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 3, 2018
7:00 p.m.

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

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

Strategic Focus Areas

In November 2017, Council adopted ten Key Focus Areas reflecting the attributes they want to accurately describe the Garland community.

- **Growing Economic Base**
- **Commercially Thriving Downtown**
- **Well-Maintained City Infrastructure**
- **Enhanced Quality of Life through Amenities, Arts, and Events**
- **Safe Community**
- **Vibrant neighborhoods and Commercial Centers**
- **Reliable, Cost Efficient Utility Services**
- **Customer-Focused City Services**
- **Sound Governance and Finances**
- **Future-Focused City Organization**

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the March 20, 2018 Regular Meeting.

2. Consider approval of the following bids:

a. Internal Screw Pump Replacement for Rowlett Creek Wastewater Treatment Plant — **Bid No. 0534-18**

Evoqua Water Technologies, LLC — **$669,888.00**

This request is to replace two internal screw pumps used at Rowlett Creek Wastewater Treatment Plant for pumping return activated sludge.

b. Security Fence for Duck Creek Wastewater Treatment Plant — **Bid No. 0410-18**

American Fence Company, Inc. — **$118,000.00**

This request is to replace the 35-year-old security fence surrounding the Duck Creek Wastewater Treatment Plant.

c. Library RFID Architectural Services Change Order #1 **Bid No. 5719-15**

Dewberry Architects, Inc. **$11,800.00**

This request is to provide additional architectural services for the Library RFID project.

d. Ambulance Cots and Related Accessories **Bid No. 0544-18**

Stryker Sales Corp. **$332,864.70**

This request is to provide ambulance equipment, including cots and related accessories, used for patient handling and transportation.

e. Self-Contained Breathing Apparatus (SCBA) and Repair Parts **Bid No. 0445-17**

Municipal Emergency Services, Inc. **$138,805.00**

This request is to provide additional Self-Contained Breathing Apparatus (SCBA) and related components as part of the Personal Protective Equipment (PPE) used by Firefighters in training and emergency responses.

f. Chlorine and Sulfur Dioxide **Bid No. 0401-18**

DPC Industries, Inc. **$328,455.00**

This request is to provide liquid chlorine and sulfur dioxide for the City of Garland's Wastewater Treatment Plants.

g. Traffic Engineering Services for Citywide Vehicle Crash Study **Bid No. 0428-18**

Lee Engineering, Inc. **$105,955.00**

This request is to provide professional traffic engineering services to assist the Transportation Department in analyzing and evaluating traffic crash data and assist in pursuing reduction programs in the City.

h. City Center Program Closeout **Bid No. 4314 to 4316-14**

Hill & Wilkinson **$906,475.04**

Phase 2 of the Downtown Revitalization initiative kicked off in early 2013. This phase, commonly referred to as the City Center program, included 16 different but interrelated projects with the final projects now ready for close-out. The overall program consisted of several specific construction contracts that have distinct administration and accounting records. With the completion of the actual work on the program, a series of contract change orders are necessary to make final accounting changes and to make final payments to the contractors. No additional funds are being requested as actual funding has been provided through the approved 2018 Capital Improvement Program. The following is a summary of the requested change orders.

i. Carver Center Renovations **Bid No. 0425-17**

CORE Construction	**$2,363,611.00**
Optional Contingency	**236,389.00**
TOTAL:	**$2,600,000.00**

This request is to provide needed renovations to the Carver Center Complex. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional repairs that may be required.

j. Engineering Services for Relocation of TMPA's Transmission Facilities **Bid No. 0536-18**

Scarborough Engineers, Inc.	**$226,708.00**
Optional Contingency	**22,670.80**
TOTAL:	**$249,378.80**

This request is to obtain professional engineering services associated with the relocation of TMPA's McCree to Centerville 345 kV transmission line facilities. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is a TMPA project and will be reimbursed at 100%.

k. Wastewater SCADA Network Security Upgrade **Bid No. 0543-18**

Scientel Solutions, LLC **$140,265.40**

This request is to provide SCADA network upgrades for Rowlett Creek and Duck Creek Wastewater Treatment Plants.

I. 2018 Street Replacement Design **Bid No. 0195-18**

Kimley-Horn and Associates **$133,000.00**

This request is to provide additional designs for the 2018 Street Replacement Design project.

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

a. Zoning File No. Z 18-06, Calvert & CO/Architects, Inc. (District 5)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) District 08-52 for Community Retail Uses, 2) a Concept Plan, and 3) a Detail Plan for Automobile Repair, Minor and located at 3300 South Shiloh Road; providing for conditions, restrictions and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 17-26, NH Consulting (District 3)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) Amendments to Planned Development (PD) 06-08 District for Community Retail Uses, 2) a Detail Plan for Hotel/Motel, Limited Service and 3) a Specific Use Provision for Hotel/Motel, Limited Service and located at 4002 Easton Meadows Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Zoning File No. Z 17-13, Icon Consulting Engineers, Inc. (District 5)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a contractor's office/storage yard with outside display and storage greater than fifty (50) percent of the total enclosed building square footage on property zoned Industrial (IN) District on a 7.46-acre tract of land located at 2660 Market Street; providing for conditions, restrictions and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

d. Zoning File No. Z 18-04, Claymoore Engineering (District 7)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving Medical/Dental Office use on a property zoned Planned Development (PD) District 06-58 for Community Office (CO) Use and located at 6650 Naaman Forest Boulevard; providing for conditions, restrictions and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

e. Zoning File No. Z 17-33, ADI, Inc. (District 4)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Detail Plan for General Office Uses on a property zoned Planned Development (PD) 13-32 and located west of the intersection of Guthrie Road and Broadway Boulevard; providing for conditions, restrictions and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Consider an ordinance amending Section 33.52 of Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

Council is requested to adopt an ordinance that restricts parking on the north side of Creekview Drive between Duck Creek and 350 feet east of Duck Creek; also, prohibit parking for an additional 170 feet on the south side of Creekview Drive to improve safety at school driveways.

5. Consider a resolution approving and authorizing publication of Notice of Intention to Issue Certificates of Obligation.

At the April 2, 2018 Work Session, Council considered authorizing the publication of a Notice of Intent to Issue Certificates of Obligation in an amount of approximately $33.8 million to fund a portion of the CIP and pay related issuance costs of approximately $150,000.

