z 22-57 Location Map
Z 22-57 PD and SUP Conditions
Z 22-57 R&M Specific Use Provision

Z 22-57 Responses

Z 22-57 Staff Presentation



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-57

 INDICATES AREA OF REQUEST

6530 N President George Bush Turnpike

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-57

6530 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a convenience store, fuel pumps and a restaurant with a drive-through.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 01-23 and Community Office (CO) 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 F. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

- A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 01-23.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.
- D. Parking: A total of twenty-one (21) Electric Vehicle (EV) parking spaces shall be permitted. However, those parking spaces shall be accessible to non-Electric Vehicles.

In addition, truck parking is prohibited.

EXHIBIT B

- E. Signage: A maximum of two (2) freestanding monument signs shall be permitted.

One sign shall be located at the entrance along West Campbell Road and the maximum height shall be seven (7) and maximum surface area shall be fifty (50) square feet. The second sign shall be located at the corner of West Campbell Road and North President George Bush Turnpike. The maximum height shall be sixty (60) feet and the maximum surface area shall be 501.31 square feet.

All attached wall signs and the menu board shall comply with GDC requirements.

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

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

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

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-57

6530 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant with a Drive-Through Use.
- 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. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

EXHIBIT B

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

IV. General Regulations: All regulations of Planned Development (PD) District 01-23 and the Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Development Plans:

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

VI. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for the restaurant with the drive-through shall be in effect for twenty-five (25) years.

REPORT & MINUTES

P.C. Meeting, March 27, 2023

4b. APPROVED Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of an Amendment to Planned Development (PD) District 01-23. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Specific Use Provision)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation including to lower the height of the sign to stay within the GDC requirements. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nays.**



 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

6530 N President George Bush Turnpike

Comment Form

Case Z 22-57

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. El solicitante solicita la construcción de una gasolinera, una tienda de conveniencia y un restaurante con servicio de autoservicio. El sitio está ubicado en 6530 North President George Bush Turnpike. (Distrito 1) (

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. Người nộp đơn yêu cầu xây dựng một trạm xăng, cửa hàng tiện lợi và một nhà hàng có xe chạy qua. Địa điểm tọa lạc tại 6530 North President George Bush Turnpike. (Quận 1)

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.

Sameeh Zalloum

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.)

1815 W Campbell Rd

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

Garland, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 22-57

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Mercy Realty, LLC

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6520 N President George Bush HWY

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Desmae Quam

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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Ahmad MAKIAR, Bloomcofe

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

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1815 W Campbell Rd Suite H3

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

3/21/2023

Date / Fecha / Ngày

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Comment Form Continued – Case Z 22-57

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

No liquor or Drive Thru next
To the school and clinic
we need to build Healthy Kids

Thank you

Ahmad MAKIAR

3/21/2023



March 23, 2023

Outside the Notification Area

City Council
City of Garland
200 N. Fifth St.
Garland, TX 75040

RE: Mohamed Sharaf – Victron Energy, Inc. Request to construct a gas station, convenience store and restaurant with a drive-through at 6530 North President George Bush Turnpike.

Dear City Council:

The governing body of the New Century Montessori Academy located at 1625 Ferris Rd. in Garland, Texas respectfully request the council to enact regulations applicable in the city, prohibiting the sale of alcoholic beverages by a dealer whose place of business is within 1000 feet of New Century Montessori Academy with the measurement of the distance between the place of business where alcoholic beverages are sold and the private school shall be in a direct line from the property line of the private school to the property line of the place of business.

Additionally, we and 250 families of our school are against the sale of alcohol at the proposed location.

Respectfully submitted,

Sammy Jibrin
Governing Body & Owner

Montreal Williams
Governing Body & School Principal

Comment Form

Case Z 22-57

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Mercy Realty LLC

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

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6520 N President George Bush Hwy

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

Garland, Tx 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Jameel Allam

4/3/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

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Dr. Sameeh Zalloum

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1815 W Campbell Rd

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Garland, TX

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75044

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

4/3/23

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Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-57	March 27, 2023	April 18, 2023	Nabiha Ahmed

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

**Mercy realty
LLC**

4/3/2023
8:20:39 PM

Against

6520 N President George
bush hwy
Garland
Texas
United States
75044

mercyrealtyllc@gmail.com

972-971-4223

**Dr. Sameeh
Zalloum**

4/3/2023
8:17:11 PM

Against

1815 w Campbell rd
Garland
Texas
United States
75044

Zalloum@yahoo.com

972-971-4223

Sammy Jibrin

3/21/2023
4:32:43 PM

Against it

1625 Ferris rd
Garland
Texas
United States
76051

Sjibrin@gmail.com

214.215.1186

I on the school adjacent to the proposed zoning case and oppose any alcohol sales at this location. Additionally, on behalf of the 250 families whose children attend the school are also opposed to any alcoholic beverages being sold there as well.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-57	March 27, 2023	April 18, 2023	Nabiha Ahmed

**Mercy
realty,LLC**
3/18/2023
6:14:01 PM

Against

6520 N PRESIDENT
GEORGE BUSH HWY
Garland
Texas
United States
75044

Zalloum1964@gmail.com

972-342-1826

**Dr. Sameeh
Zalloum**
3/18/2023
6:07:43 PM

Against

1815 w Campbell rd

Garland
Texas
United States
75044

Zalloum@yahoo.com

972-971-4223



GARLAND

TEXAS MADE HERE

The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through.

City Council Meeting

April 18, 2023

Z 22-57

CASE INFORMATION

Location: 6530 North President George Bush Turnpike

Applicant: Mohamed Sharaf – Victron Energy, Inc.

Owner: Tenyson, L.P.

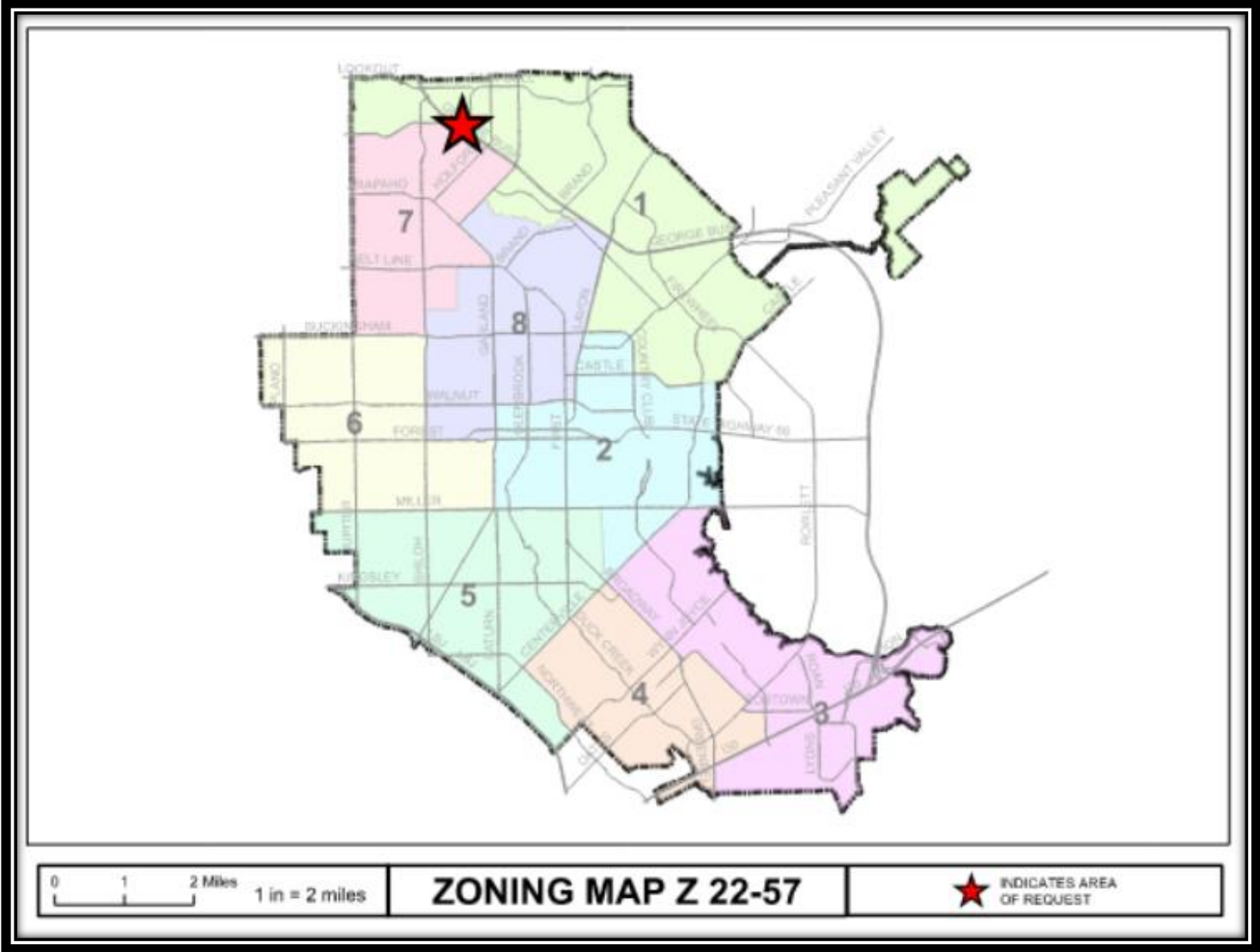
Acreage: 1.42 acres

Zoning: Planned Development (PD) District 01-23 for Community Office Use.

Z 22-57



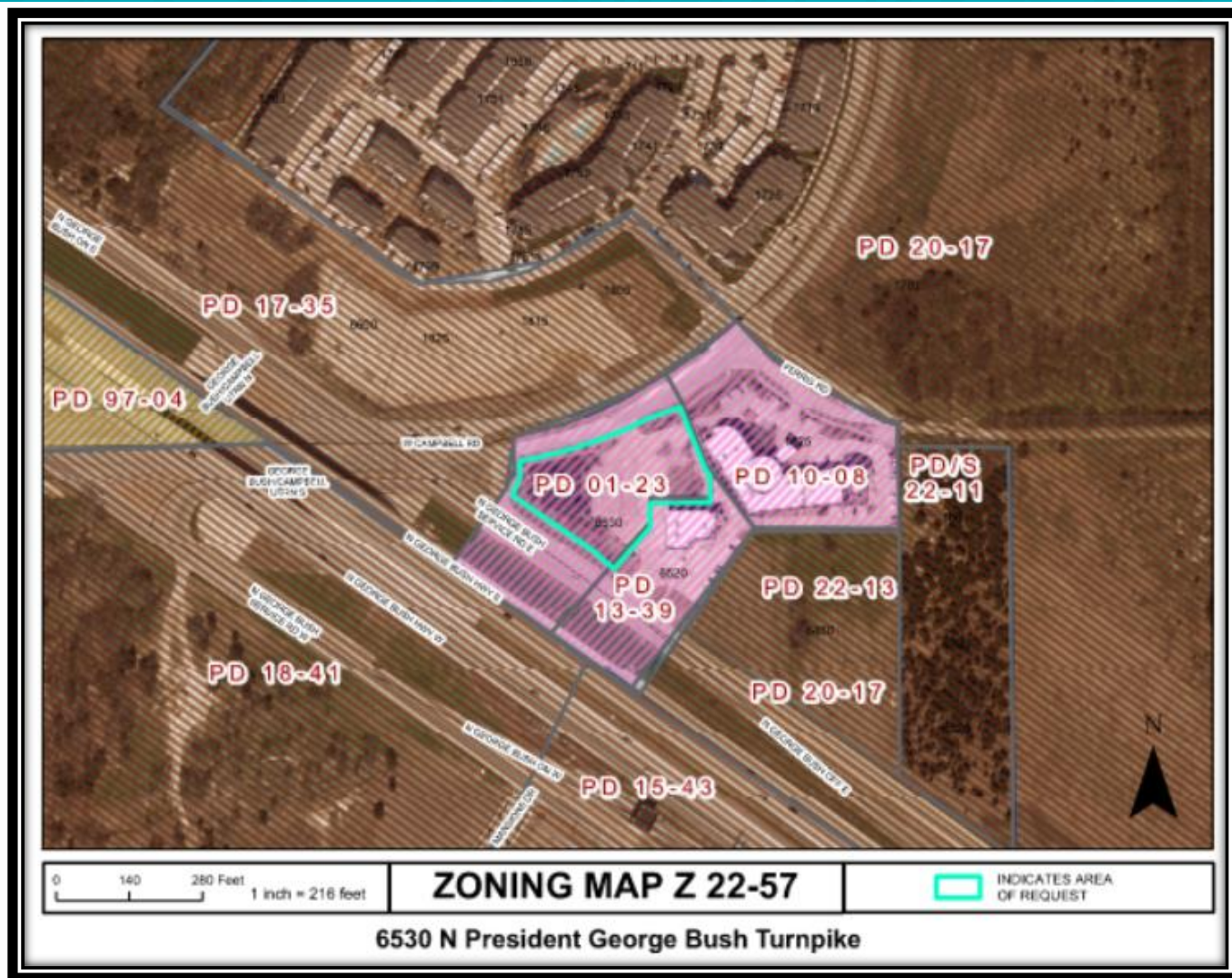
CITYWIDE LOCATION MAP





GARLAND
TEXAS MADE HERE

LOCATION MAP



Z 22-57



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

The proposed development would serve as more of a supportive use to the surrounding and growing area.



GARLAND
TEXAS MADE HERE

PHOTOS



View of the subject property



East of the subject property



Northeast of the subject property



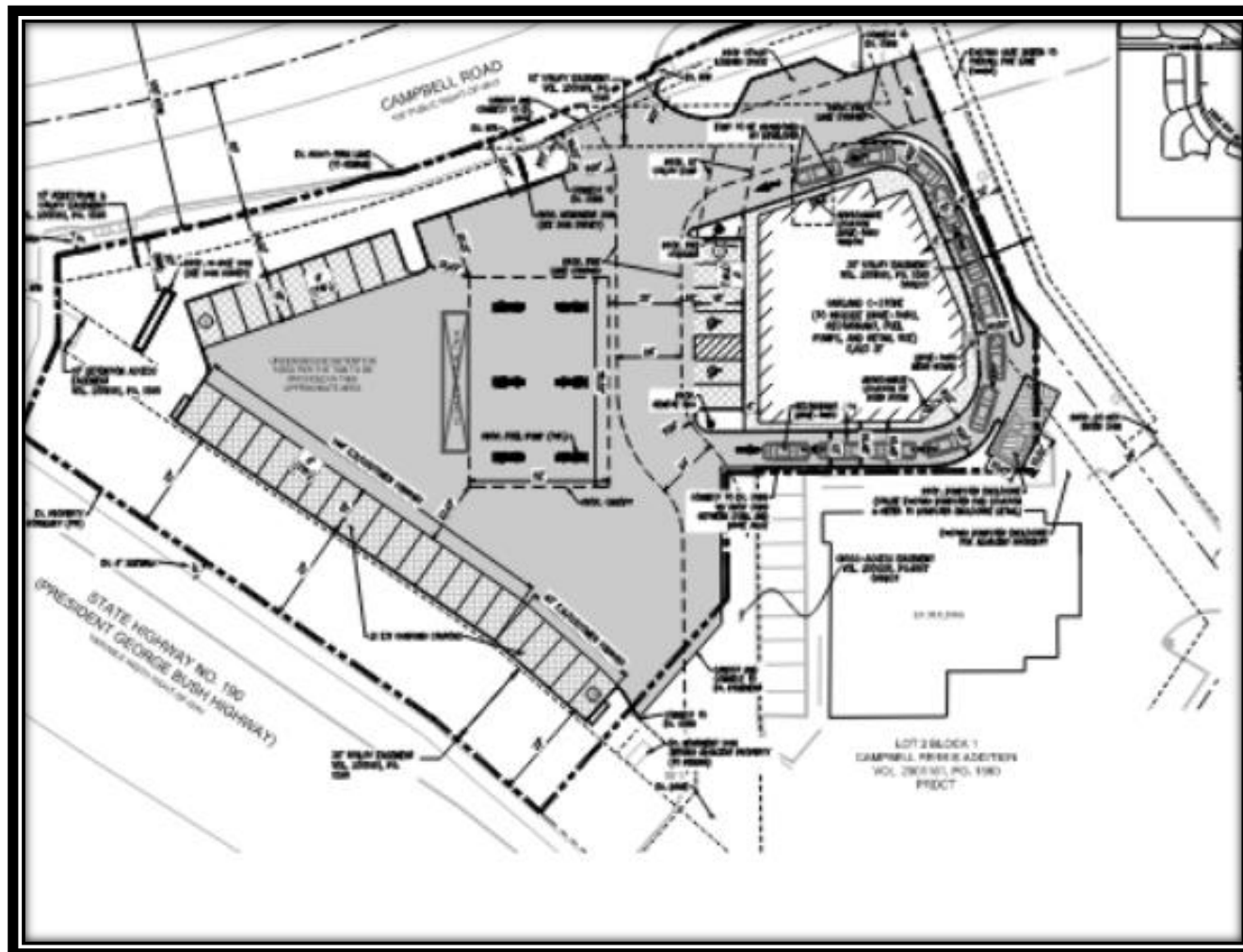
Northwest of the subject property across Campbell Road