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

Council is requested to accept the offer and sell the property to Mr. De Luis. This property has been held by the City of Garland since 2014 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

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

Council is requested to consider accepting the offer and sell the property to Mrs. Ramirez. This property has been held by the City of Garland since 2013 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

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

Council is requested to consider accepting the offer and sell the property to Mrs. Whitlock. This property has been held by the City of Garland since 2009 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

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

Council is requested to consider accepting the offer and sell the property to Mr. Hernandez. This property has been held by the City of Garland since 2011 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

10. Consider a resolution approving a proposal from the Rockwall Central Appraisal District to renovate certain property for continued use by the District and providing an effective date.

Council is requested to consider a resolution approving a proposal from the Rockwall Central Appraisal District to renovate certain property for continued use by the District and providing an effective date.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

11. Hold a public hearing to obtain comments from interested parties regarding the creation of the Tax Increment Financing Zone #3, its boundaries, or the concept of tax increment financing.

At the March 20, 2018 Work Session, Council was provided information to initiate the creation of Tax Increment Financing Reinvestment Zone #3. Staff provided an overview of the proposed zone boundaries and the preliminary financing plan (a requirement to establish the zone). Council directed staff to proceed with the public hearing.

12. Consider an ordinance of the City of Garland, Texas designating a certain area for a Tax Increment Financing District to be known as, Tax Increment Financing Reinvestment Zone Number 3, City of Garland, Texas; establishing the boundaries thereof; establishing a Board od Directors for the reinvestment zone; and other matters related thereto.

At the March 20, 2018 Work Session, Council directed Staff to proceed with creating Tax Increment Financing Reinvestment Zone #3. A public hearing is scheduled for April 3, 2018. Following the public hearing, Council is requested to consider an ordinance to formally establish the zone.

13. Consider Proposed Changes to the Smoking Ordinance

Council is asked to consider proposed changes to Article IV, Chapter 22 (Smoking Ordinance). The specific changes will reflect discussions by the Council at the April 2, 2018 Work Session.

14. Hold a public hearing on:

a. Amendments to the Garland Development Code (GDC) Regarding the Allowance of Wineries, Breweries, and Distilleries

Public Hearing and Consideration of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 – Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries"; Chapter 2,

Section 2.52(A) to add Special Standards for "Breweries/Wineries/Distilleries"; Chapter 6 Section 6.03 to define "Breweries/Wineries/Distilleries"; and to Chapter 7: Downtown District, Article 2, Section 7.05(B (3), Table 7-1: Downtown District Land Use Matrix of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries" in certain Downtown (DT) District sub-districts.

15. 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.

16. Adjourn.

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

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **1.**

Meeting Date: April 3, 2018

Item Title: Minutes March 20, 2018

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the March 20, 2018 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

March 20 Minutes

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, March 20, 2018 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Douglas Athas
	Mayor Pro Tem	David Gibbons
	Council Member	Anita Goebel
	Council Member	Jerry Nickerson
	Council Member	B. J. Williams
	Council Member	Rich Aubin
	Council Member	Robert Vera
	Council Member	Scott LeMay
	Council Member	Robert Smith
STAFF PRESENT:	City Manager	Bryan Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

CEREMONIALS: Mayor Athas presented a proclamation to Gary Holcomb, Procurement Director, Guy Trampe, Senior Buyer, Teresa Dabney, Buyer, Cassandra Sanders, Department Representative II, Elizabeth Segura, Associate Buyer, Amy Richardson, Department Representative I, and Bob Bonnell, Buyer, proclaiming March 2018 to be Purchasing and Supply Management Month.

CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Aubin to approve the Consent Agenda as presented, seconded by Council Member Vera, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 3a, 3b, 3c, 3d, and 4. Motion carried, 9 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the March 6, 2018 Regular Meeting.

2a. APPROVED** Bid No. 0465-18 awarded to Gupta & Associates, Inc. in the amount of $472,786.00, which includes an optional contingency of $53,400.00 for a total bid of $526,186.00 for the Rowlett Creek Wastewater Treatment Plant Lift Station and Effluent Pump Station Electrical Upgrade.

This request is to provide professional engineering services for the upgrade of the Rowlett Creek Lift Station Electrical Building and the installation of a new final effluent pump and variable frequency drive. The Lift Station Electrical Building contains electrical gear that is obsolete, and the installation of a new final effluent pump was recommended in the Wastewater Treatment Master Plan completed in 2016. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

2b. APPROVED** Bid No. 0317-18 awarded to XIT Paving and Construction, Inc. in the amount of $7,000,000.00, Vescorp Construction, LLC for $1,500,000.00 for a total bid of $8,500,000.00 for Street Department Concrete Repairs.

This request is to remove and replace failed concrete pavement on streets and alleys throughout the city.

2c. APPROVED** Bid No.0268-18 awarded to Red River Construction in the amount of $1,528,000.00, which includes an optional contingency of $312,000.00, for a total bid of $1,840,000.00 for the Duck Creek Wastewater Treatment Plant Primary Clarifiers Improvements.

This request is to provide upgrades and modifications to existing Duck Creek Wastewater Treatment Plant primary clarifiers including new drive units. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

2d. APPROVED** Bid No. 0263-18 awarded to Red River Construction in the amount of $695,900.00, which includes an optional contingency of $84,000.00, for a total bid of $779,900.00 for Rowlett Creek Wastewater Treatment Plant Primary Clarifier.

This request is to provide clarifier upgrades for Rowlett Creek Wastewater Treatment Plant. The project includes internal structural demolition and modifications of the existing primary clarifier, and installation of upgraded equipment. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

2e. APPROVED**

Bid No. 0501-18 awarded to C&M Air Cooled Engine, Inc. in the amount of $636,840.00 for Replacement Golf Carts.

The purpose of this request is to replace the golf carts used at the Bridges Course. Golf carts have historically been replaced every three years to ensure not only reliability but also patron safety. This request is to replace 110 carts that have been in service since 2014 and add an additional 10 carts to accommodate the increase of patrons golfing on weekends. The replacement carts utilize new maintenance-free battery technology and are warrantied for 5 years instead of the typical 3-year period. This request also includes the replacement of maintenance cart haulers which are used in the day-to-day operation of maintaining the golf course. The current maintenance cart hauler fleet is over 7 years old with some units out of service.

2f. APPROVED**

Bid No. 0510-18 awarded to GTS Technology Solutions, Inc. in the amount of $608,428.89 for Toughbook Computers for the Police Department.

The purpose of this request is to provide replacement Toughbook computers for the Garland Police Department. The Toughbooks are used by Police Officers to review reports and records. The updated hardware and software will also help to ensure the safety of Garland. This purchase is being funded through the IT Replacement Fund.

3a. APPROVED**

Ordinance No. 6966 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amended Concept Plan and 2) a Detail Plan for Dwelling, Multi-Family Use on an 11.915-acre tract of land zoned Planned Development (PD) 11-32 District for Multi-Family Uses and Retail Uses and located at 4689 Saturn Road and 1651, 1551 and 1451 Marketplace Drive; providing for conditions, restrictions and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date. (File No. Z 18-13 Winkelmann & Associates, Inc., District 5)

3b. APPROVED** Ordinance No. 6967 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a High Risk Use on a 12.808-acre tract of land zoned Industrial (IN) District and located at 3502 Regency Crest Drive; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date. (File No. Z 18-03 RGA Architects, District 5)

3c. APPROVED** Ordinance No. 6968 amending the Garland Development Code of the City of Garland, Texas by approving a 1) an Amendment to Planned Development (PD) 97-39 District for Community Retail Uses, 2) a Concept Plan, and 3) a Detail Plan for Church or Place of Worship on an 18.04-acre tract of land zoned Planned Development (PD) 97-39 District for Community Retail Uses and located at 4440 Waterhouse Boulevard; providing for conditions, restrictions and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a savings clause and a severability clause; and providing an effective date.

3d. APPROVED** Ordinance No. 6969 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) 17-04 District for Single-Family Attached (Townhouse) Uses and 2) an Amended Detail Plan for Dwelling, Single-Family Attached (Townhouse) on a 14.251-acre tract of land zoned Planned Development (PD) 17-04 District for Single-Family Attached (Townhouse) Uses and located east of Lavon Drive, between Foster Road and Crist Road; providing for conditions, restrictions and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date. (File No. 18-07, Hidden Oaks Lot Venture, Ltd., District 1)

4. APPROVED**

The Police Department received Council's approval to apply for the 2018 Edward Byrne Memorial Justice Assistance Grant (JAG). The Director of the Bureau of Justice Assistance (BJA) has made funds available to the State of Texas Office of the Governor-Criminal Justice Division (CJD) under the 2018 Edward Byrne Memorial Justice Assistance Grant program for the purpose of reducing crime and improving public safety.

The Garland Police Department is eligible to apply to CJD for an estimated award of $59,737.48 under this grant program.

ITEMS FOR INDIVIDUAL CONSIDERATION

5a. PUBLIC HEARING HELD

The 2018-19 CDBG, HOME and ESG Budgets

Information regarding applications, funding history, and available funds for the Community Development Block Grant (CDBG), HOME Infill Partnership Grant (HOME) and Emergency Solutions Grant (ESG) budgets are provided for Council's information and review.

Mayor Athas opened the public hearing. Speakers on this item were: David Swavey, Police Boxing Gym, along with: Alex Espinoza, Felicia Thomas, Susana Flores, Alexandra Espinosa, and Jason Spanier. Additional speakers on this item were: Cheryl Jones, VNA, Suzanna Sulfstede, The Senior Source, Cathi Haug, Garland Opportunity & Development Center, Andrew Mlcak, Executive Director, Achievement Center, Tena Yeary, Hope Clinic, Ashley Rogers, Galaxy Counseling Center, Jim Malatich, CEO, Hope's Door/New Beginning Center, Elvie Rodriguez, Salvation Army, Bernard Tolan, Salvation Army, Mike Bencheck, Matthew 25:40 Project, Eric Anderson, Stars Day Camp (Garland Parks & Recreation Department), Susan Hennum, Counseling Institute of Texas, John M. Cade, Counseling Institute of Texas, Marcellus Austin, and Leo Gutierrez, Reinventing Human Capital.

5b. PUBLIC HEARING HELD

Proposed changes to the Smoking Ordinance

Mayor Athas opened the public hearing. Speakers against the ordinance were: Mark Ulrich, Steve Parker, Donald Frazier, Erin Weirich, David Collins, Steve Nelson, David Harris, Bleachers Sports Grill, Shelly Parks, Scott Binkley, Scooter's Owner, Wes Briggs, Shannon George, Megan McIntosh, Gary Williams, Nancy Johnston, Lisa Hampton, Brandi Cannon, Diana Gohl, Terry Kaliney, and Sam Parks.

Registering a position against the ordinance and supporting smoking in private clubs, but not testifying: Danny Willmond, Layne Pegues, Tim Smith, Keith Weirich, Jennifer Ellen Smith, Julie Frazier, Wesley Phillips, Steve Gagnon, Courtney Randolph, Sean Palmer, Andres Cantu, Ronda Cantu, Janet Jackson, Lorrie Holmes, Ken Robbin, Pennie Calder, Tanner Crowson, and Amy Wensley.

Speakers for a comprehensive smoking ban were: Shelia George, Leonard Freeman, Aschelle Morgan, American Heart Association, Jennifer Speight, Mary Beth McBride, Steve Love, CEO Dallas Ft. Worth Hospital Council, Kay Kamm, American Cancer Society, Dr. William Lawson, Sandra Sneed, American Heart Association Volunteer, Bharath Thankavel, BCBS Pediatrician and Medical Director, Eric Roberts, and Bob North.

Registering a position for a smoking ban, but not testifying: Hermila Castillo, Gene Flaherty, Roderick Johnson, and Hobert J. Brown.

5c. APPROVED

Consider the application of Calvert & Co/Architects, Inc., requesting approval of 1) an amendment to Planned Development (PD) District 08-52 for Community Retail Uses, 2) a Concept Plan, and 3) a Detail Plan for Automobile Repair, Minor. The property is located at 3300 South Shiloh Road. (File No. Z 18-06, District 5)

BEING all of that 3.096-acre tract of land situated in the John Casey Survey, Abstract Number. 351, in the City of Garland, Dallas County, Texas, and being a tract of land convoyed to RRREI Limited Partnership by deed recorded in Instrument No. 201070205925, of the Deed Records of Dallas County, Texas., and being all of Lot 8R, Block 1 of Wal-Mart Super Center 2 Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 87242, Page 15919, Map Records, Dallas County, Texas. The property is located at 3300 South Shiloh Road. The applicant requests to develop a vacant property with a minor automobile repair facility.