Z 22-57



GARLAND
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SITE PLAN

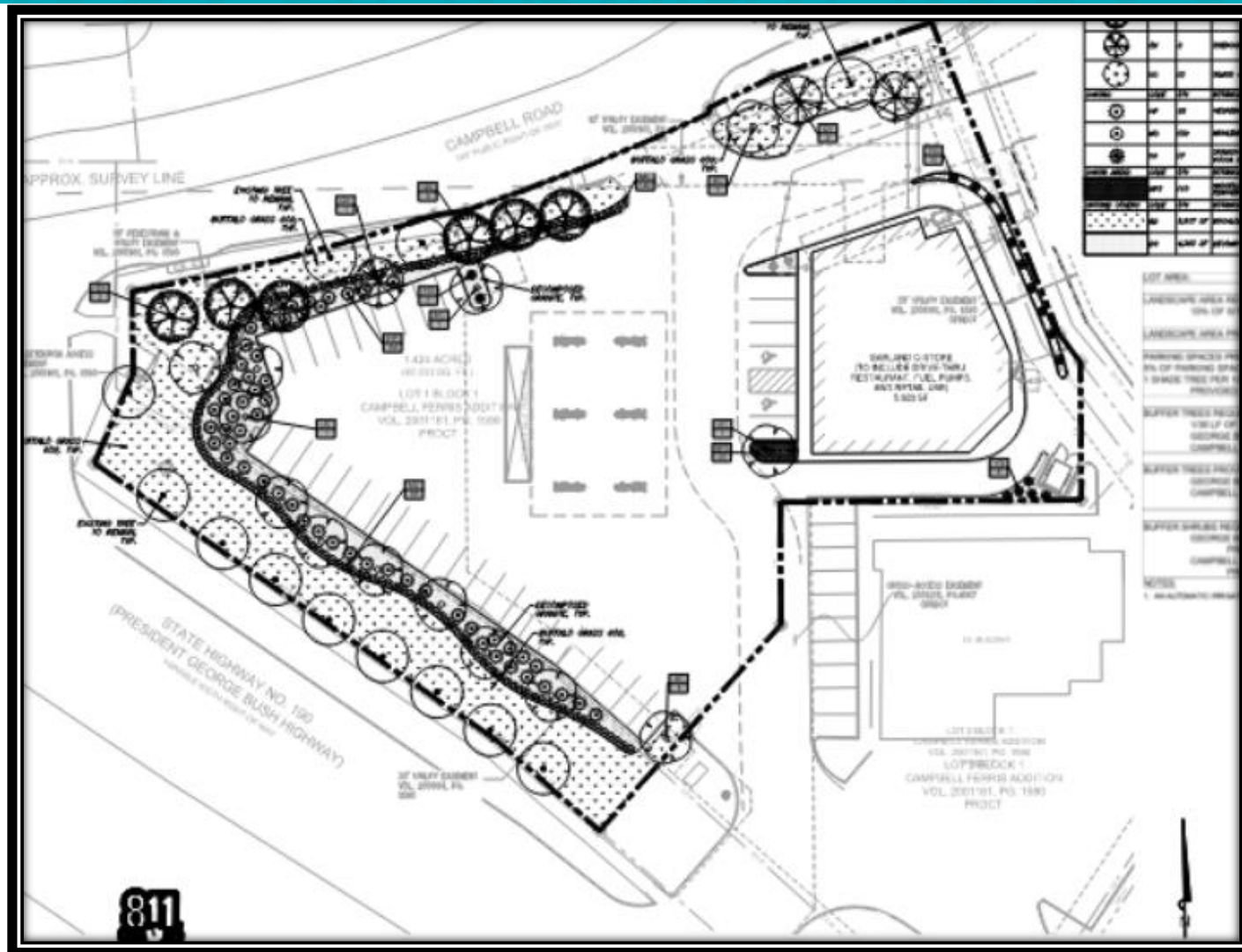


Z 22-57



GARLAND
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LANDSCAPE PLAN



Z 22-57



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS

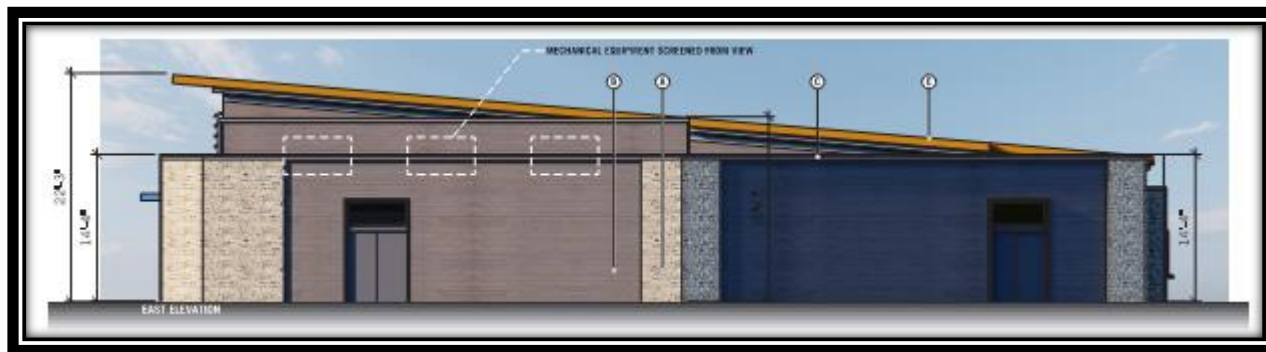


Z 22-57



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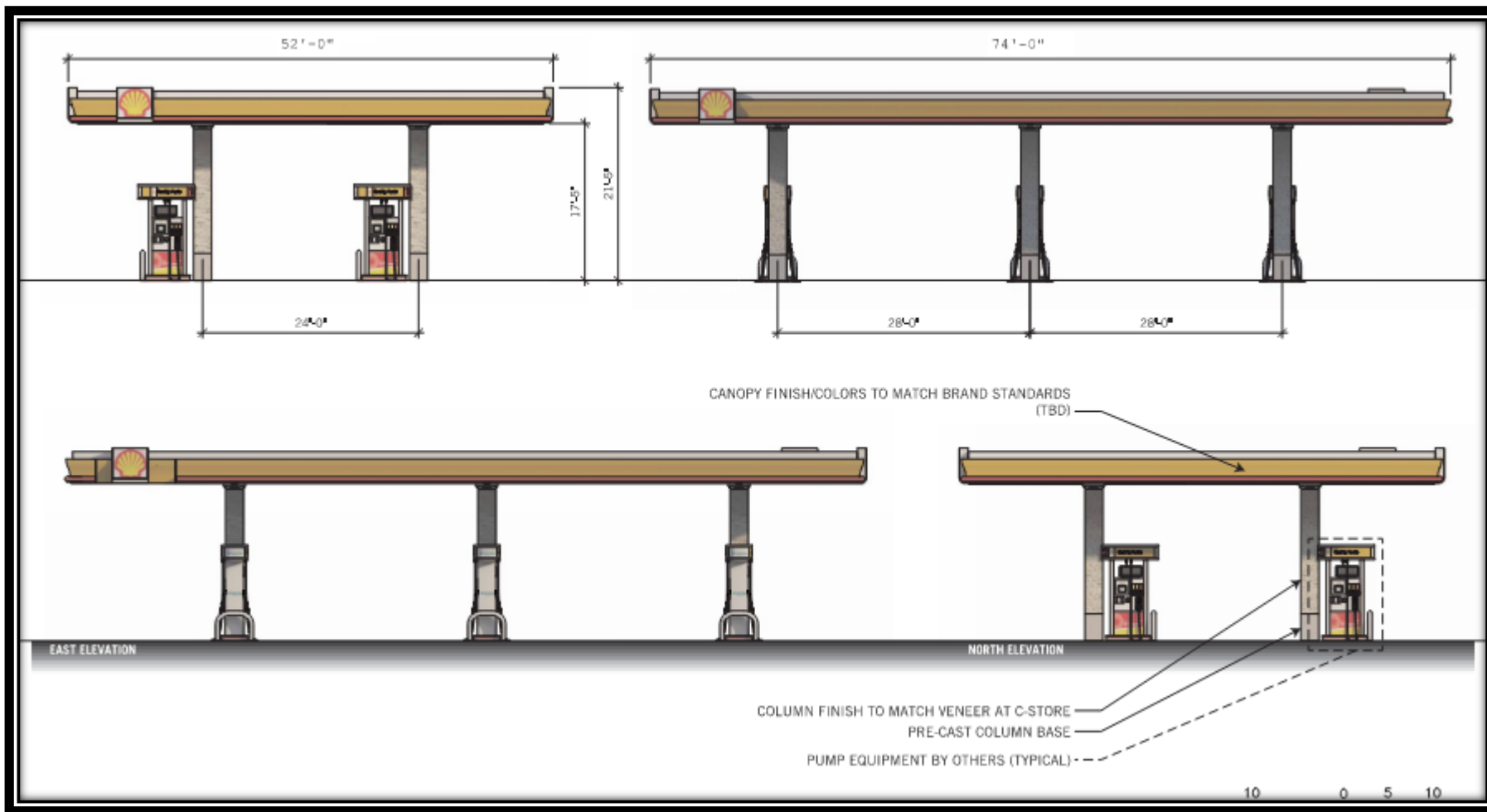
BUILDING ELEVATIONS





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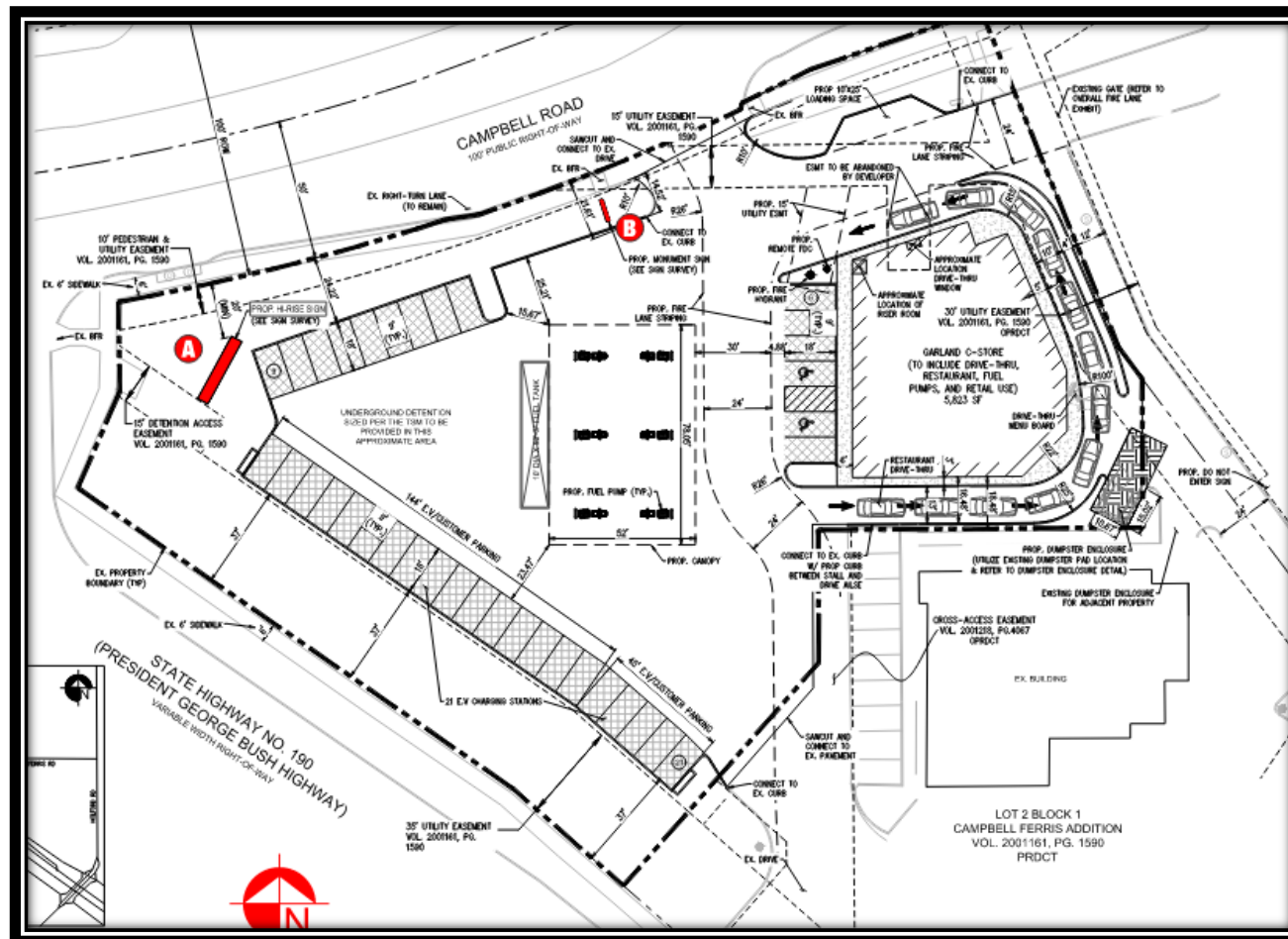
CANOPY ELEVATIONS



Z 22-57



Z 22-57

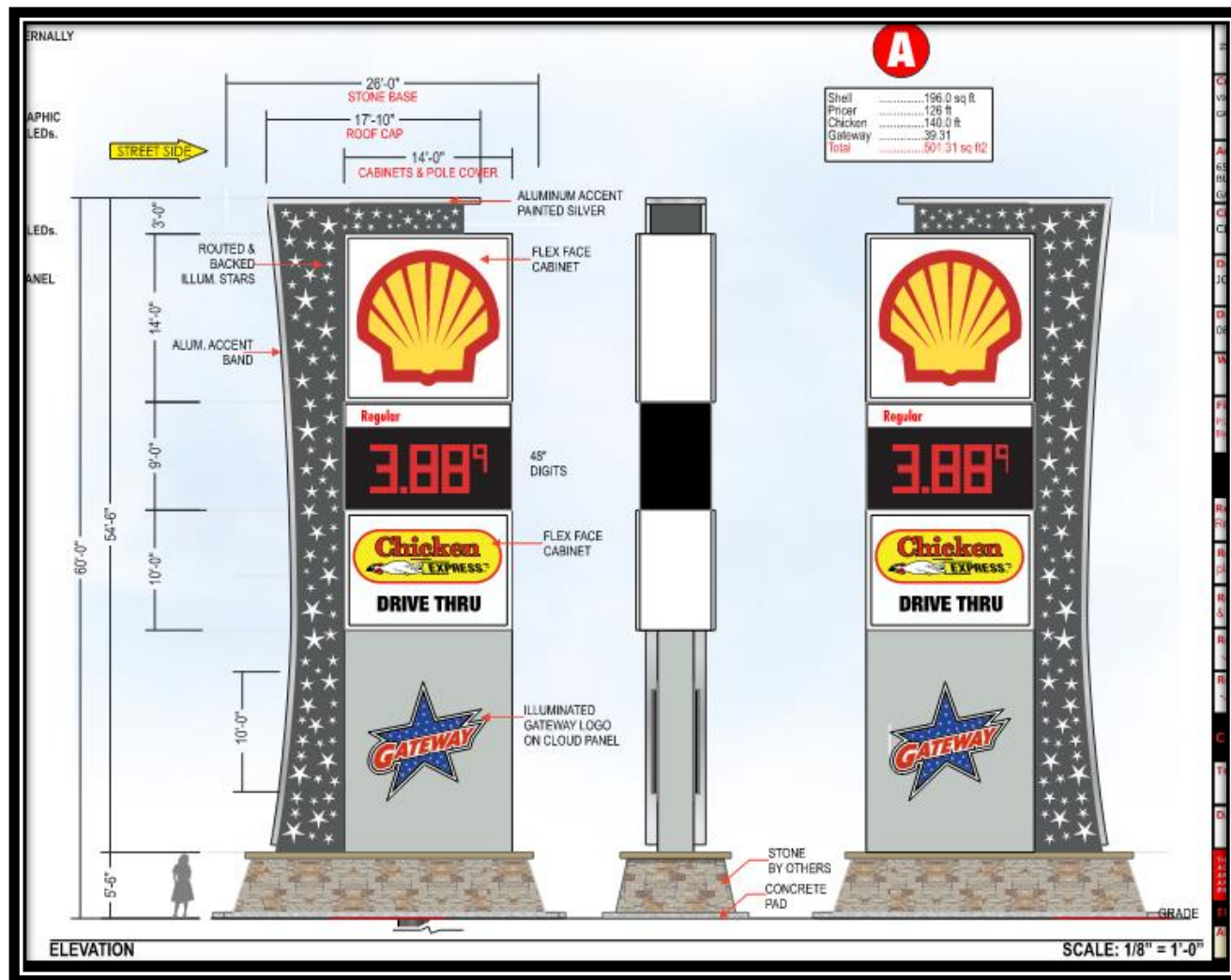




GARLAND

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SIGN ELEVATIONS

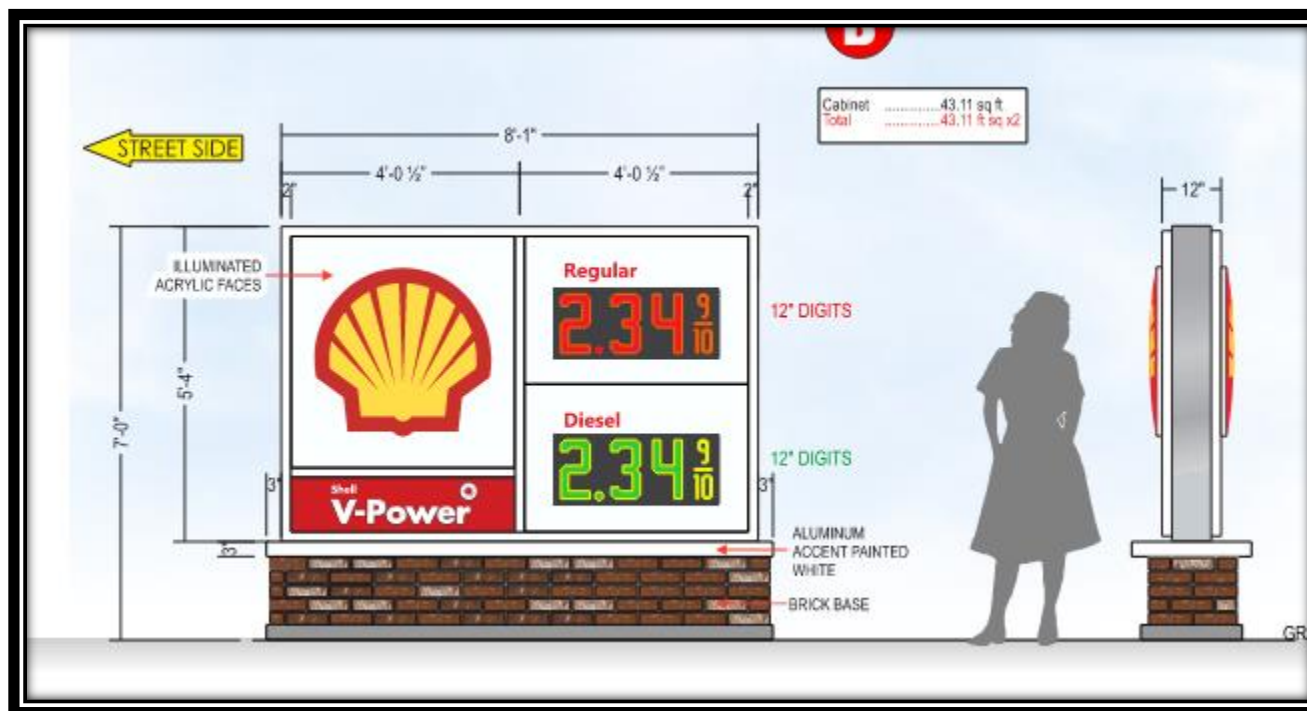


Z 22-57



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-57



DEVIATIONS TABLE

Development Standards	Required	Proposed	Applicant's Justification
Signage	PD 01-23 allows a maximum of 2 monument signs. Each sign can be a maximum of 7 feet in height and 50 square feet in surface area, which are the same requirements as the GDC.	Two monument signs are proposed. One sign will be located next to the West Campbell Road entrance and it will comply with the requirements. The second sign will be at the corner of West Campbell Road and North President George Bush Turnpike. The proposed height is 60 feet and the surface area is 501.31 square feet.	The applicant states the taller monument sign will allow more visibility and attract more customers. The proposed business is heavily based on bringing traffic from North President George Bush Turnpike.
Parking	35 parking spaces	36 parking spaces are provided. However, 21 of those parking spaces consist of EV charging stations. EV Charging Stations are not contemplated in the GDC; therefore, those are counted as non-required parking spaces.	The applicant states that the EV parking spaces can also be used for non-EV.

CONSIDERATIONS

Considerations by the City Council focus on the following:

- Request to allow an SUP for Restaurant with a Drive-Through, for a time period of 25 years.
- Deviation requests related to: 1) High-rise monument sign and 2) Parking spaces that contain EV charging stations.

The Planned Development (PD) District allows a convenience store with gasoline sales by right. Per the GDC, the Plan Commission does not review alcohol-related requests. If a distance variance is requested by the applicant, the City Council will review and make a decision. However, the applicant has indicated that he does not intend to sell beer & wine.



STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use; and 3) a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use and a Drive-Through, Restaurant Use.

However, staff recommends decreasing the sixty (60)-foot monument-style sign to no more than twenty-two (22) feet. The GDC allows a maximum height of twenty-two (22) feet for freestanding pylon signs.

In addition, while the parking spaces available to electronic vehicles (EV) are also available to non-electric vehicles, staff has some concern that the EV parking spaces may largely go unused and therefore present a parking shortage for non-EV vehicles. It is suggested to either reduce the number of EV stations (while retaining the 36 overall provided parking spaces), or to provide signage clarifying that non-EV's may park in the parking spaces containing EV charging stations.

PLAN COMMISSION RECOMMENDATION

On March 27, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use and 3) a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use, including staff's recommendations.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

9. c.

Meeting Date: 04/18/2023

Item Title: Z 22-57 Mohamed Sharaf - Victron Energy, Inc. - Detail Plan (District 1)

Submitted By: Nabiha Ahmed, Lead Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 01-23 for Community Office Use.

Approval of a Specific Use Provision for a Drive-Through, Restaurant Use.

Approval of a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use

LOCATION

6530 North President George Bush Turnpike

OWNER

Tenyson, L.P.

PLAN COMMISSION RECOMMENDATION

On March 27, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use and 3) a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use, including staff's recommendations, detailed in the Staff Recommendation section below.

STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use; and 3) a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use and a Drive-Through, Restaurant Use.

However, staff recommends decreasing the sixty (60)-foot monument-style sign to no more than twenty-two (22) feet. The GDC allows a maximum height of twenty-two (22) feet for freestanding pylon signs.

In addition, while the parking spaces available to electronic vehicles (EV) are also available to non-electric vehicles, staff has some concern that the EV parking spaces may largely go unused and therefore present a parking shortage for non-EV vehicles. It is suggested to either reduce the number of EV stations (while retaining the 36 overall provided parking spaces), or to provide signage clarifying that non-EV's may park in the parking spaces containing EV charging stations.

BACKGROUND

The subject property was previously developed with a convenience store with gasoline sales (7-Eleven). The gas station and convenience store was demolished in 2005.

The applicant would like to construct a gas station, restaurant with a drive-through and a convenience store.

SITE DATA

The subject property contains approximately 1.42 acres and has approximately 324 linear feet of frontage along West Campbell Road and 250 lineal feet of frontage along North President George Bush Turnpike. The property can be accessed from West Campbell Road and North President George Bush Turnpike through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 01-23 for Community Office Uses. The Detail Plan was approved for a gas station with a retail pad. In 2013, the eastern portion of the property that was intended for a retail pad was rezoned for a medical office building.

The Drive-Through, Restaurant Use is not allowed in the Community Office (CO) District. The applicant would like to add the use by an SUP.

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts.

CONSIDERATIONS

1. Site Plan

The applicant proposes a 5,923 square-foot building for a convenience store and a restaurant with a drive-through, and a 4,056 square-foot fuel canopy with six (6) fuel pumps and twelve (12) positions.

The convenience store will operate twenty-four (24) hours a day and the restaurant will operate from 8:00 a.m. – 10:00 pm every day.

2. Screening and Landscaping

The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping standards per the GDC.

3. Parking

The proposed uses require thirty-five (35) parking spaces and the site plan (exhibit C) reflects thirty-six (36) parking spaces. However, it should be noted that twenty-one (21) of those spaces are Electric Vehicle (EV) parking spaces. The applicant has confirmed that the EV parking spaces can be used for non-Electric Vehicles as well. It should be noted that truck parking is not proposed with this development and staff has drafted a PD Condition accordingly.

4. Building Design

The building elevations complies with the articulation and architectural elements requirements per the GDC.

5. Signage

Planned Development (PD) District 01-23 allows a maximum of two (2) freestanding monument signs for this development. Each sign can be a maximum of seven (7) feet in height and fifty (50) square feet in surface area.

The applicant proposes two (2) monument signs along West Campbell Road. One sign will meet the requirement per Planned Development (PD) District 01-23 and the other monument sign at the corner of West Campbell Road and North President George Bush Turnpike will be sixty (60) feet in height and 501.31 square feet in surface area.

All proposed wall signs and menu board will comply with the GDC requirements.

6. Traffic

A Traffic Impact Analysis was not required for this development. The Transportation Department has reviewed this project and all comments have been addressed.

7. Specific Use Provision

The applicant requests the SUP for the Restaurant, Drive-Through Use to be valid for a time period of twenty-five (25) years. The SUP time period guide recommends between twenty (20) to twenty-five (25) years.

8. Deviations

Development Standards	Required	Proposed	Applicant's Justification
Signage	PD 01-23 allows a maximum of 2 monument signs. Each sign can be a maximum of 7 feet in height and 50 square feet in surface area, which are the same requirements as the GDC	Two monument signs are proposed. One sign will be located next to the West Campbell Road entrance and it will comply with the requirements. The second sign will be at the corner of West Campbell Road and North President George	The applicant states the taller monument sign will allow more visibility and attract more customers. The proposed business is heavily based on bringing traffic from North President George Bush Turnpike

	as the GDC.	Bush Turnpike. The proposed height is 60 feet and the surface area is 501.31 square feet.	Bush Turnpike.
Parking	35 parking spaces	36 parking spaces are provided. However, 21 of those parking spaces consist of EV charging stations. EV Charging Stations are not contemplated in the GDC; therefore, those are counted as non-required parking spaces.	The applicant states that the EV parking spaces can also be used for non-EV.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

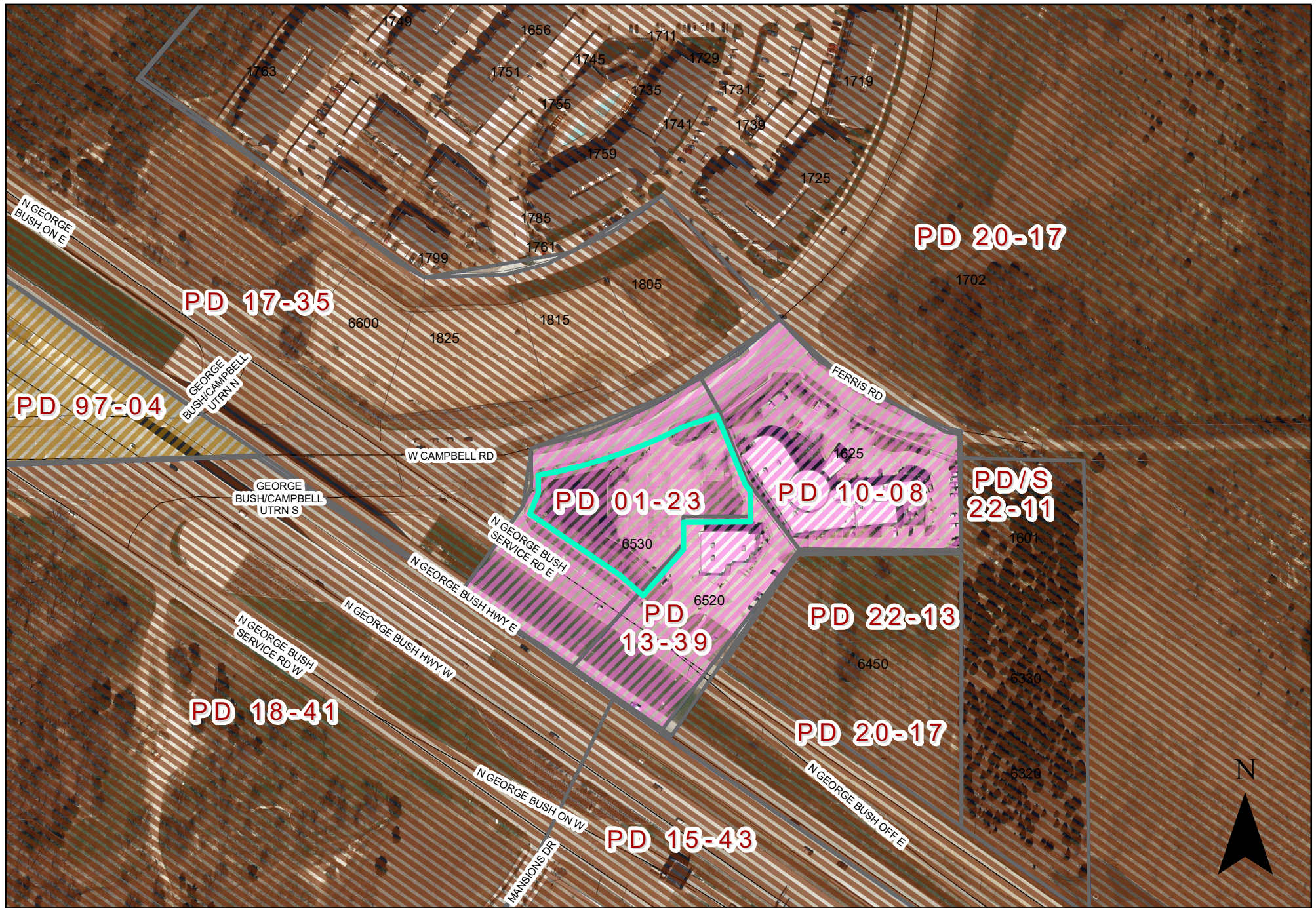
The proposed development would serve as more of a supportive use to the surrounding and growing area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the northwest, across West Campbell Road, are zoned Planned Development (PD) District 17-35 for Mixed Use; these properties are developed with retail/office buildings. The property to the northeast is zoned Planned Development (PD) District 10-08 for Community Office Use; this property is developed with a school. The property to the east is zoned Planned Development (PD) District 13-39 for Community Office Use; this property is developed with a medical office. The property to the south, across North President George Bush Turnpike, is zoned Planned Development (PD) District 18-41; it is currently unimproved.

Attachments

Z 22-57 Location Map
 Z 22-57 Exhibits C-F
 Z 22-57 R&M Detail Plan
 Z 22-57 Responses



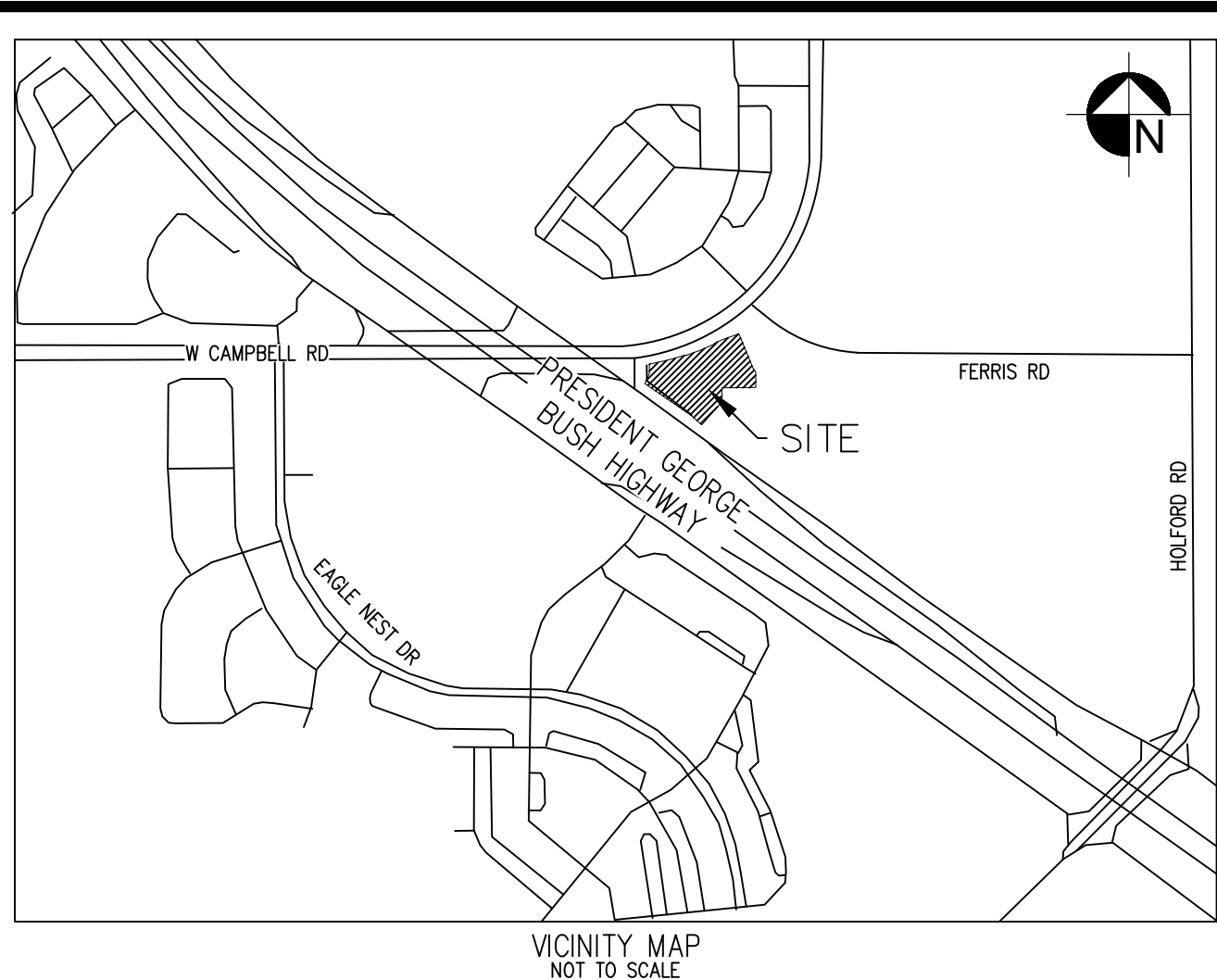
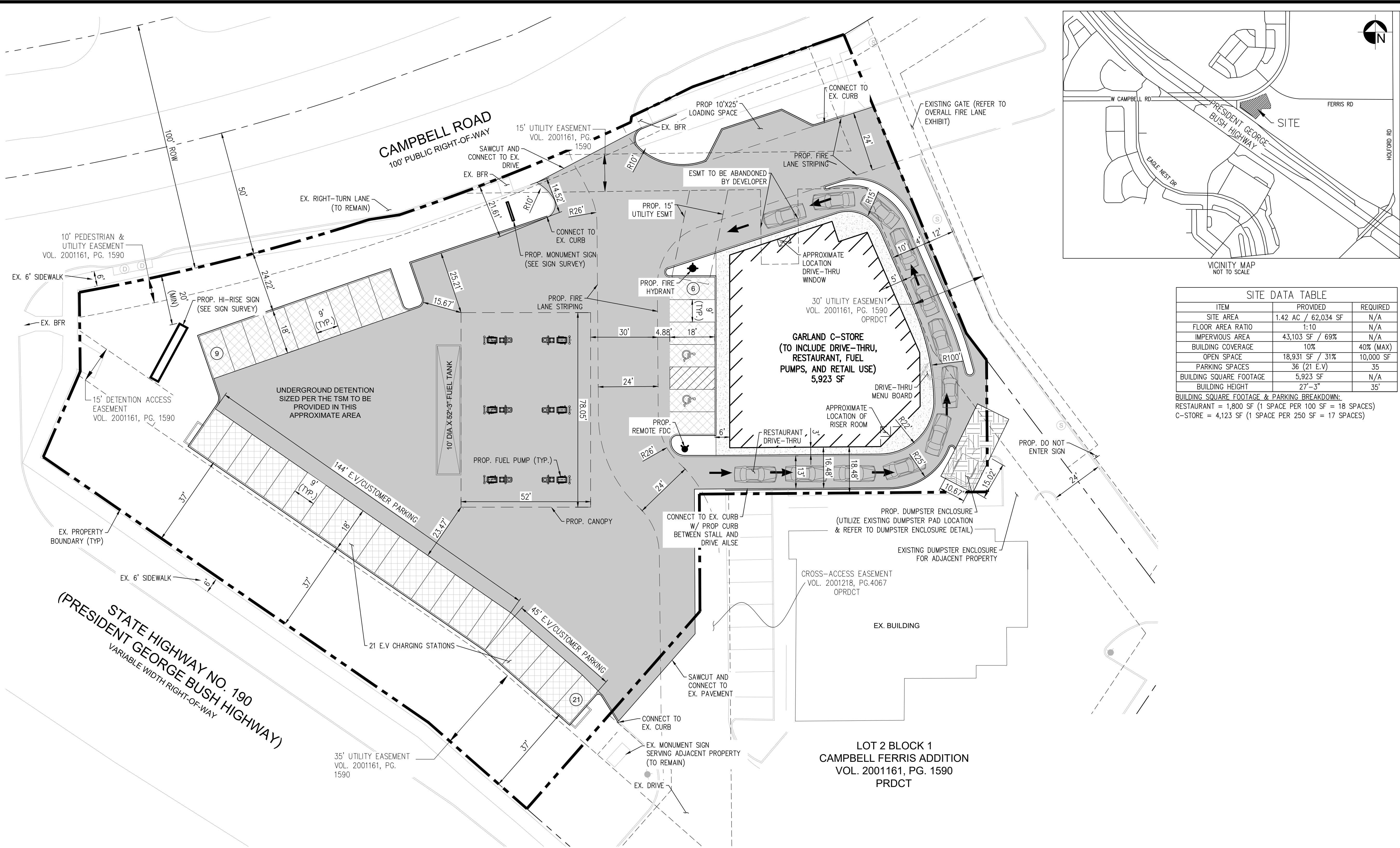
0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-57

 INDICATES AREA OF REQUEST

6530 N President George Bush Turnpike

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FLANAGAN LAND SOLUTIONS.



SITE DATA TABLE		
ITEM	PROVIDED	REQUIRED
SITE AREA	1.42 AC / 62,034 SF	N/A
FLOOR AREA RATIO	1:10	N/A
IMPERVIOUS AREA	43,103 SF / 69%	N/A
BUILDING COVERAGE	10%	40% (MAX)
OPEN SPACE	18,931 SF / 31%	10,000 SF
PARKING SPACES	36 (21 E.V.)	35
BUILDING SQUARE FOOTAGE	5,923 SF	N/A
BUILDING HEIGHT	27'-3"	35'

BUILDING SQUARE FOOTAGE & PARKING BREAKDOWN:
RESTAURANT = 1,800 SF (1 SPACE PER 100 SF = 18 SPACES)
C-STORE = 4,123 SF (1 SPACE PER 250 SF = 17 SPACES)

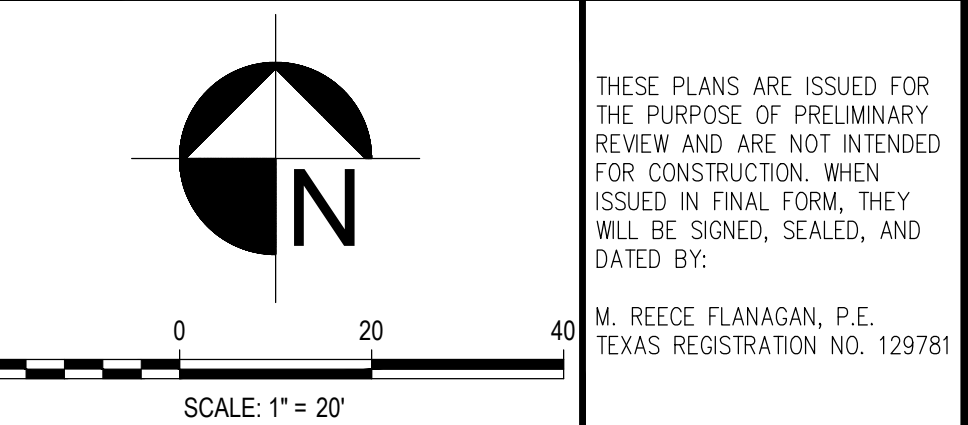
REVISIONS		
NO.	DESCRIPTION	DATE

- DIMENSION CONTROL NOTES:
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL CONFORM TO THESE PLANS AND CONTRACT DOCUMENTS AND THE INTERNATIONAL BUILDING CODE.
 - CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF BUILDING.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CURB RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND STANDARDS INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
 - CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION, SHALL ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES DAMAGED BY CONTRACTOR'S ACTIVITIES.