The staff report was presented by Kira Wauwie, Principal Planner. Speakers on this item were: Dick Calvert, applicant, Michael Graves, developer, Suzanne Baker, General Sales Manager Prestige Ford, and Paul Mayer, CEO Garland Chamber of Commerce. There was discussion by the Council. Motion was made by Council Member Aubin to approve the application according to staff and Plan Commission recommendation, seconded by Council Member Vera. Motion carried 9 ayes, 0 nays.

5d. APPROVED

Consider the application of ADI, Inc., requesting approval of a Detail Plan for General Office Uses on a property zoned Planned Development (PD) 13-32. This property is located west of the intersection of Guthrie Road and Broadway Boulevard. (File No. Z 17-33, District 4)

BEING a 1.377-acre portion of Lot 1R, Block 1 of Belt Line-30 Shopping Center No. 3 Replat, an addition to the City of Garland, Dallas County Texas, According to the Plat thereof recorded in C.C No. 200900265772, Official Public Records, Dallas County, Texas. The property is located west of the intersection of Guthrie Road and Broadway Boulevard. The applicant proposes to develop the subject property with an approximately 16,000 square-foot office building.

The staff report was presented by Isaac Williams, Development Planner and John Baker, Assistant City Manager. There was discussion by the Council. Speaker on this item was: Paul Mayer, CEO Garland Chamber of Commerce. Motion was made by Council Member Williams to approve the application based on staff and Plan Commission recommendation, seconded by Council Member Aubin. Motion carried 9 ayes, 0 nays.

5e. APPROVED

Consider the application of NH Consulting, requesting approval of 1) Amendments to Planned Development (PD) 06-08 District for Community Retail Uses, 2) a Detail Plan for Hotel/Motel, Limited Service and 3) a Specific Use Provision for Hotel/Motel, Limited Service. The property is located at 4002 Easton Meadows Drive. (File No. Z 17-26, District 3)

BEING a 1.8-acre tract of land situated in thein the John Smith Survey, Abstract No. 1360, and in the Thomas Stone Survey, Abstract No. 1330, in the City Of Garland, Dallas County, Texas, and being a remaining part Of the 4.1749 acres tract described in the Special Warranty Deed to Ameritrust, Texas, N .A., Custodian of Rollover Individual Retirement Account for the Benefit of William R. Waugh, dated January 14, 1993, and recorded in Volume 93013, Page 5094 in the Dallas County Deed Records, and also being a part of Lot I, Block I of "Faulkner Meadows No. 2", an addition to the City of Garland, recorded in Volume 83039, Page 0856 in the Dallas County Map Records. The site is located at 4002 Easton Meadows Drive. The applicant proposes the construction of a four-story hotel.

The staff report was presented by Josue de la Vega, Development Planner. Speaker on this item was: Naresh Patel. There was discussion by the Council. Motion was made by Council Member Nickerson to approve the application based on staff and Plan Commission recommendation, seconded by Council Member Goebel. Motion carried 9 ayes, 0 nays.

5f. APPROVED

Consider the application of Claymoore Engineering, requesting a Detail Plan approval for Medical/Dental Office use on a property zoned Planned Development (PD) District 06-58 for Community Office (CO) Use. This property is located at 6650 Naaman Forest Boulevard. (File No. Z 18-04, District 7)

BEING a 1.382-acre tract of land and being Lot 2, Block 1 Shoal Creek Office Park, an addition to the City of Garland, Dallas County, Texas, according to the replat recorded under Clerk's File No. 200600462691, Official Public Records, Dallas County Texas. The property is located at 6650 Naaman Forest Boulevard. The applicant requests approval of a Detail Plan for the development of an approximately 10,000 square-foot Dental/Medical Office.

The staff report was presented by Isaac Williams, Development Planner and Will Guerin, Director of Planning. Speakers on this item were: Matt Moore, applicant, John Schultz, and Marcia Lipson. There was discussion by the Council. Motion was made by Council Member LeMay to approve the application based on staff and Plan Commission recommendation, seconded by Council Member Smith. Motion carried 9 ayes, 0 nays.

6. APPOINTED

Council Member Vera placed the following names in nomination, a vote was cast to approve the appointments with 9 ayes, 0 nays:

<u>Council Member Vera</u>

- Doug Williams – Plan Commission
- Pamela Williams – Property Standards Board

7. CITIZEN COMMENTS: Sharon Shepard
Fatima Azhar

8. ADJOURN

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 11:06 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.a.**

Meeting Date: April 3, 2018
Item Title: Internal Screw Pump Replacement for Rowlett Creek Wastewater Treatment Plant
Submitted By: Wes Kucera, Managing Director
Bid Number: 0534-18

Purchase Justification:

The purpose of this request is to replace two internal screw pumps used at Rowlett Creek Wastewater Treatment Plant for pumping return activated sludge. The existing pumps have been in service for more than 30 years, and replacement parts are obsolete. This pump replacement was recommended as part of the Wastewater Treatment Master Plan.

Evaluation:

Evoqua Water Technologies, LLC, is the original equipment manufacturer and sole provider of the replacement pumps. Standardizing to the Evoqua pumps not only eliminates the need for support structure and wiring modifications, but also provides redundancy and standardization of repair parts and maintenance schedules.

Award Recommendation:

Vendor	***Item***	***Amount***
Evoqua Water Technologies, LLC	All	$669,888.00
	TOTAL:	**$669,888.00**

Basis for Award: Sole Source
Purchase Requisition #: 39527

Fiscal Impact

Total Project/Account:	$3,588,537
Expended/Encumbered to Date:	449,671
Balance:	$3,138,866
This Item:	669,888

Proposed Balance: $2,468,978

Account #: 230-4229-3302900-9007

Fund/Dept/Project – Description and Comments:

Wastewater Treatment / Rowlett Creek WWTP Replacements/Modifications CIP

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page WW18

Budget Director Approval: Ron Young **Approval Date:** 03/23/2018

Purchasing Director Approval: Gary L. Holcomb **Approval Date:** 03/21/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/19/18
REQ. NO. PR 39527
BID NO. 0534-18
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Evoqua Water Technologies, LLC. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Internal screw pump replacement	$669,888.00	$669,888.00						
			TOTAL GROSS PRICE		$669,888.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$669,888.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.b.**

Meeting Date: April 3, 2018
Item Title: Security Fence for Duck Creek Wastewater Treatment Plant
Submitted By: Wes Kucera, Managing Director
Bid Number: 0410-18

Purchase Justification:

The purpose of this request is to replace the 35-year-old security fence surrounding the Duck Creek Wastewater Treatment Plant. The existing 1.3-mile chain-link fence is in very poor condition including rusted and broken rails and gates. The new fence will provide the plant with improved security ensuring compliance with the Texas Commission on Environmental Quality Regulations (30 TAC 217.328a).