- LEGEND:
- CONCRETE SIDEWALK
(REFER TO GEOTECHNICAL ENGINEERING REPORT)
- LIGHTY DUTY CONCRETE PAVEMENT
(REFER TO GEOTECHNICAL ENGINEERING REPORT)
- MEDIUM DUTY CONCRETE PAVEMENT
(REFER TO GEOTECHNICAL ENGINEERING REPORT)
- HEAVY DUTY CONCRETE PAVEMENT
(REFER TO GEOTECHNICAL ENGINEERING REPORT)

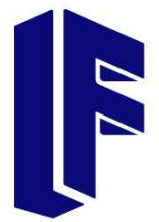
SITE PLAN NOTES:

CASE # 220630-2
ZONING: PD 22-57



THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781



FLANAGAN
land solutions

Dallas, Texas | P: 940.327.7963 | flanagan-ls.com | TBPE Firm No. F-22910

CAMPBELL & 190 GARLAND
GARLAND, TEXAS

SITE PLAN

6530 N PRESIDENT GEORGE BUSH HWY,
GARLAND TX 75044

DESIGNED: FLS	PROJECT #:	ISSUE DATE:	SHEET
CHECKED: FLS	2021-08-06	3/1/2023	C2.0 OF C4.0
DRAWN: FLS			

DEVELOPER:

VICTRON ENERGY
TEL: 469-517-2000
EMAIL: MSHARAF@VICTRONGROUP.COM
CONTACT: MOHAMED SHARAF
105 YMCA DRIVE
WAXAHACHIE, TX 75168



PREPARED BY:

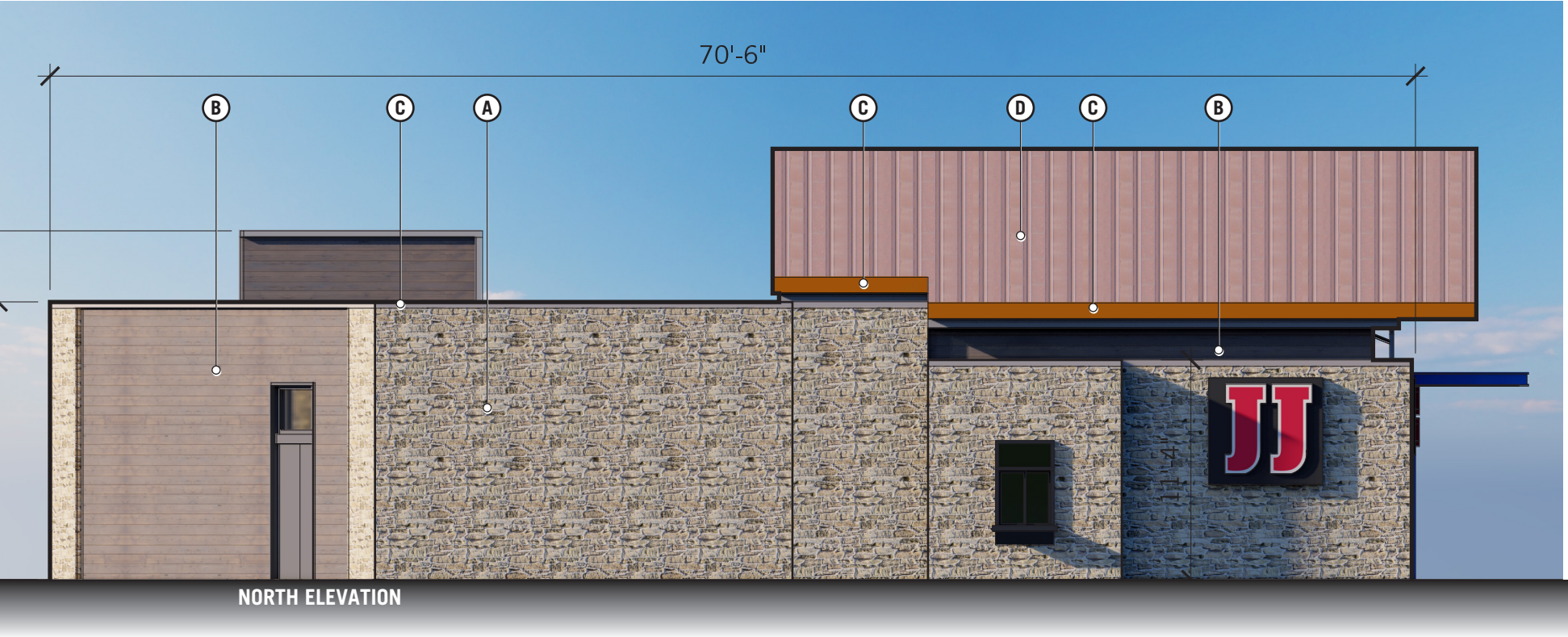
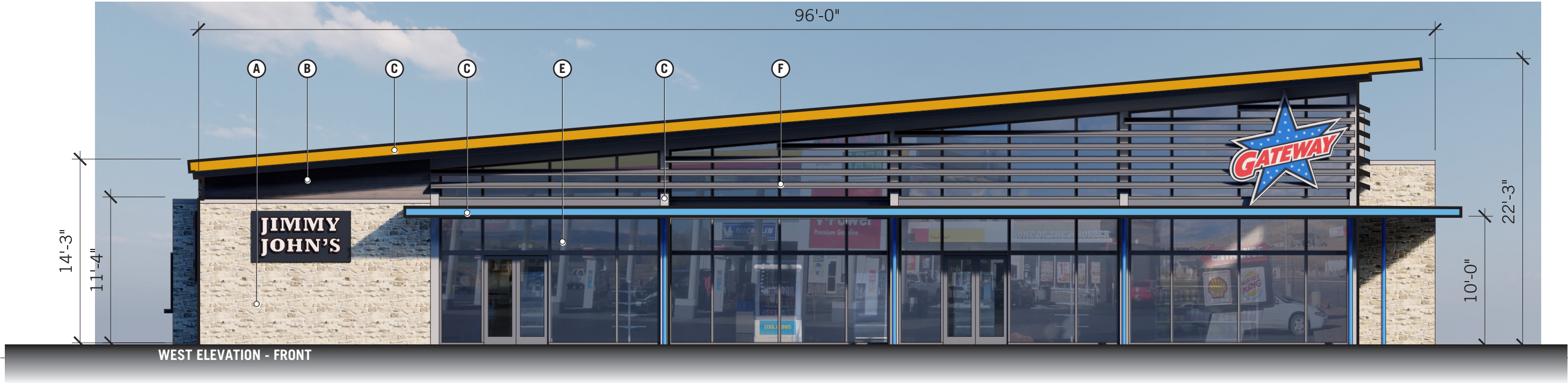
FLANAGAN LAND SOLUTIONS, LLC
TEL: 940-327-7963
EMAIL: REECE@FLANAGAN-LS.COM
CONTACT: REECE FLANAGAN, PE
4447 N CENTRAL EXPRESSWAY, SUITE 110 PO BOX 123
DALLAS, TX 75205



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



LS - 1.1



EXTERIOR MATERIALS	MATERIAL CALCULATIONS	
	WEST	NORTH
(A) STONE VENEER MFGR: TBD STYLE: FRENCH COUNTRY VILLA (OR SIM.) COLOR: CHAMPAGNE (OR SIM.)	204 SF 12 %	720 SF 54 %
(B) FIBER CEMENT SIDING/TRIM MFGR: NICHHA STYLE: LAP SIDING COLOR: ROASTED WALNUT	43 SF 3 %	247 SF 18 %
(C) TRIMS, FASCIAS AND AWNINGS COLOR: ORANGE, BLUE, GRAY	162 SF 10 %	56 SF 4 %
(D) STANDING SEAM METAL ROOF MFGR: TBD COLOR: WEATHERED COPPER	0 SF 0 %	279 SF 21 %
(E) STOREFRONT SYSTEM MFGR: KAWNEER (OR SIM.) STYLE: 451 (OR SIM.) COLOR: CHARCOAL	1230 SF 75 %	39 SF 3 %
(F) HORIZONTAL SHADE FINIS COLOR: DARK GRAY/CHARCOAL		
TOTAL SF:	1,639 SF	1,341 SF



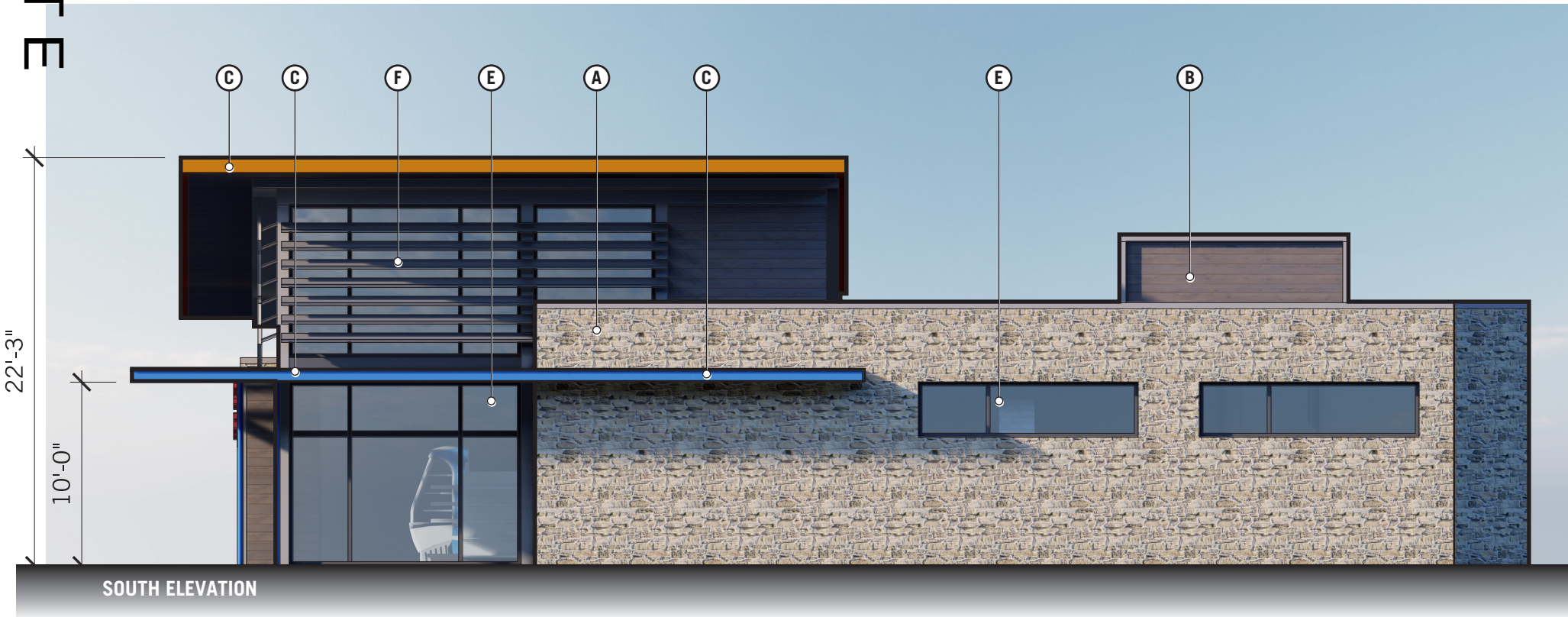
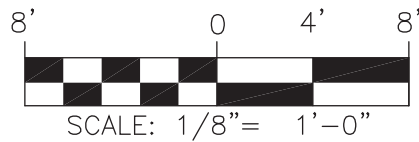
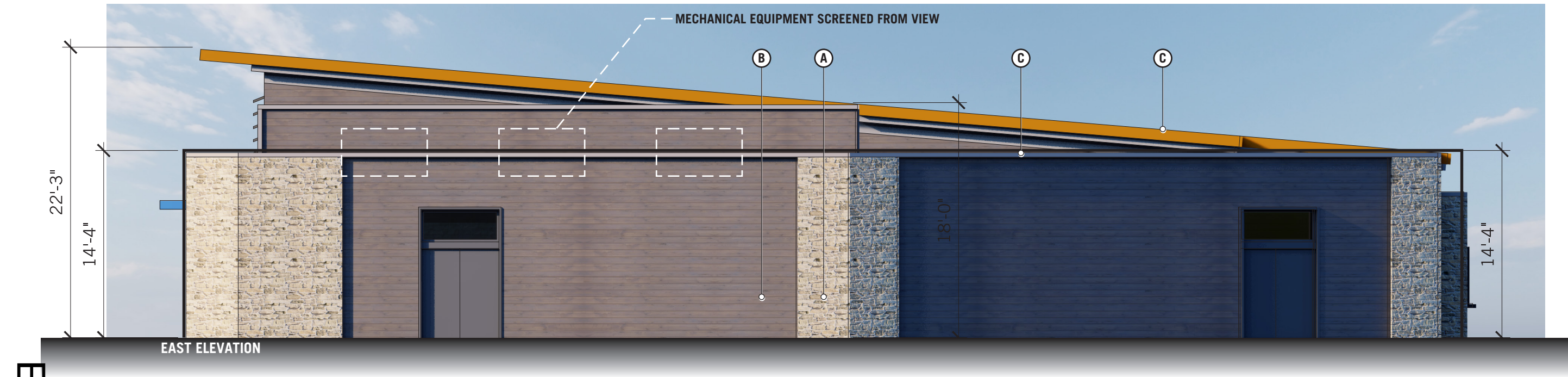
Oculus Inc.



OWNER: JAMES K. TONICK
APPLICANT: MOHAMED SHARAF
PLAN PREPARER: OCULUS INC.
KARL ROTH
SENIOR PROJECT DESIGNER
karlr@oculusinc.com
608.957.3514

PROJECT/LOCATION:
GATEWAY OF GARLAND
6530 N. President George Bush Highway
Garland TX

TITLE: CONCEPTUAL ELEVATIONS
CASE #: 220603-0
EXIST. ZONING: PD 01-23
OPTION 9.3
DATE: AUGUST 22, 2022



EXTERIOR MATERIALS	MATERIAL CALCULATIONS	
	EAST	SOUTH
(A) STONE VENEER MFGR: TBD STYLE: FRENCH COUNTRY VILLA (OR SIM.) COLOR: CHAMPAGNE (OR SIM.)	335 SF 19 %	689 SF 52 %
(B) FIBER CEMENT SIDING/TRIM MFGR: NICHHA STYLE: LAP SIDING COLOR: ROASTED WALNUT	1070 SF 62 %	113 SF 9 %
(C) TRIMS, FASCIAS AND AWNINGS COLOR: ORANGE, BLUE, GRAY	191 SF 11%	133 SF 10 %
(D) STANDING SEAM METAL ROOF MFGR: TBD COLOR: WEATHERED COPPER	0 SF 0 %	0 SF 0 %
(E) STOREFRONT SYSTEM MFGR: KAWNEER (OR SIM.) STYLE: 451 (OR SIM.) COLOR: CHARCOAL	125 SF 7 %	385 SF 29 %
(F) HORIZONTAL SHADE FINES COLOR: DARK GRAY/CHARCOAL		
TOTAL SF:	1,721 SF	1,320 SF



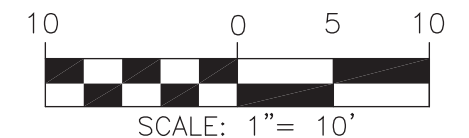
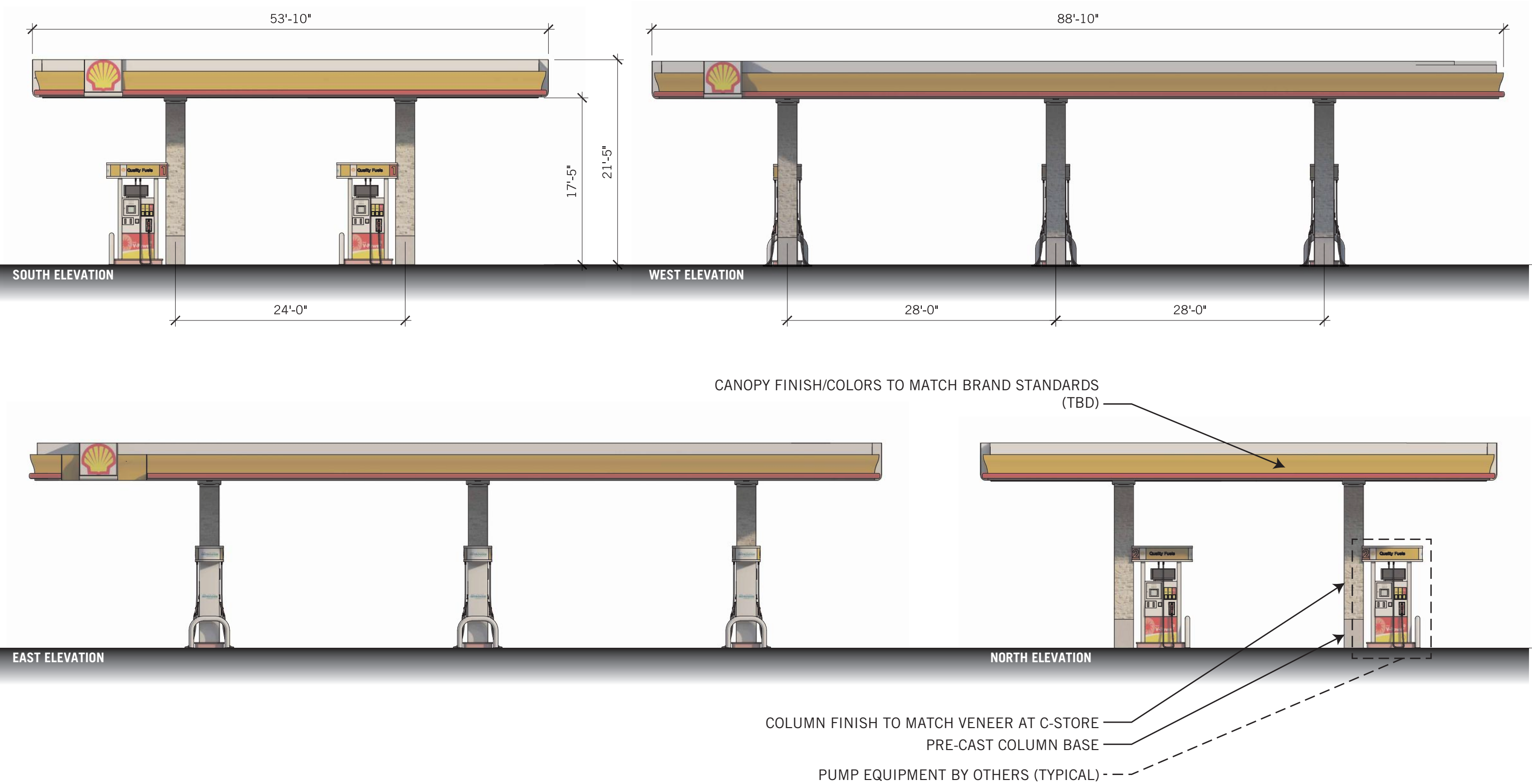
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PLAN PREPARER: OCULUS INC.
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SENIOR PROJECT DESIGNER
karlr@oculusinc.com
608.957.3514