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Eight bids were received and evaluated with American Fence Company, Inc., submitting the lowest bid.

Award Recommendation:

Vendor	***Item***	***Amount***
American Fence Company, Inc.	All	$118,000.00
	TOTAL:	**$118,000.00**

Basis for Award: Straight Low Bid
Purchase Requisition #: 39407

Fiscal Impact

Total Project/Account:	$1,276,481
Expended/Encumbered to Date:	486,611
Balance:	$789,870
This Item:	118,000
Proposed Balance:	$671,870

Account #: 230-4239-3402700-9002

Fund/Dept/Project – Description and Comments:

Wastewater Treatment / Duck Creek WWTP Replacements/Modifications CIP

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page WW19

Budget Director Approval: Ron Young **Approval Date:** 03/23/2018

Purchasing Director Approval: Gary L. Holcomb **Approval Date:** 03/21/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 02/27/2018
REQ. NO. PR 39407
BID NO. 0410-18
PAGE: 1 of 2
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	American Fence Company UNIT PRICE	American Fence Company TOTAL	Delta Specialty Contractors, LLC UNIT PRICE	Delta Specialty Contractors, LLC TOTAL	Latham Fence, Inc. UNIT PRICE	Latham Fence, Inc. TOTAL	Swift Corporation UNIT PRICE	Swift Corporation TOTAL
1	1	ea	Fencing for Duck Creek	$118,000.00	$118,000.00	$129,000.00	$129,000.00	$130,782.00	$130,782.00	$132,500.00	$132,500.00
			Wastewater Treatment Plant								
			TOTAL GROSS PRICE		$118,000.00		$129,000.00		$130,782.00		$132,500.00
			CASH DISCOUNT								
			TOTAL NET PRICE		$118,000.00		$129,000.00		$130,782.00		$132,500.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$129,000.00**
LOW: **$118,000.00**
SAVINGS: **$11,000.00**

20 # IonWave Notifications
3 # IonWave HUBS
6 # Direct Contact HUBS
3 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

CITY OF GARLAND - BID RECAP SHEET
OPENED: 02/27/2018
REQ. NO. PR 39407
BID NO. 0410-18
PAGE: 2 of 2
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	Bestbuilt Fencing, LLC UNIT PRICE	Bestbuilt Fencing, LLC TOTAL	Robinson Fence UNIT PRICE	Robinson Fence TOTAL	North Rock Construction, LLC UNIT PRICE	North Rock Construction, LLC TOTAL	Construction Rent-A-Fence, Inc. UNIT PRICE	Construction Rent-A-Fence, Inc. TOTAL
1	1	ea	Fencing for Duck Creek	$146,720.00	$146,720.00	$160,361.25	$160,361.25	$177,616.96	$177,616.96	$178,383.00	$178,383.00
			Wastewater Treatment Plant								
			TOTAL GROSS PRICE		$146,720.00		$160,361.25		$177,616.96		$178,383.00
			CASH DISCOUNT								
			TOTAL NET PRICE		$146,720.00		$160,361.25		$177,616.96		$178,383.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$129,000.00**
LOW: **$118,000.00**
SAVINGS: **$11,000.00**

20 # IonWave Notifications
3 # IonWave HUBS
6 # Direct Contact HUBS
3 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.c.**

Meeting Date: April 3, 2018
Item Title: Library RFID Architectural Services Change Order #1
Submitted By: Ginny Holliday, Facilities Management Director
Bid Number: 5719-15

Purchase Justification:

The purpose of this Change Order is to provide additional architectural services for the Library RFID project. The additional services are necessary to incorporate changes made in the RFID designs at the Walnut Creek Branch Library and the South Garland Branch Library. This Change Order represents a 12% increase to the original PO 23392 in the amount of $98,000.00.

Evaluation:

Dewberry Architects, Inc., was selected as the Most Qualified firm for this project from RFQ 5719-15.

Award Recommendation:

Vendor	***Item***	***Amount***
Dewberry Architects, Inc.	All	$11,800.00
	TOTAL:	**$11,800.00**

Basis for Award: Change Order
Purchase Requisition #: PR 39558

Fiscal Impact

Total Project/Account:	$2,802,000
Expended/Encumbered to Date:	2,242,855
Balance:	$559,145
This Item:	11,800.00
Proposed Balance:	$547,345

Account #: 692-2599-1958700-7111

Fund/Dept/Project – Description and Comments:

Library CIP / RFID Service Delivery

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page L03

Budget Director Approval: Ron Young **Approval Date:** 03/07/2018

Purchasing Director Approval: Gary L. Holcomb **Approval Date:** 03/07/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 8/11/2015
REQ. NO. PR 39558
BID NO. 5719-15
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	Dewberry Architects, Inc. UNIT PRICE	Dewberry Architects, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	Library RFID Architectural Services	$11,800.00	$11,800.00								
			TOTAL GROSS PRICE		$11,800.00		$0.00		$0.00		$0.00		$0.00
			CASH DISCOUNT										
			TOTAL NET PRICE		$11,800.00		$0.00		$0.00		$0.00		$0.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

0 # IonWave Notifications
0 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.d.**

Meeting Date: April 3, 2018
Item Title: Ambulance Cots and Related Accessories
Submitted By: Mark Lee, Fire Chief
Bid Number: 0544-18

Purchase Justification:

The purpose of this request is to provide ambulance equipment, including cots and related accessories, used for patient handling and transportation. The cots and related accessories are necessary to meet the needs for new ambulance equipment as well as provide replacements for broken or damaged equipment. This is a Term Agreement with four (4) optional renewals and will help ensure that there is no interference with service delivery due to extended product lead times. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact is $1,664,323.50 over te life of the Agreement. Expenditures will not exceed appropriated funds.

Evaluation:

Stryker Sales Corp. is the Sole Source provider for the Stryker cots and related accessories. Garland Fire Department has standardized to the Stryker equipment for functional and operational consistency, ambulance compatibility, and interchangeability of maintenance and repair parts.

Award Recommendation:

Vendor	***Item***	***Amount***
Stryker Sales Corp.	All	$332,864.70
	TOTAL:	**$332,864.70**

Basis for Award: Sole Source
Purchase Requisition #: 39472

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$332,864.70
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

Term Agreement - Provides for the timely purchase of ambulance equipment due to extended product acquisition lead times. Term Agreement sets price but does not commit funds. Expenses will be charged to appropriate accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget CIP
Fiscal Year:	2017-18
Document Location:	Operating Budget - Page 202 / CIP - Page PS04

Budget Director Approval:	Ron Young	**Approval Date:**	03/23/2018
Purchasing Director Approval:	Gary L. Holcomb	**Approval Date:**	03/22/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/08/18
REQ. NO. PR 39472
BID NO. 0544-18
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Stryker Sales Corp. UNIT PRICE	Stryker Sales Corp. TOTAL						
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	7	ea	Power Pro XT Cot	$14,578.00	$102,046.00						
2	7	ea	Head End Storage Flat	$128.00	$896.00						
3	7	ea	Equipment Hook	$48.00	$336.00						
4	7	ea	Three Stage IV Pole	$316.00	$2,212.00						
5	7	ea	Power Load Cot Compatability	$1,553.00	$10,871.00						
6	7	ea	Steer Lock	$703.00	$4,921.00						
7	7	ea	Side Rail	$1,835.00	$12,845.00						
8	7	ea	Power Load	$24,199.00	$169,393.00						
9	7	ea	Floor Plate	$824.00	$5,768.00						
10	7	ea	Stair Pro	$3,297.00	$23,079.00						
11	7	ea	Head Support	$71.10	$497.70						
			TOTAL GROSS PRICE		$332,864.70						
			CASH DISCOUNT								
			TOTAL NET PRICE		$332,864.70						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.e.**

Meeting Date: April 3, 2018
Item Title: Self-Contained Breathing Apparatus (SCBA) and Repair Parts
Submitted By: Mark Lee, Fire Chief
Bid Number: 0445-17

Purchase Justification:

The purpose of this Change Order is to provide additional Self-Contained Breathing Apparatus (SCBA) and related components as part of the Personal Protective Equipment (PPE) used by Firefighters in training and emergency responses. This additional equipment will help ensure that there is no interference with service delivery or Firefighter safety due to extended lead times. This is a Term Agreement with two (2) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be $561,199 over the life of the agreement. New equipment will be purchased through previously approved Capital Improvement Program funding, and broken or damaged equipment replacements will be purchased through current year Operating Budget. Expenditures will not exceed appropriated funds.

Evaluation:

This equipment is being provided by Municipal Emergency Services, Inc., through an Interlocal Agreement with the City of Austin, Contract GA 140000072. The original Purchase Order BL 6832 was approved at the March 7, 2017, City Council meeting in the amount of $144,784.

Award Recommendation:

Vendor	***Item***	***Amount***
Municipal Emergency Services, Inc.	All	$138,805.00
	TOTAL:	**$138,805.00**

Basis for Award: Change Order
Purchase Requisition #: 39473

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$138,805
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

Term Agreement - Provides for the timely purchase of self-contained breathing apparatus equipment due to extended product acquisition lead times. Term Agreement sets price but does not commit funds. Expenses will be charged to appropriate accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget CIP
Fiscal Year:	2017-18
Document Location:	Operating Budget - Page 202 / CIP - Page PS05

Budget Director Approval:	Ron Young	**Approval Date:**	03/23/2018
Purchasing Director Approval:	Gary L. Holcomb	**Approval Date:**	03/21/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 3/8/18
REQ. NO. PR 39473
BID NO. 0445-17
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Municipal Emergency Services UNIT PRICE	Municipal Emergency Services TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Change Order #1 to BL 06832	$138,805.00	$138,805.00						
			TOTAL GROSS PRICE		$138,805.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$138,805.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.f.**

Meeting Date: April 3, 2018
Item Title: Chlorine and Sulfur Dioxide
Submitted By: Wes Kucera, Managing Director
Bid Number: 0401-18

Purchase Justification:

The purpose of this request is to provide liquid chlorine and sulfur dioxide for the City of Garland's Wastewater Treatment Plants. Continuous chlorination is required to reduce the number of pathogenic microorganisms and to maintain the Texas Commission on Environmental Quality (TCEQ) minimum chlorine residual requirements. Before discharge into the receiving stream, effluent from the wastewater treatment plants must be dechlorinated using sulfur dioxide to protect downstream aquatic life. This is a Term Agreement with four (4) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. If all optional renewals are exercised, the potential financial impact will be $1,642,275 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three bids were received and evaluated with DPC Industries, Inc., submitting the Lowest Responsible Bid. While they were not low on every line item, they were the overall lowest. It is in the City's best interest to award the bid to a single vendor for operational efficiency.

Award Recommendation:

Vendor	***Item***	***Amount***
DPC Industries, Inc.	All	$328,455.00
	TOTAL:	**$328,455.00**

Basis for Award: Lowest Responsible Bid
Purchase Requisition #: 39371

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$328,455
Proposed Balance:	N/A
Account #:	451-6999

Fund/Dept/Project – Description and Comments:

Term Agreement - Provides for liquid chlorine and sulfur dioxide for City's Wastewater Treatment Plants. Term Agreement sets price but does not commit funds. Expenses will be charged to appropriate accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2017-18
Document Location:	Page 288

Budget Director Approval:	Ron Young	**Approval Date:**	03/23/2018
Purchasing Director Approval:	Gary L. Holcomb	**Approval Date:**	03/21/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 02/27/18
REQ. NO. PR
BID NO. 0401-18
PAGE: 1 of 1
BUYER: T. Dabney

ITEM	QTY	UNIT	DESCRIPTION	DPC Industries, Inc UNIT PRICE	DPC Industries, Inc TOTAL	Brenntag Southwest, Inc UNIT PRICE	Brenntag Southwest, Inc TOTAL	AJL Project Services, Inc. UNIT PRICE	AJL Project Services, Inc. TOTAL	UNIT PRICE	TOTAL
1	270	Ton	Chlorine, Liquid, Duck Creek	$602.00	$162,540.00	$596.00	$160,920.00	$1,135.00	$306,450.00		
2	145	Ton	Chlorine, Liquid,Rowlett Creek	$602.00	$87,290.00	$596.00	$86,420.00	$1,135.00	$164,575.00		
3	130K	lbs	Sulfur Dioxide Liquid Duck Creek	$0.31	$40,885.00	$0.40	$52,000.00	$0.75	$97,500.00		
4	120K	lbs	Sulfur Dioxide Liquid Rowlett Crk	$0.31	$37,740.00	$0.40	$48,000.00	$0.75	$90,000.00		
			TOTAL GROSS PRICE		$328,455.00		$347,340.00		$658,525.00		
			CASH DISCOUNT								
			TOTAL NET PRICE		$328,455.00		$347,340.00		$658,525.00		
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$347,340.00**
LOW: **$328,455.00**
SAVINGS: **$18,885.00**

289 # IonWave Notifications
62 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.g.**

Meeting Date: April 3, 2018
Item Title: Traffic Engineering Services for Citywide Vehicle Crash Study
Submitted By: Paul Luedtke, Transportation Director
Bid Number: 0428-18

Purchase Justification:

The purpose of this request is to provide professional traffic engineering services to assist the Transportation Department in analyzing and evaluating traffic crash data and assist in pursuing reduction programs in the City.