PROJECT/LOCATION:
GATEWAY OF GARLAND
6530 N. President George Bush Highway
Garland TX

TITLE: CONCEPTUAL ELEVATIONS
CASE #: 220603-0
EXIST. ZONING: PD 01-23
OPTION 9.3
DATE: AUGUST 22, 2022



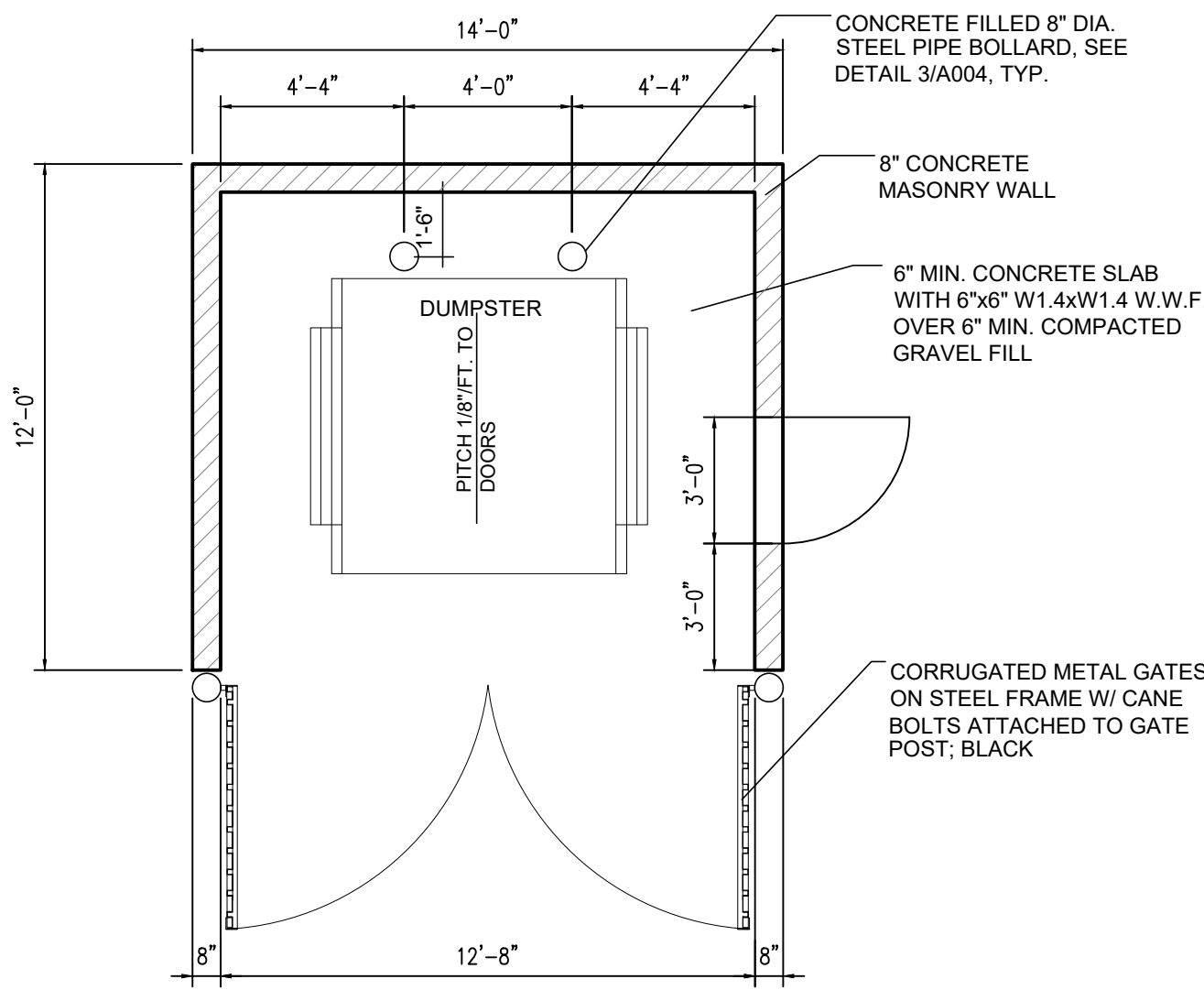
Oculus Inc.



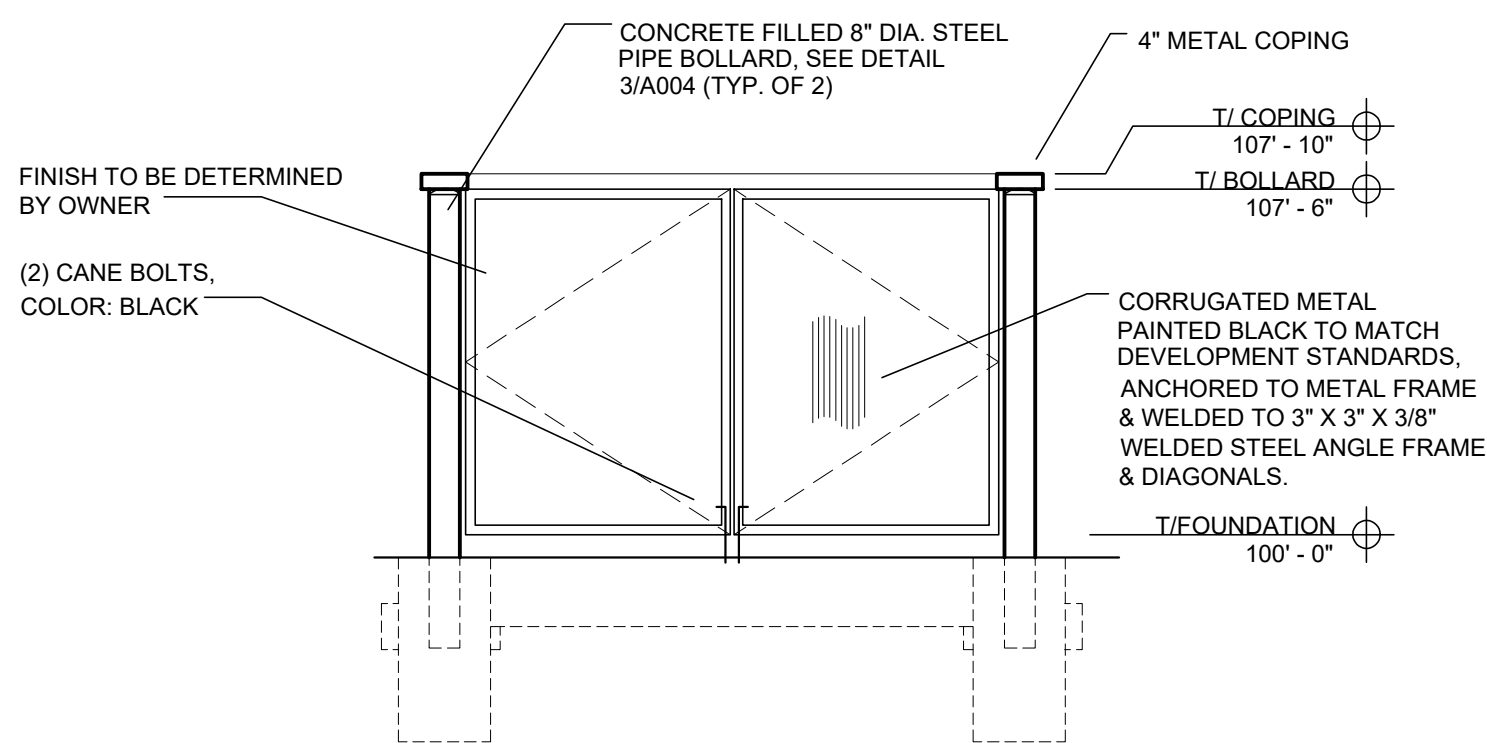
OWNER: JAMES K. TONICK
APPLICANT: MOHAMED SHARAF
PLAN PREPARER: OCULUS INC.
KARL ROTH
SENIOR PROJECT DESIGNER
karlr@oculusinc.com
608.957.3514

PROJECT/LOCATION:
GATEWAY OF GARLAND
6530 N. President George Bush Highway
Garland TX

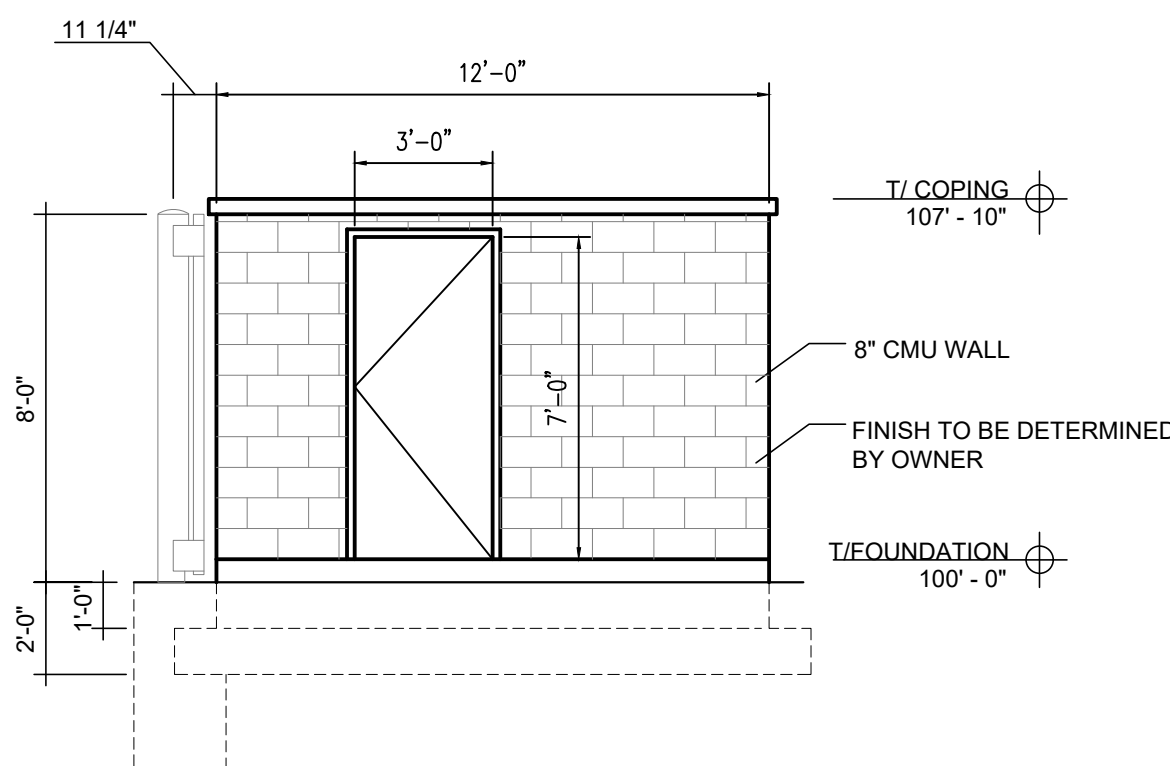
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CASE #: 220603-0
EXIST. ZONING: PD 01-23
OPTION 10.1
DATE: JANUARY 27, 2023



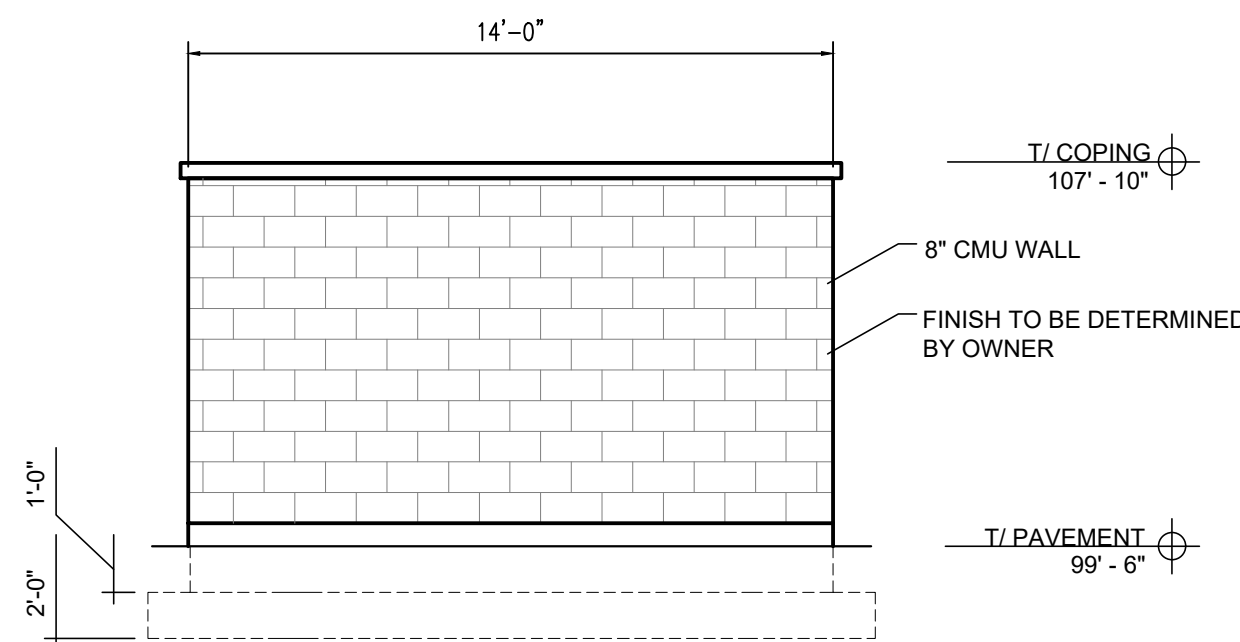
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SCALE: SCALE: 1/4" = 1'-0"



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



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



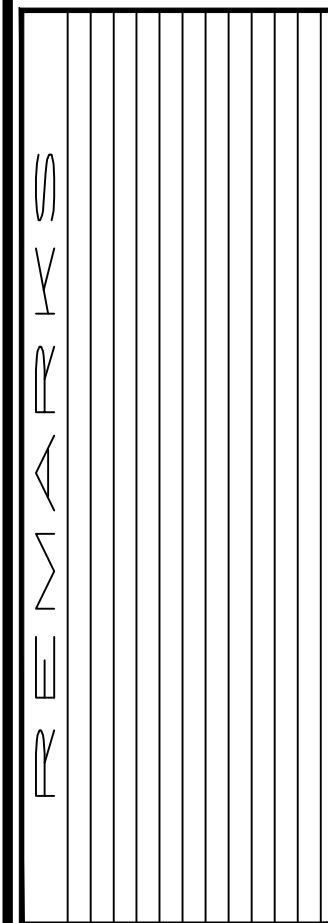
4 TRASH ENCLOSURE REAR ELEVATION
SCALE: SCALE: 1/4" = 1'-0"

DESIGN SET ONLY
NOT FOR CONSTRUCTION



NOTICE
DESIGN SET ONLY
NOT FOR CONSTRUCTION
CONSULT ARCHITECT OR ENGINEER FOR CONSTRUCTION DOCUMENTS

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105 YMCA DRIVE • WAXAHACHIE, TX. 75165

CAMPBELL & 190
GARLAND, TX 75044

PROJECT NO.