Evaluation:

It has been several years since a comprehensive study has been undertaken to evaluate crash statistics and trends. The proposed study will assist the Transportation Department on the research of traffic crash data to develop and prioritize programs for traffic crash reduction programs. A request for qualifications was issued in accordance with Purchasing procedures. Two responses were received and evaluated based on the published criteria of: project manager experience, project team experience, project team success, project team knowledge, and project team references. Lee Engineering, Inc., received the highest evaluated score and was selected as the Most Qualified firm for this project.

Award Recommendation:

Vendor	***Item***	***Amount***
Lee Engineering, Inc.	All	$105,955.00
	TOTAL:	**$105,955.00**

Basis for Award: Most Qualified
Purchase Requisition #: 39624

Fiscal Impact

Total Project/Account: $710,000
Expended/Encumbered to Date: 40,801

Balance:	$669,199
This Item:	105,955
Proposed Balance:	$563,244
Account #:	101-1701-7111

Fund/Dept/Project – Description and Comments:

SafeLight Garland Fund / Traffic Safety / Transportation Department

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2017-18
Document Location:	Page 110

Budget Director Approval:	Ron Young	**Approval Date:**	03/23/2018
Purchasing Director Approval:	Gary L. Holcomb	**Approval Date:**	03/22/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/01/2018
REQ. NO. PR
BID NO. 0428-18
PAGE: 1 of
BUYER: T. Dabney

ITEM	QTY	UNIT	DESCRIPTION	Lee Engineering UNIT PRICE	Lee Engineering TOTAL	Walter P. Moore UNIT PRICE	Walter P. Moore TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1		Professional Traffic Engineering		$105,955.00		N/A				
			Evaluation Criteria:								
			Project manager experience	Maximum = 50	48.33		18.33				
			Project team experience	Maximum = 20	20		6.66				
			Project team success	Maximum = 15	15		8.33				
			Project team knowledge	Maximum = 10	10		4.33				
			Project team references	Maximum = 5	0		0				
			Total Score	Maximum = 100	93.33		37.65				
			TOTAL GROSS PRICE		$105,955.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$105,955.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

52 # IonWave Notifications
9 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.h.**

Meeting Date: April 3, 2018
Item Title: City Center Program Closeout
Submitted By: Ginny Holliday, Facilities Management Director
Bid Number: 4314 to 4316-14

Purchase Justification:

Phase 2 of the Downtown Revitalization initiative kicked off in early 2013. This phase, commonly referred to as the City Center program, included 16 different but interrelated projects with the final projects now ready for close-out. The overall program consisted of several specific construction contracts that have distinct administration and accounting records. With the completion of the actual work on the program, a series of contract change orders are necessary to make final accounting changes and to make final payments to the contractors. No additional funds are being requested as actual funding has been provided through the approved 2018 Capital Improvement Program. The following is a summary of the requested change orders.

Streetscape Improvements - Change Order #1 – Credit in the amount of $103,950.00
Reconciliation of the Wayfinding Allowance – This portion of the project was removed from the City Center program and moved to the citywide wayfinding project for consistency.

Streetscape Improvements - Change Order #2 – Credit in the amount of $57,712.48
Reconciliation of the Contingency Allowance – This amount represents the unused portion of the original $84,919.00 Streetscape contingency allowance.

City Hall Renovation - Change Order #1 – in the amount of $31,231.56
Reconciliation of the Access Control Allowance – This amount includes additional access controls in City Hall in accordance with security assessment recommendations.

City Hall Renovation - Change Order #2 – in the amount of $362,988.34
Door Changes – This amount includes the replacement of the majority of City Hall's interior doors and frames to bring all openings up to current building code as well as to achieve a continuity of finish throughout the entire building.

City Hall Renovation - Change Order #3 – in the amount of $158,242.94
Reconciliation of Contingency Allowance – This amount includes unanticipated changes identified during construction such as the re-design of the exterior panel connections, security cameras, lightning protection, and Work Session Room and Council Chambers updates.

City Hall Renovation - Change Order #4 – in the amount of $161,540.77
Extended General Conditions – This amount represents additional costs due to excessive weather delays, unforeseen asbestos abatement, and re-design due to exterior panel connections and other delays.

Infrastructure Improvements - Change Order #3 – in the amount of $273,707.31
Reconciliation of the Arts Plaza Contingency Allowance – The driveway construction, lighting, landscaping, and irrigation exceeded the preliminary design estimates.

Infrastructure Improvements - Change Order #4 – in the amount of $80,426.60
Reconciliation of the Contingency Allowance – This amount includes additional concrete work due to the replacement of Atmos gas lines and additional sidewalk and light pole installations. Partial reimbursement is being pursued with Atmos Energy.

Evaluation:

Hill & Wilkinson was awarded the following bids at the April 15, 2014, City Council meeting:

Bid 4314-14 in the amount of $9,032,224 for City Hall Renovations
Bid 4315-14 in the amount of $2,760,203 for Street and Drainage Improvements
Bid 4316-14 in the amount of $970,999 for Streetscape Improvements

Award Recommendation:

Vendor	***Item***	***Amount***
Hill & Wilkinson	All	$906,475.04

	TOTAL:	**$906,475.04**

Basis for Award: Change Order
Purchase Requisition #: 39601

Fiscal Impact

Total Project/Account:	$27,436,029
Expended/Encumbered to Date:	25,743,104
Balance:	$1,692,925
This Item:	906,475
Proposed Balance:	$786,450
Account #:	Various

Fund/Dept/Project – Description and Comments:

City Hall Renovation - Change Order #1 - $31,231.56
ED10 - City Center Development
MF12 - Sound Studio / CGTV Upgrades