CLIENT

GATEWAY OF GARLAND

SUBJECT

DUMPSTER DETAILS

DRAWN BY: CHECKED BY:

ORIG. DATE: REV. DATE:

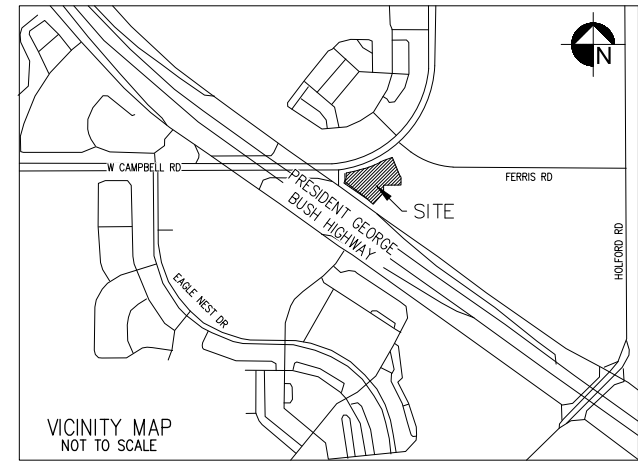
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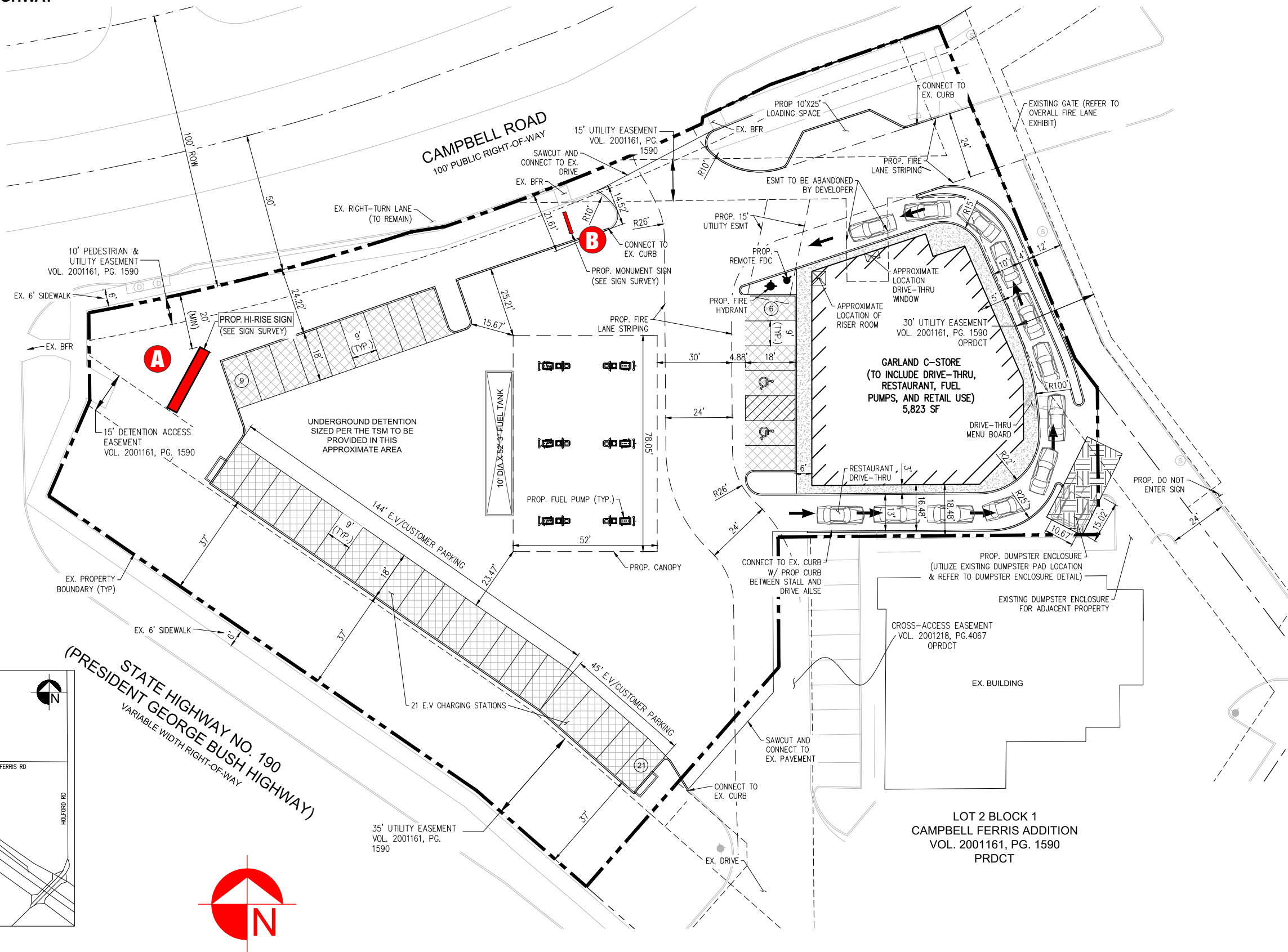
VICTRON-SHELL CASE# 220630-2
GATEWAY OF GARLAND
6530 N. PRESIDENT GEORGE BUSH HIGHWAY
GARLAND, TX 75044

- A HI-RISE SIGN
- B MONUMENT

EXHIBIT F



SITE PLAN



TEXAS REPUBLIC SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
VICTRON-SHELL CASE # 220630-2
GATEWAY OF GARLAND

Address:
6530 N. PRESIDENT GEORGE
BUSH HIGHWAY
GARLAND, TX 75044

City of Jurisdiction:
CITY OF GARLAND

Designer:
JORGE

Date Created:
08.17.22

W.O. #:

File Path:
P:\2022 JOBS\PI\One 9\One 9 # 1376 -
Blytheville, AR\PRELIM DRAWINGS

REVISIONS

Rev 8: 12-27-22 Revised per
Redlines.

Rev 9: 1-31-23 Updated site
plan provided by client. -AR

Rev 10: 02-23-23 Revised ST A
& site plan. -JG

Rev 11: 02-28-23 Revised ST A
-JG

Rev 12: 03-01-23 Revised ST A
-JG

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 600OF THE NEC AND/OR OTHER
APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

SCALE: 1:469

SCOPE OF WORK:

- PROVIDE AND INSTALL(1) D/F LED INTERNALLY ILLUMINATED SIGN
- SHELL SIGN WILL BE ALL ALUMINUM CABINET FILLER AND RETAINERS FACES WILL BE FLEX WITH PRINTED GRAPHIC INTERNALLY ILLUMINATED WITH WHITE LEDs.
- TWO PRODUCT FUEL DIGITAL PRICER
- QSR SIGN WILL BE ALL ALUMINUM CABINET FILLER AND RETAINERS INTERNALLY ILLUMINATED WITH WHITE LEDs.
- ILLUMINATED GATEWAY SIGN LOGO MOUNTED ON CLOUD BACKGROUND PANEL
- ALL ALUMINUM HI-RISE POLE COVER
- INSTALL NEW STEEL PIPE IN CONCRETE FOUNDATION. DEPTH OF FOUNDATION TO BE DETERMINED BY ENGINEER LICENSED IN THE STATE OF TEXAS.

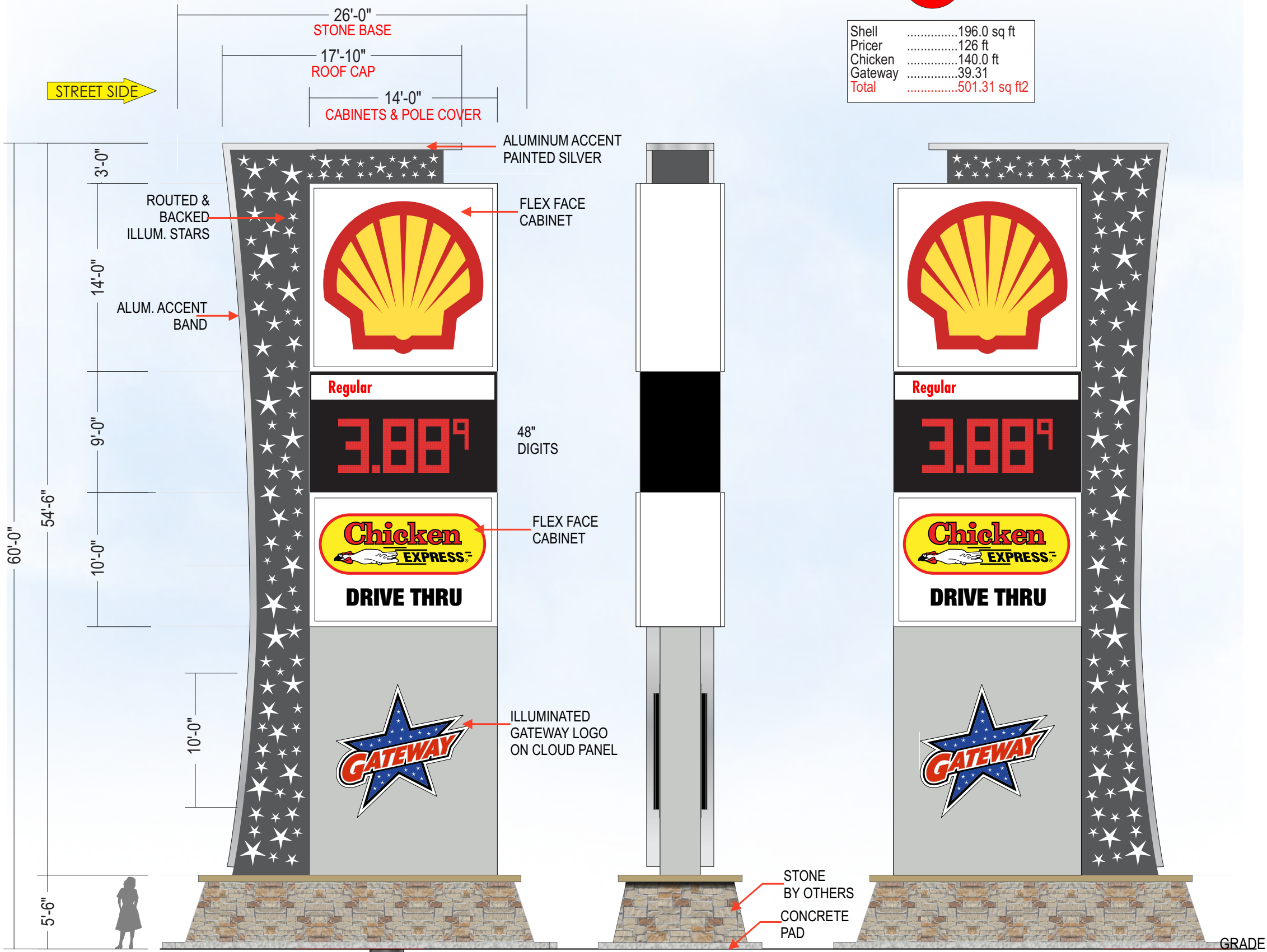
EXHIBIT E

COLOR LEGEND

- PAINT COLORS
- 1: SHELL WARM WHITE
- VINYL COLORS TO MATCH
- 1: SHELL WARM WHITE
 - 2: SHELL YELLOW- PMS # 116 C TRANS VINYL - 3630-015 YELLOW
 - 3: SHELL RED - PMS # 485 C TRANS VINYL - 3630-143 POPPY RED

COLOR LEGEND

- PAINT COLORS
- 1: DK GRAY
 - 2:PMS 428C LT GRAY
 - 3: SILVER
 - 4: BLACK
- VINYL COLORS
-  DIGITALLY PRINTED GRAPHIC
 -  DIGITALLY PRINTED GRAPHIC



Shell	196.0 sq ft
Pricer	126 ft
Chicken	140.0 ft
Gateway	39.31
Total	501.31 sq ft2

TEXAS REPUBLIC SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:

VICTRON-SHELL CASE # 220630-2
GATEWAY OF GARLAND

Address:

6530 N. PRESIDENT GEORGE
BUSH HIGHWAY
GARLAND, TX 75044

City of Jurisdiction:

CITY OF GARLAND

Designer:

JORGE

Date Created:

08.17.22

W.O. #:

File Path:

P:\2022 JOBS\PI\One 9\One 9 # 1376 -
Blytheville, AR\PRELIM DRAWINGS

REVISIONS

Rev 8: 12-27-22 Revised per
Redlines.

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plan provided by client. -AR

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& site plan. -JG

Rev 11: 02-28-23 Revised ST A,
-JG

Rev 12: 03-01-23 Revised ST A,
-JG

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 600OF THE NEC AND/OR OTHER
APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

ELEVATION

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

SCOPE OF WORK:

- PROVIDE AND INSTALL(1) D/F ILLUMINATED MONUMENT SIGN
- INSTALL NEW STEEL PIPE IN CONCRETE FOUNDATION. DEPTH OF FOUNDATION TO BE DETERMINED BY ENGINEER LICENSED IN THE STATE OF TEXAS.

COLOR LEGEND

PAINT COLORS

1: SHELL WARM WHITE

2: SHELL SILVER

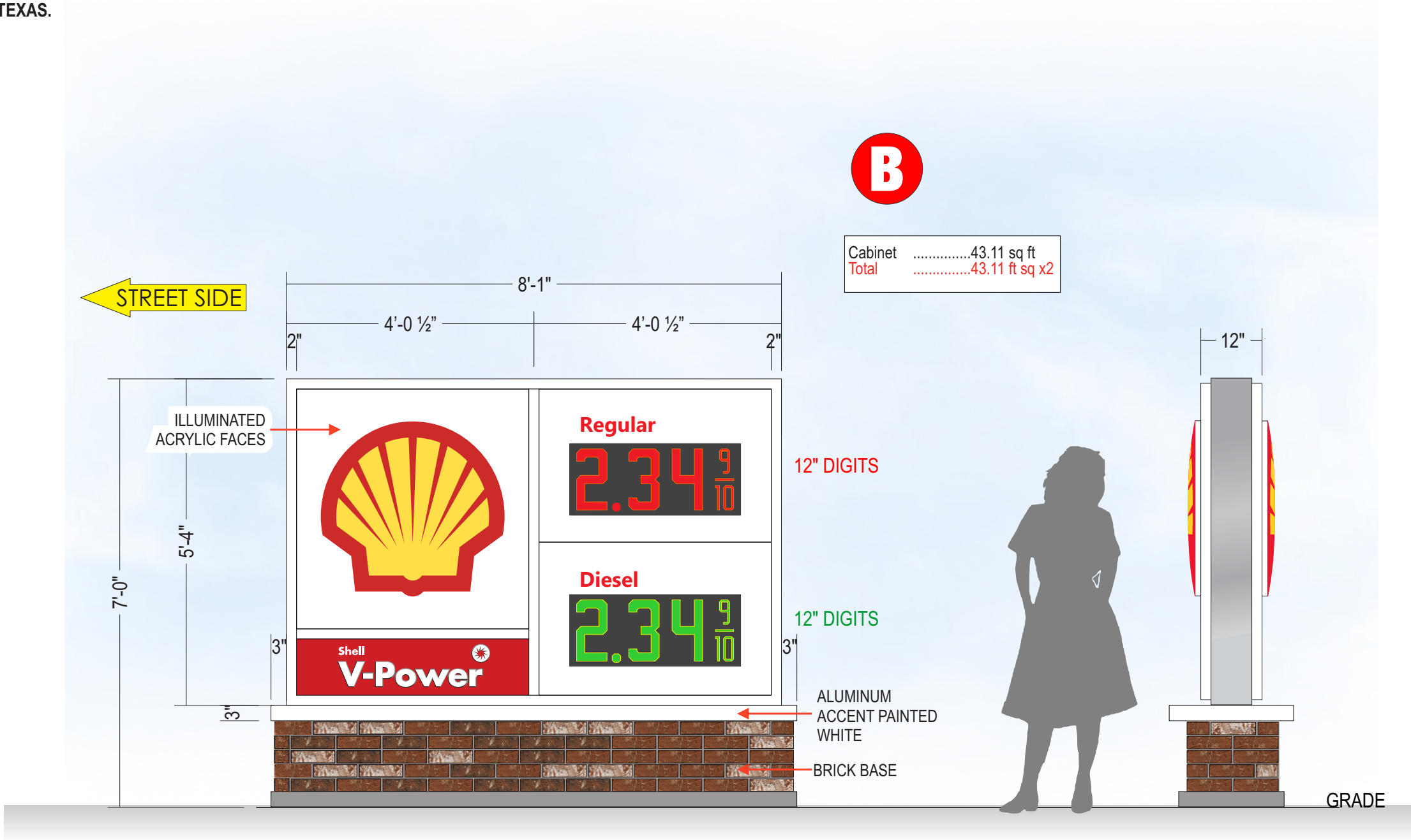
VINYL COLORS TO MATCH

1: SHELL WARM WHITE

2: SHELL YELLOW- PMS # 116 C
TRANS VINYL - 3630-015
YELLOW

3: SHELL RED - PMS # 485 C
TRANS VINYL - 3630-143
POPPY RED

EXHIBIT E



ELEVATION

SCALE: 1/2" = 1'-0"

TEXAS REPUBLIC SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
VICTRON-SHELL CASE # 220630-2
GATEWAY OF GARLAND

Address:
6530 N. PRESIDENT GEORGE
BUSH HIGHWAY
GARLAND, TX 75044

City of Jurisdiction:
CITY OF GARLAND

Designer:
JORGE

Date Created:
08.17.22

W.O. #:

File Path:
P:\2022 JOBS\PIOne 9\One 9 # 1376 -
Blytheville, AR\PRELIM DRAWINGS

REVISIONS

Rev 8: 12-27-22 Revised per Redlines.

Rev 9: 1-31-23 Updated site plan provided by client. -AR

Rev 10: 02-23-23 Revised ST A. & site plan. -JG

Rev 11: 02-28-23 Revised ST A. -JG

Rev 12: 03-01-23 Revised ST A. -JG

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

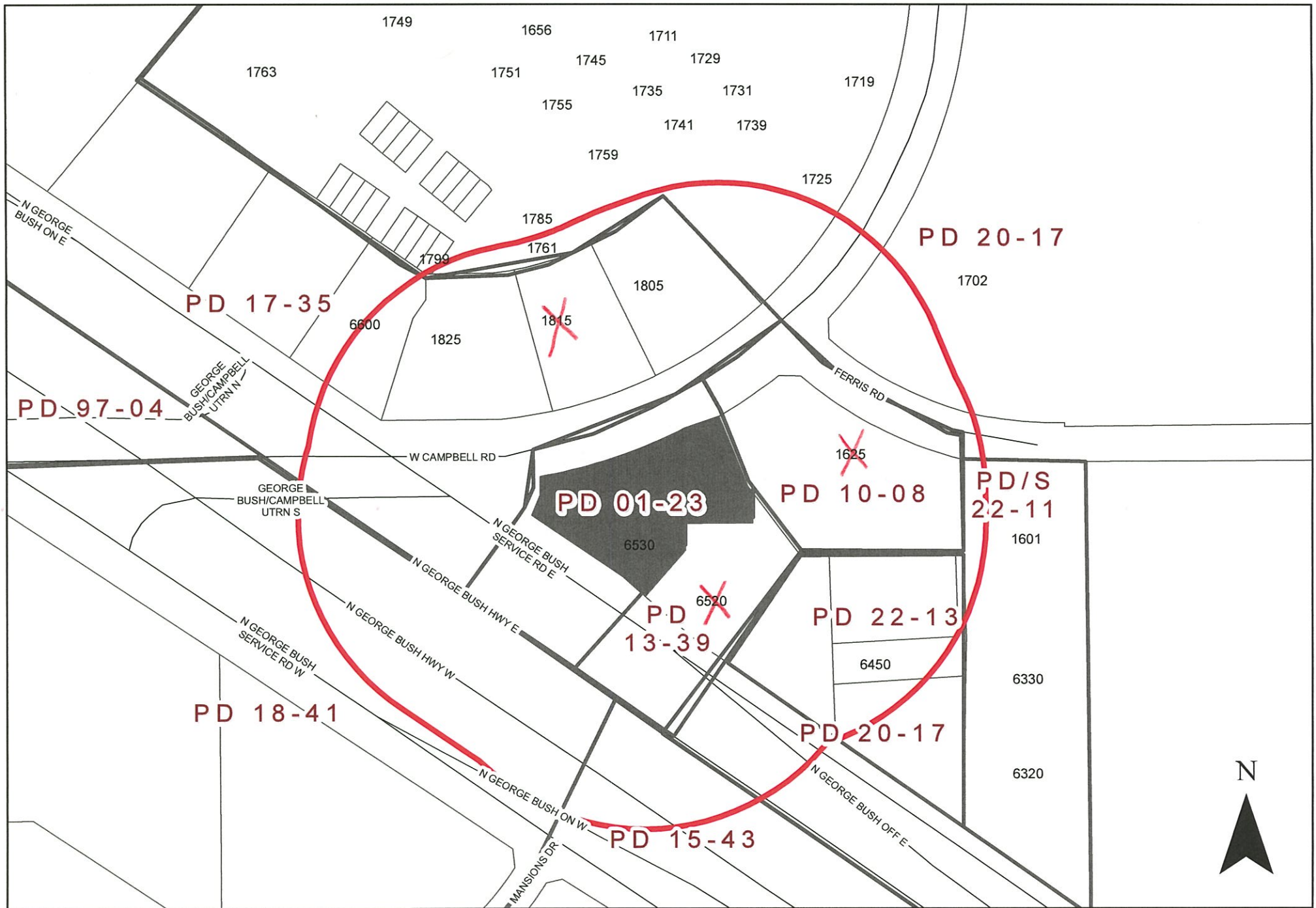
AMPS: VOLTS: CIRCUITS:

REPORT & MINUTES

P.C. Meeting, March 27, 2023

4c. APPROVED Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of an Amendment to Planned Development (PD) District 01-23. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation including to lower the height of the sign to stay within the GDC requirements. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nays.**



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-57

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

6530 N President George Bush Turnpike

Comment Form

Case Z 22-57

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. El solicitante solicita la construcción de una gasolinera, una tienda de conveniencia y un restaurante con servicio de autoservicio. El sitio está ubicado en 6530 North President George Bush Turnpike. (Distrito 1) (

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. Người nộp đơn yêu cầu xây dựng một trạm xăng, cửa hàng tiện lợi và một nhà hàng có xe chạy qua. Địa điểm tọa lạc tại 6530 North President George Bush Turnpike. (Quận 1)

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.

Sameeh Zalloum

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.)

1815 W Campbell Rd

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

Garland, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

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☐

For / A Favor / Đúng

☒

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Mercy Realty, LLC

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

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6520 N President George Bush HWY

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Desmae Quam

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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Ahmad MAKIAR Bloomcofe

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

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1815 W Campbell Rd Suite H3

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

3/21/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 22-57

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

No Liquor or Drive Thru next
To the school and clinic
we need to build Healthy Kids

Thank you

Ahmad MAKIAR

3/21/2023



March 23, 2023

Outside the Notification Area

City Council
City of Garland
200 N. Fifth St.
Garland, TX 75040

RE: Mohamed Sharaf – Victron Energy, Inc. Request to construct a gas station, convenience store and restaurant with a drive-through at 6530 North President George Bush Turnpike.

Dear City Council:

The governing body of the New Century Montessori Academy located at 1625 Ferris Rd. in Garland, Texas respectfully request the council to enact regulations applicable in the city, prohibiting the sale of alcoholic beverages by a dealer whose place of business is within 1000 feet of New Century Montessori Academy with the measurement of the distance between the place of business where alcoholic beverages are sold and the private school shall be in a direct line from the property line of the private school to the property line of the place of business.

Additionally, we and 250 families of our school are against the sale of alcohol at the proposed location.

Respectfully submitted,

Sammy Jibrin
Governing Body & Owner

Montreal Williams
Governing Body & School Principal

Comment Form

Case Z 22-57

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Mercy Realty LLC

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6520 N President George Bush Hwy

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

Garland, Tx 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Jameel Allam

4/3/2023

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

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Dr. Sameeh Zalloum

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1815 W Campbell Rd

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75044

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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4/3/2023

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-57	March 27, 2023	April 18, 2023	Nabiha Ahmed

Z 22-57 Mohamed Sharaf – Victron Energy, Inc. The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through. The site is located at 6530 North President George Bush Turnpike. (District 1)

**Mercy realty
LLC**

4/3/2023
8:20:39 PM

Against

6520 N President George
bush hwy
Garland
Texas
United States
75044

mercyrealtyllc@gmail.com

972-971-4223

**Dr. Sameeh
Zalloum**

4/3/2023
8:17:11 PM

Against

1815 w Campbell rd
Garland
Texas
United States
75044

Zalloum@yahoo.com

972-971-4223

Sammy Jibrin

3/21/2023
4:32:43 PM

Against it

1625 Ferris rd
Garland
Texas
United States
76051

Sjibrin@gmail.com

214.215.1186

I on the school adjacent to the proposed zoning case and oppose any alcohol sales at this location. Additionally, on behalf of the 250 families whose children attend the school are also opposed to any alcoholic beverages being sold there as well.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-57	March 27, 2023	April 18, 2023	Nabiha Ahmed

**Mercy
realty,LLC**
3/18/2023
6:14:01 PM

Against

6520 N PRESIDENT
GEORGE BUSH HWY
Garland
Texas
United States
75044

Zalloum1964@gmail.com

972-342-1826

**Dr. Sameeh
Zalloum**
3/18/2023
6:07:43 PM

Against

1815 w Campbell rd

Garland
Texas
United States
75044

Zalloum@yahoo.com

972-971-4223



GARLAND
TEXAS MADE HERE

The applicant requests to construct a gas station, convenience store and a restaurant with a drive-through.

City Council Meeting

April 18, 2023

Z 22-57

CASE INFORMATION

Location: 6530 North President George Bush Turnpike

Applicant: Mohamed Sharaf – Victron Energy, Inc.

Owner: Tenyson, L.P.

Acreage: 1.42 acres

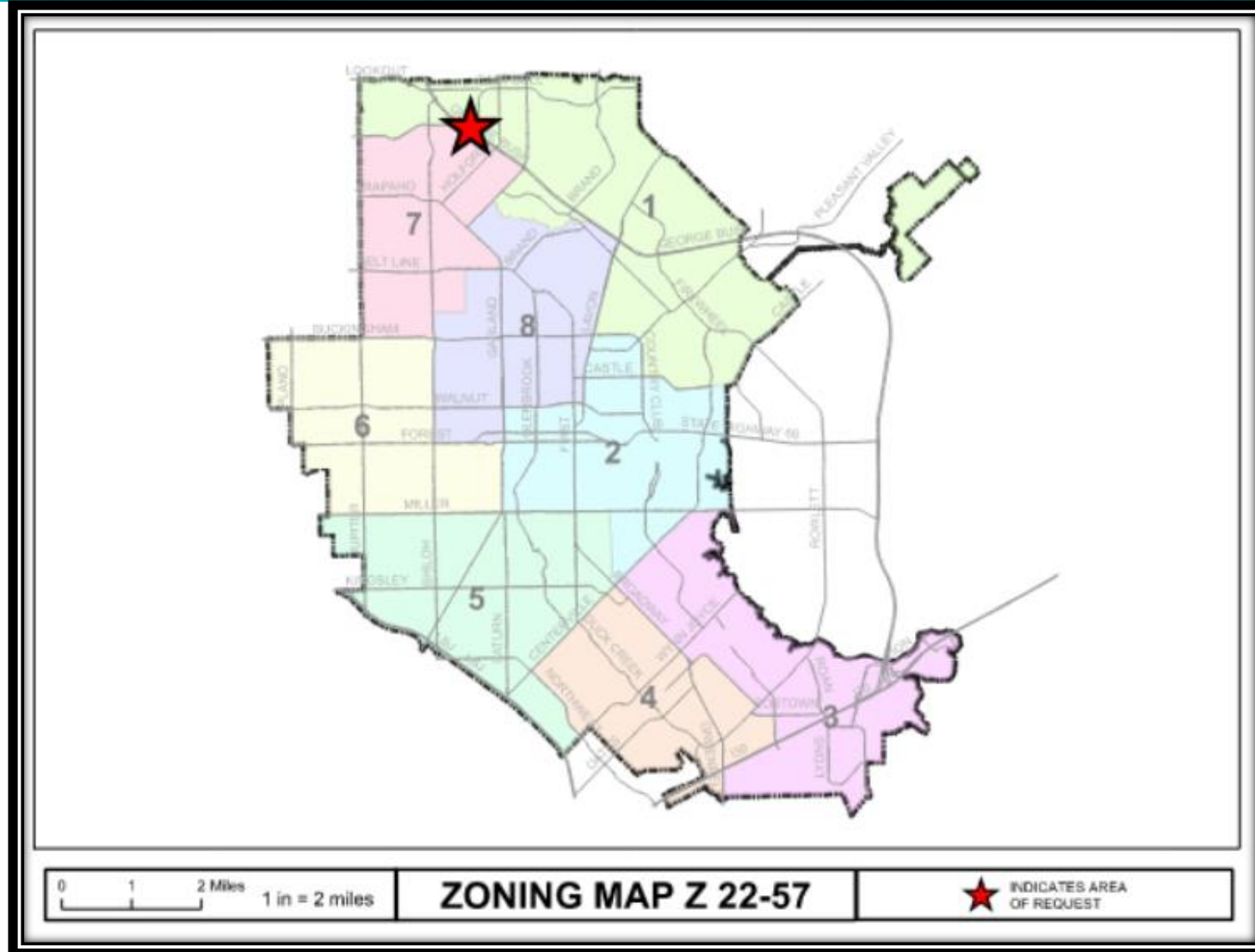
Zoning: Planned Development (PD) District 01-23 for Community Office Use.

Z 22-57



GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP

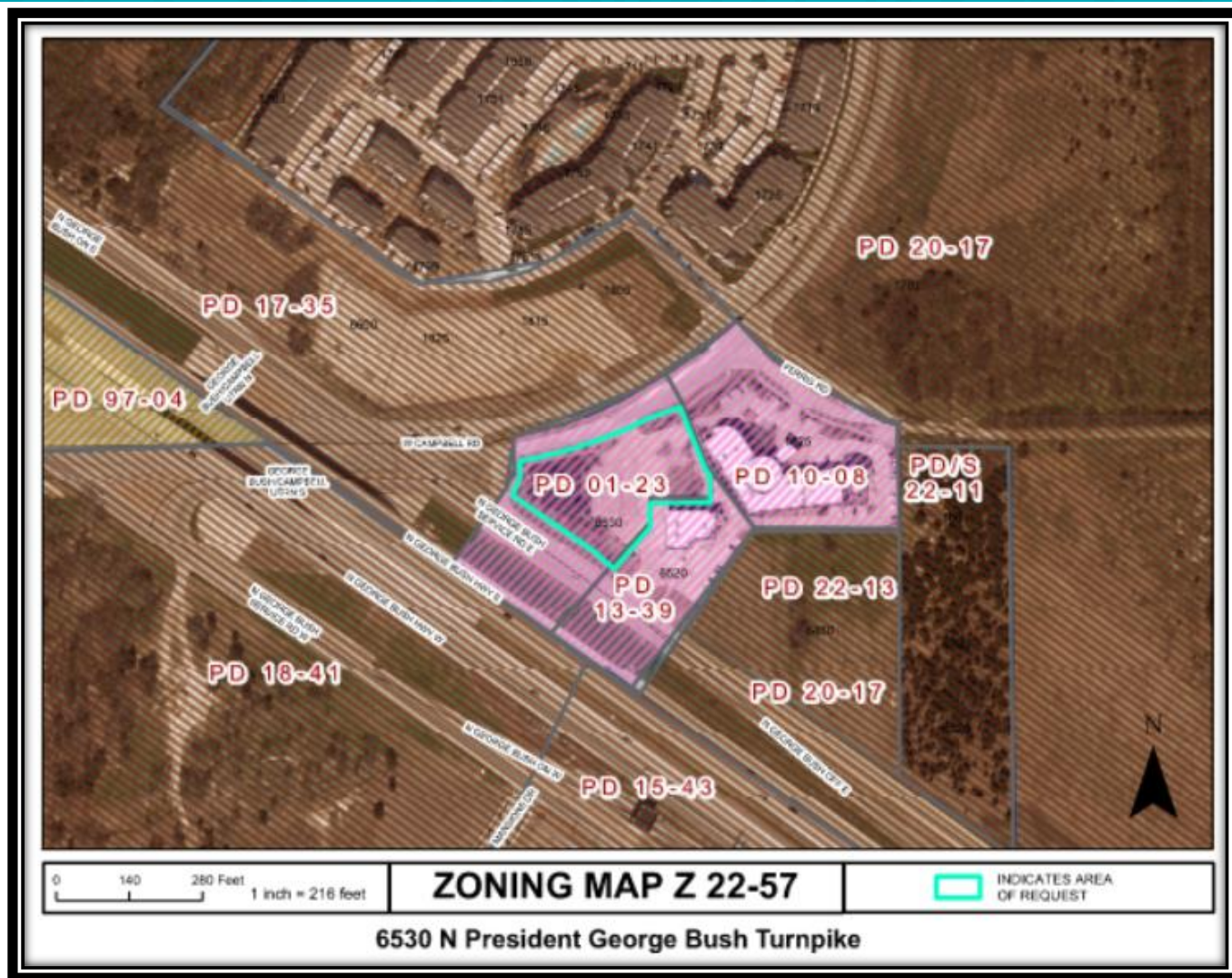


Z 22-57



GARLAND
TEXAS MADE HERE

LOCATION MAP



Z 22-57



GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN



COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

The proposed development would serve as more of a supportive use to the surrounding and growing area.



GARLAND
TEXAS MADE HERE

PHOTOS



View of the subject property



East of the subject property



Northeast of the subject property



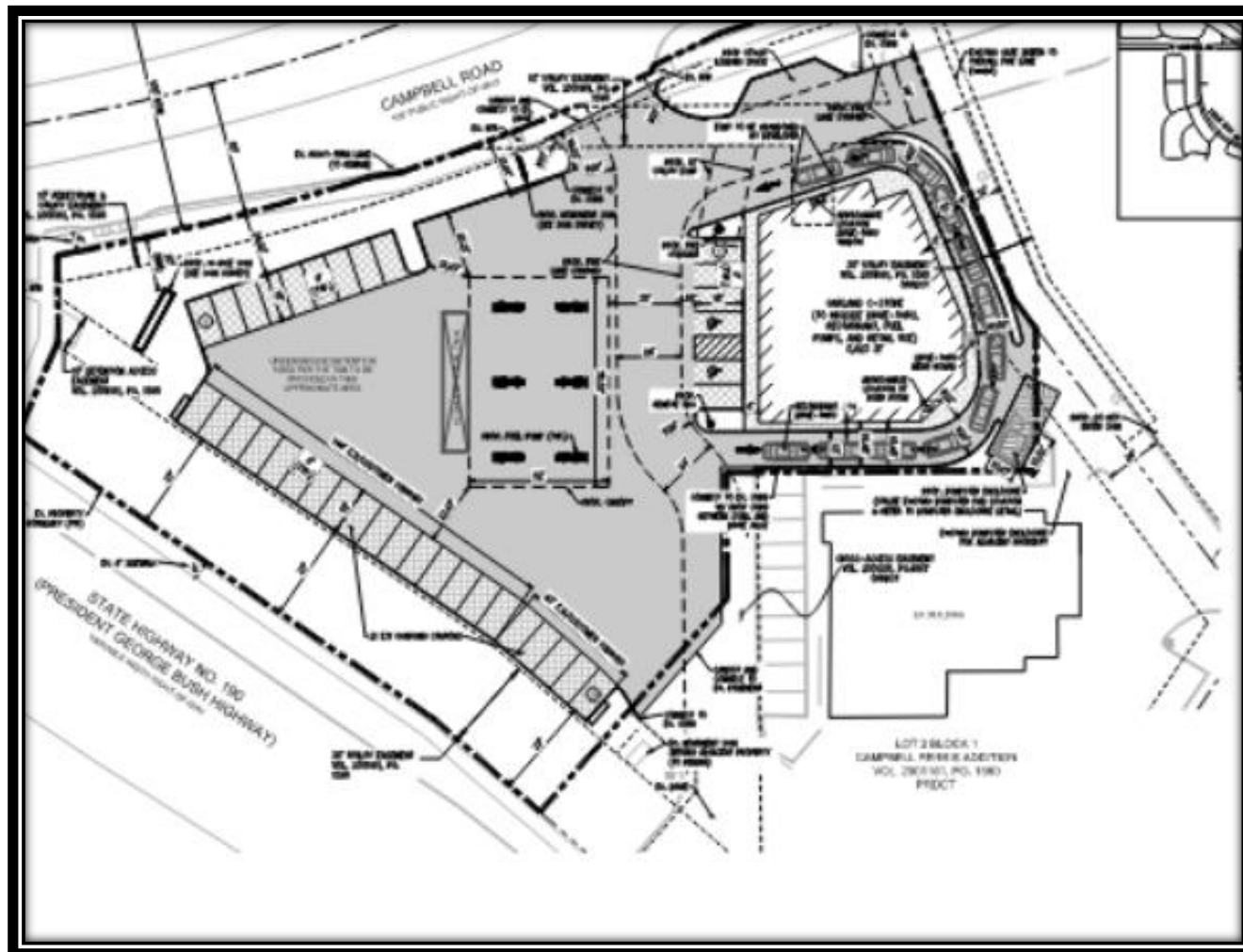
Northwest of the subject property across Campbell Road

Z 22-57



GARLAND
TEXAS MADE HERE

SITE PLAN



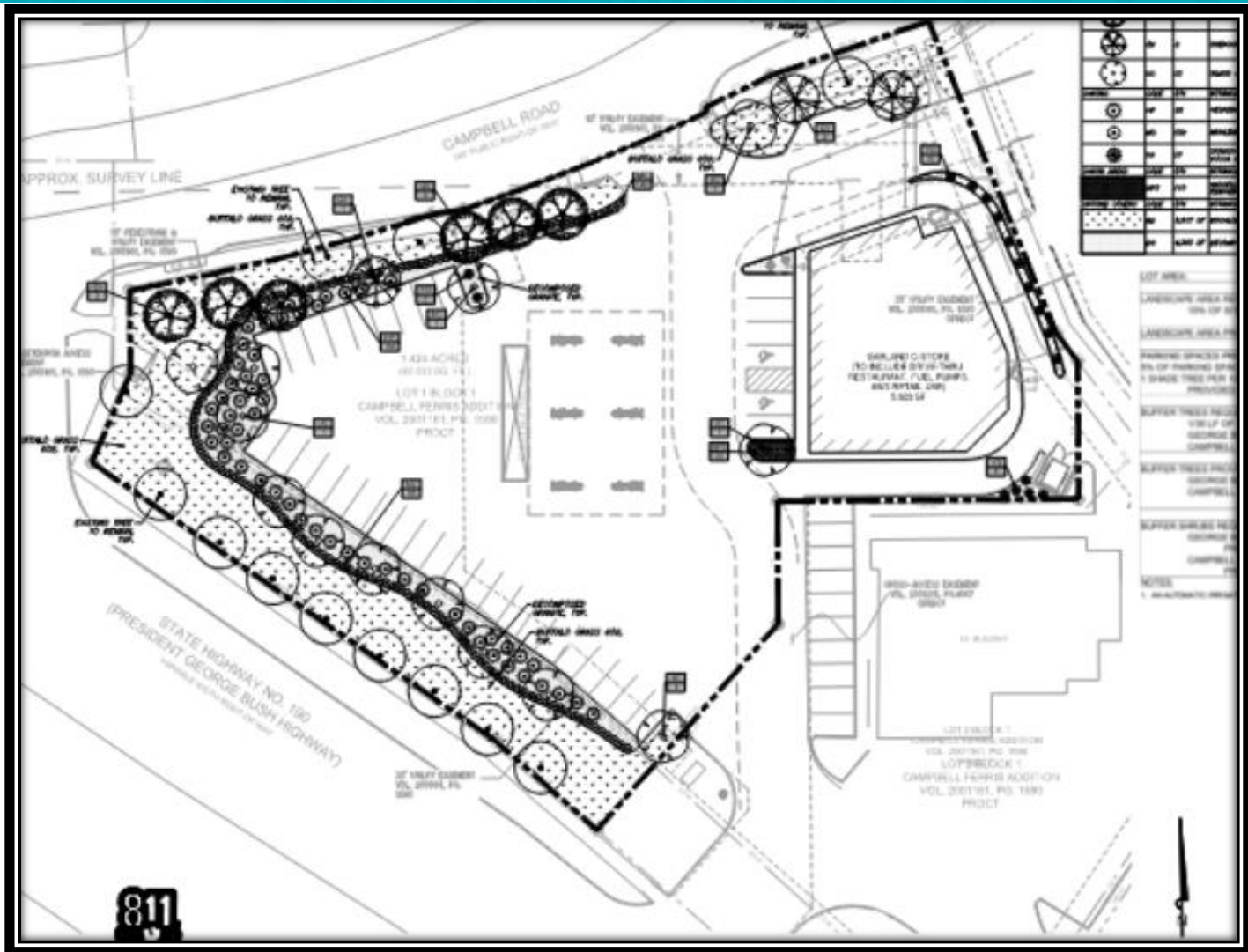
Z 22-57



GARLAND

TEXAS MADE HERE

LANDSCAPE PLAN



Z 22-57



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS

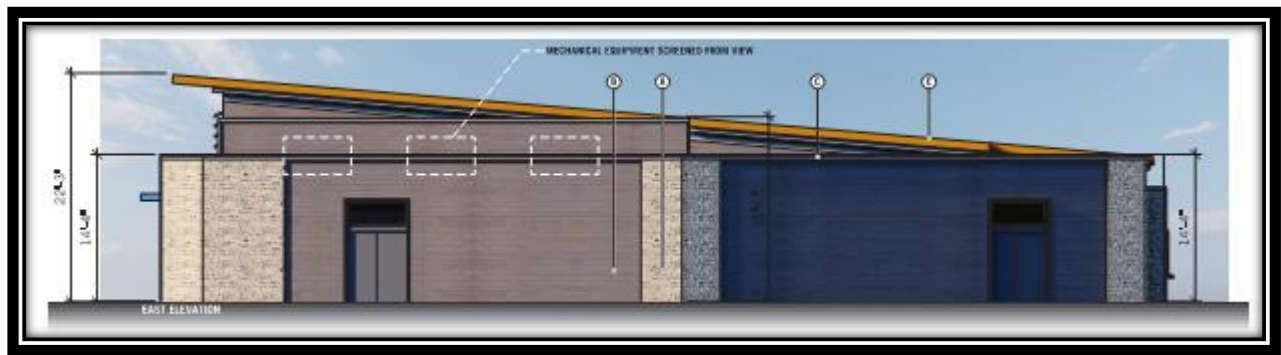


Z 22-57



GARLAND
TEXAS MADE HERE

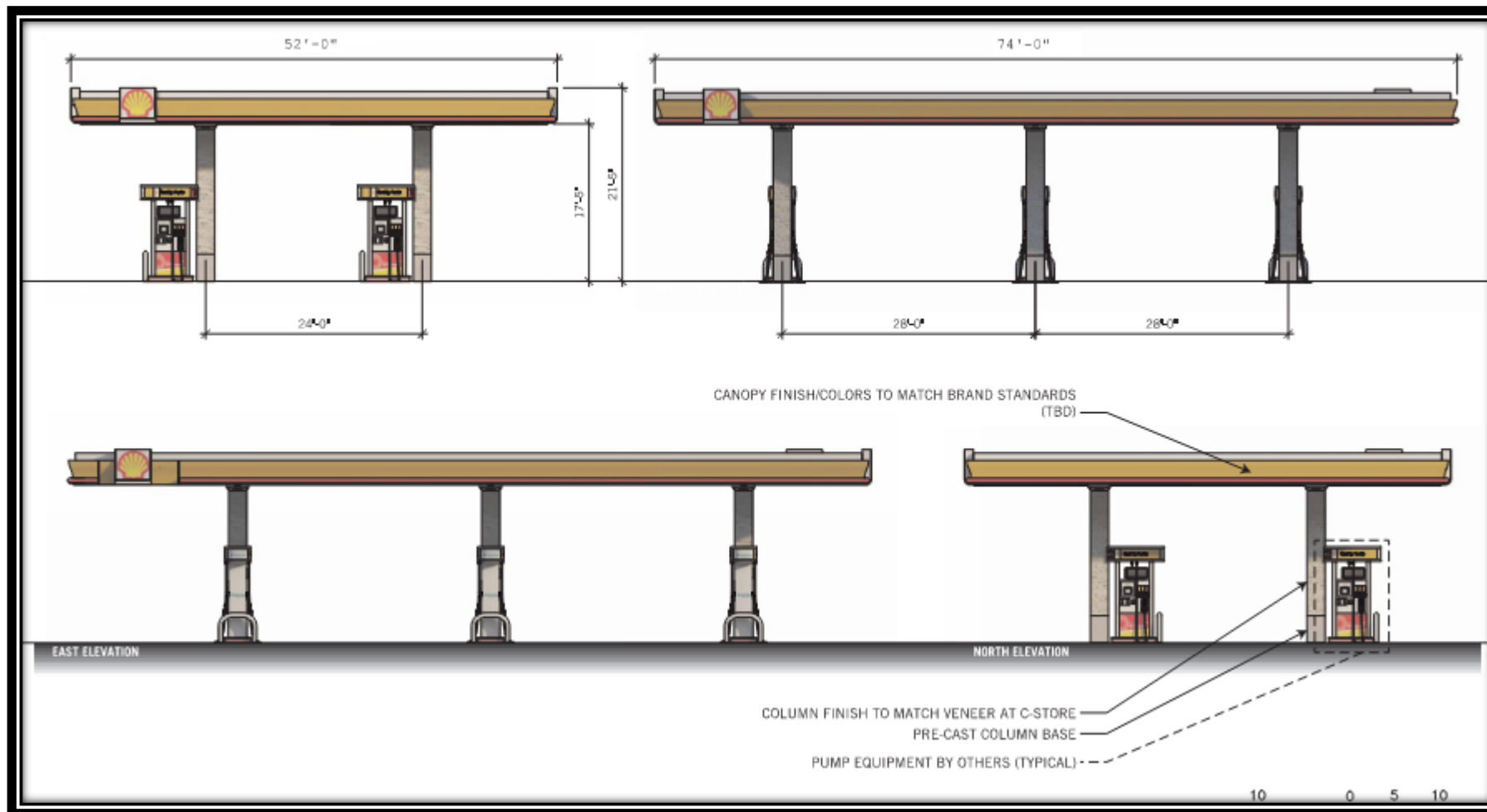
BUILDING ELEVATIONS





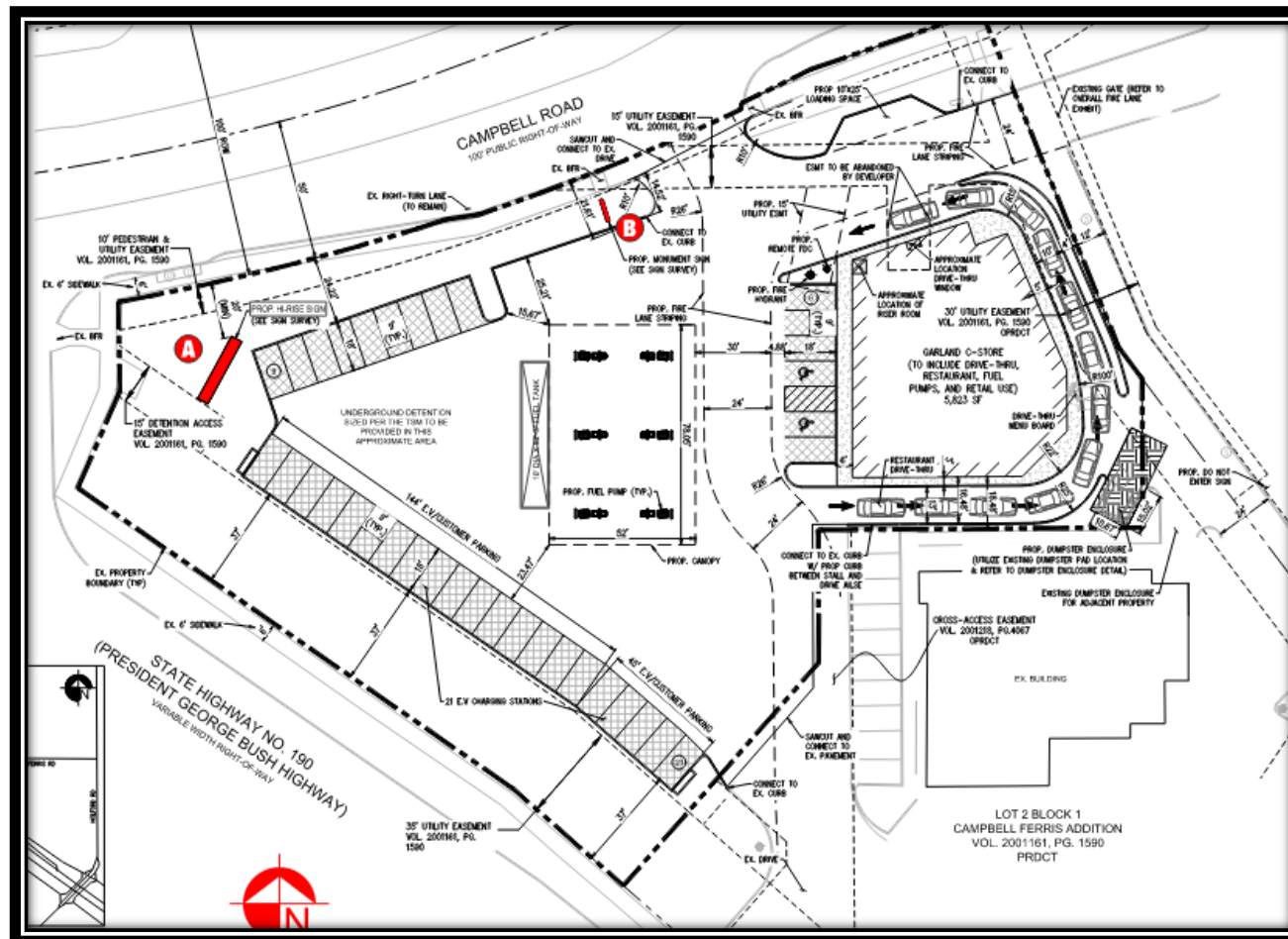
GARLAND
TEXAS MADE HERE

CANOPY ELEVATIONS





Z 22-57

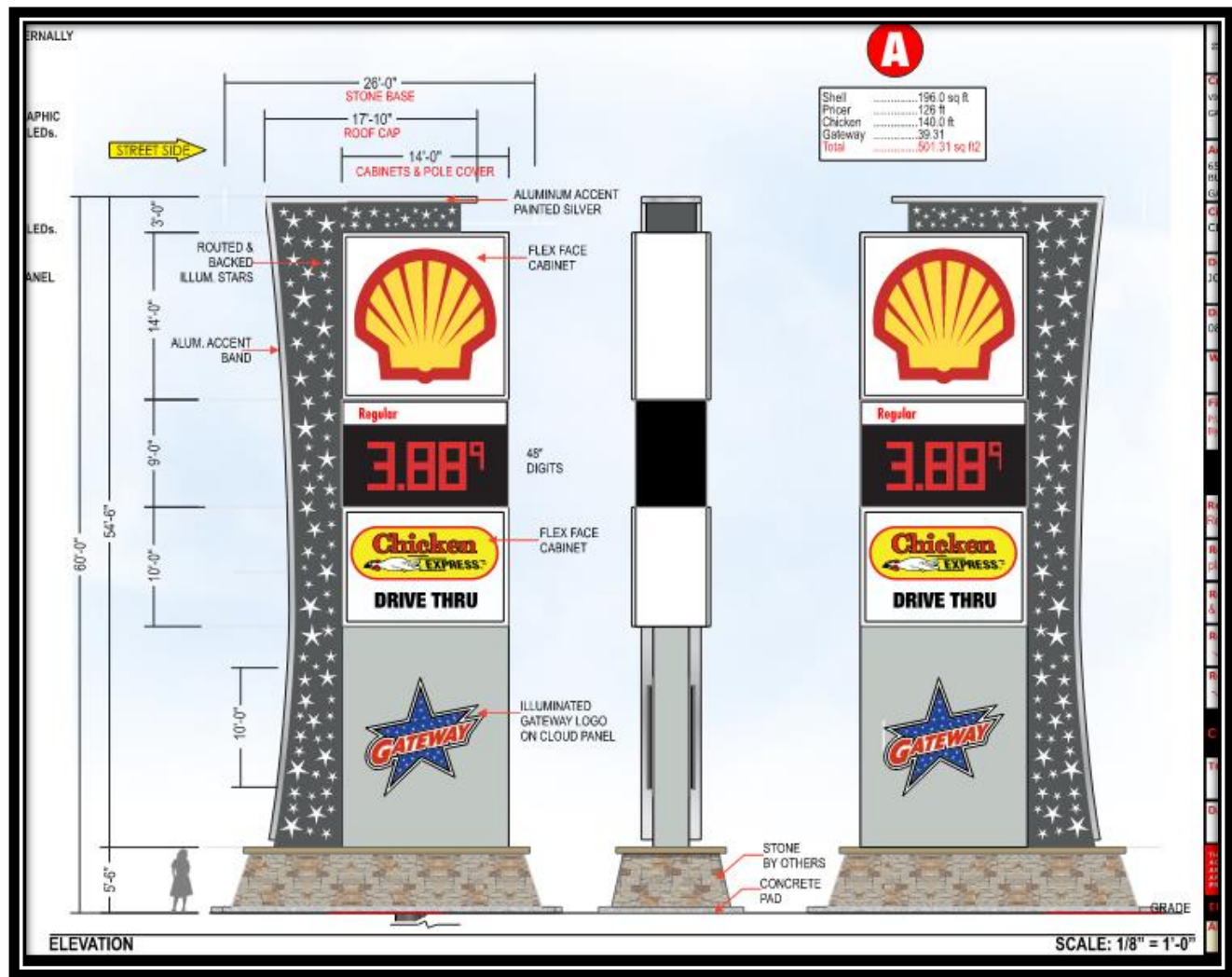




GARLAND

TEXAS MADE HERE

SIGN ELEVATIONS

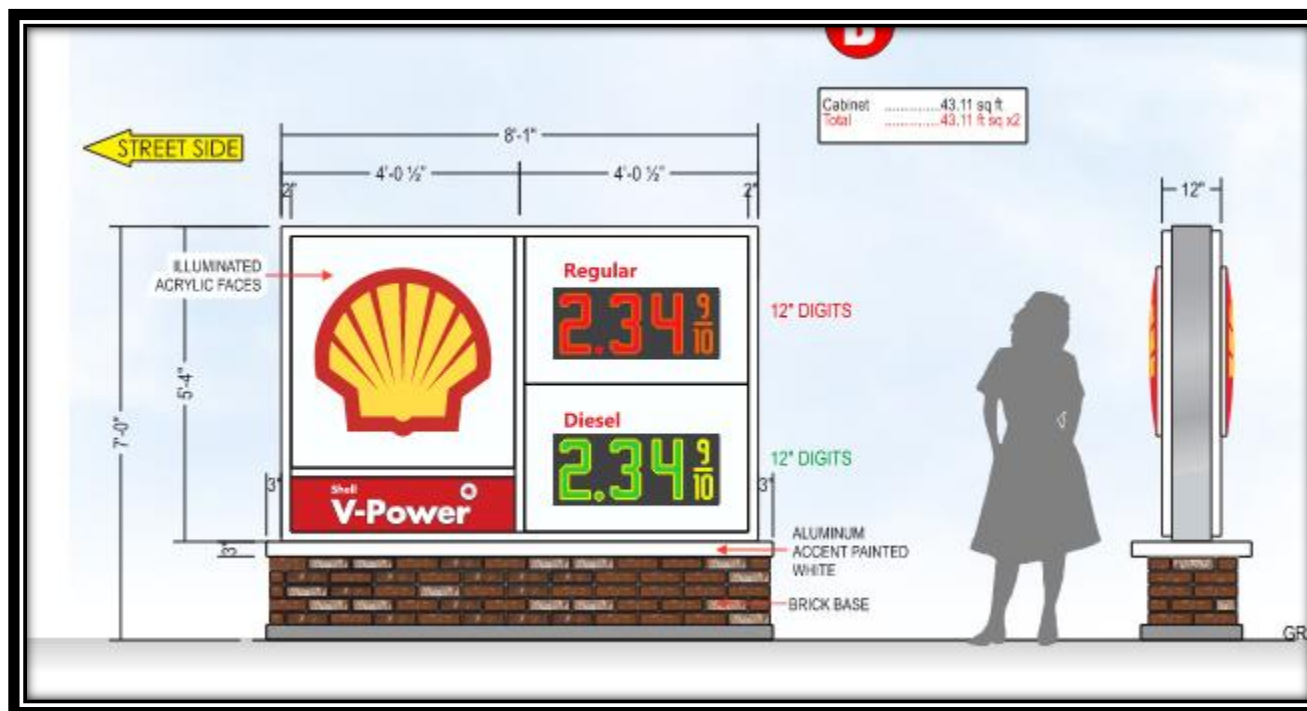


Z 22-57



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



Z 22-57



DEVIATIONS TABLE

Development Standards	Required	Proposed	Applicant's Justification
Signage	PD 01-23 allows a maximum of 2 monument signs. Each sign can be a maximum of 7 feet in height and 50 square feet in surface area, which are the same requirements as the GDC.	Two monument signs are proposed. One sign will be located next to the West Campbell Road entrance and it will comply with the requirements. The second sign will be at the corner of West Campbell Road and North President George Bush Turnpike. The proposed height is 60 feet and the surface area is 501.31 square feet.	The applicant states the taller monument sign will allow more visibility and attract more customers. The proposed business is heavily based on bringing traffic from North President George Bush Turnpike.
Parking	35 parking spaces	36 parking spaces are provided. However, 21 of those parking spaces consist of EV charging stations. EV Charging Stations are not contemplated in the GDC; therefore, those are counted as non-required parking spaces.	The applicant states that the EV parking spaces can also be used for non-EV.

CONSIDERATIONS

Considerations by the City Council focus on the following:

- Request to allow an SUP for Restaurant with a Drive-Through, for a time period of 25 years.
- Deviation requests related to: 1) High-rise monument sign and 2) Parking spaces that contain EV charging stations.

The Planned Development (PD) District allows a convenience store with gasoline sales by right. Per the GDC, the Plan Commission does not review alcohol-related requests. If a distance variance is requested by the applicant, the City Council will review and make a decision. However, the applicant has indicated that he does not intend to sell beer & wine.



STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use; and 3) a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use and a Drive-Through, Restaurant Use.

However, staff recommends decreasing the sixty (60)-foot monument-style sign to no more than twenty-two (22) feet. The GDC allows a maximum height of twenty-two (22) feet for freestanding pylon signs.

In addition, while the parking spaces available to electronic vehicles (EV) are also available to non-electric vehicles, staff has some concern that the EV parking spaces may largely go unused and therefore present a parking shortage for non-EV vehicles. It is suggested to either reduce the number of EV stations (while retaining the 36 overall provided parking spaces), or to provide signage clarifying that non-EV's may park in the parking spaces containing EV charging stations.

PLAN COMMISSION RECOMMENDATION

On March 27, 2023 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 01-23 for Community Office Use; 2) a Specific Use Provision for a Drive-Through, Restaurant Use and 3) a Detail Plan for a Convenience Store, Fuel Pumps, Retail Use and Drive-Through, Restaurant Use, including staff's recommendations.