City Hall Renovation - Change Order #2 - $362,988.34
ED10 - City Center Development
MF12 - Sound Studio / CGTV Upgrades
MF07 - City Hall Code/Safety Updates

City Hall Renovation - Change Order #3 - $158,242.94
ED10 - City Center Development
MF12 - Sound Studio / CGTV Upgrades
MF07 - City Hall Code/Safety Upgrades
MF03 - Facilities Upgrades
MF06 (2015 CIP) - City Hall HVAC System Replacement

City Hall Renovation - Change Order #4 - $161,540.77
ED10 - City Center Development
MF12 - Sound Studio / CGTV Upgrades

Infrastructure Improvements - Change Order #3 - $273,707.31
ED10 - City Center Development

Infrastructure Improvements - Change Order #4 - $80,426.60
D07 - Downtown Drainage Improvements

Streetscape Improvements - Change Order #1 - $(103,950) Credit
ED02 - Downtown Streetscape & Redevelopment

Streetscape Improvements - Change Order #2 - $(57,712.48) Credit
ED10 - City Center Development

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2018
Document Location: Page D07, ED02, ED10, MF03, MF07, & MF12

Budget Director Approval: Ron Young **Approval Date:** 03/23/2018
Purchasing Director Approval: Gary L. Holcomb **Approval Date:** 03/22/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/21/2018
REQ. NO. PR 39601
BID NO. 4314 to 4316-14
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	Hill & Wilkinson UNIT PRICE	Hill & Wilkinson TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	Change Order to City Center Project	$906,475.04	$906,475.04						
			TOTAL GROSS PRICE		$906,475.04		$0.00		$0.00		$0.00
			CASH DISCOUNT								
			TOTAL NET PRICE		$906,475.04		$0.00		$0.00		$0.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

0 # IonWave Notifications
0 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.i.**

Meeting Date: April 3, 2018
Item Title: Carver Center Renovations
Submitted By: Ginny Holliday, Facilities Management Director
Bid Number: 0425-17

Purchase Justification:

The purpose of this request is to provide needed renovations to the Carver Center Complex. The project includes modifications to landscaping, lighting, and parking for improved security; new wayfinding signage for improved public access to services; and painting of the exterior of all three buildings. The project also includes extensive exterior and interior improvements to the Carver 3 building which requires replacement of all roofing and modifications to the roof drainage system, replacement and repairs to the storefront and glazing, treatment of the subsoil to reduce movement in the building foundation, replacement of HVAC equipment and controls, ADA and life safety upgrades, upgrades to access controls, sheetrock repairs, replacement of ceiling grid and tiles, interior painting, and flooring. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional repairs that may be required.

Evaluation:

A request for proposals was issued in accordance with Purchasing procedures. Four proposals were received and evaluated based on the published criteria of: project personnel and organizational structure, pre-construction services, construction services, and post-construction services. CORE Construction received the highest evaluated score, offering the Best Value for the City. They were then asked to submit a Guaranteed Maximum Price (GMP) for the project.

Award Recommendation:

Vendor	***Item***	***Amount***
CORE Construction	All	$2,363,611.00
Optional Contingency		236,389.00
	TOTAL:	**$2,600,000.00**

Basis for Award: Best Value

Purchase Requisition #: 39620

Fiscal Impact

Total Project/Account:	$3,363,000
Expended/Encumbered to Date:	518,910
Balance:	$2,844,090
This Item:	2,600,000
Proposed Balance:	$244,090
Account #:	692-4749-1606613-9002

Fund/Dept/Project – Description and Comments:

Facilities Management - Carver Center Renovation / Safety Upgrades

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page MF06

Budget Director Approval: Ron Young **Approval Date:** 03/23/2018

Purchasing Director Approval: Gary L. Holcomb **Approval Date:** 03/22/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/21/2018
REQ. NO. PR 39620
BID NO. 0425-17
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	CORE Construction UNIT PRICE	CORE Construction TOTAL	W.B. Kibler UNIT PRICE	W.B. Kibler TOTAL	Hill & Wilkinson UNIT PRICE	Hill & Wilkinson TOTAL	MYCON General Contractors UNIT PRICE	MYCON General Contractors TOTAL
1	1	ea	GMP For Carver Center	$2,600,000.00	$2,600,000.00		N/A		N/A		N/A
			Evaluation Criteria:								
			Project Personnel/Structure	Maximum = 30	26.75		24.75		25.25		23.75
			Pre-construction Services	Maximum = 20	18.75		16.5		16.25		14.00
			Construction Services	Maximum = 30	27.50		25		28.25		27.5
			Post-construction Services	Maximum = 10	9.00		9.5		7.75		6.75
			Pricing	Maximum = 10	6.00		10		9		7
			Total Score	Maximum = 100	88.00		85.75		86.50		79.00
			TOTAL GROSS PRICE		$2,600,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$2,600,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: N/A
LOW: $0.00
SAVINGS: #VALUE!

0 # IonWave Notifications
0 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.j.**

Meeting Date: April 3, 2018
Item Title: Engineering Services for Relocation of TMPA's Transmission Facilities
Submitted By: Ross Owen, Director of Transmission & Distr
Bid Number: 0536-18

Purchase Justification:

The purpose of this request is to obtain professional engineering services associated with the relocation of TMPA's McCree to Centerville 345 kV transmission line facilities. This relocation is necessary to accommodate the widening of I.H. 635. The project design services will include the preliminary design, cost estimate, and estimated schedule for presentation and acceptance by TxDOT. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is a TMPA project and will be reimbursed at 100%.

Evaluation:

Scarborough Engineers, Inc., was selected as the Most Qualified firm for this project. They have been working closely with TxDOT and TXU and are very familiar with the current issues and conditions associated with the I.H. 635 widening.

Award Recommendation:

Vendor	***Item***	***Amount***
Scarborough Engineers, Inc.	All	$226,708.00
Optional Contingency		22,670.80
	TOTAL:	**$249,378.80**

Basis for Award: Most Qualified
Purchase Requisition #: 39480

Fiscal Impact

Total Project/Account: $1,875,500
Expended/Encumbered to Date: 135

Balance:	$1,875,365
This Item:	249,379
Proposed Balance:	$1,625,986
Account #:	215-3542-3126201-7111

Fund/Dept/Project – Description and Comments:

Electric CIP Fund / Transmission Lines

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2018
Document Location:	Page E01

Budget Director Approval:	Ron Young	**Approval Date:**	03/23/2018
Purchasing Director Approval:	Gary L. Holcomb	**Approval Date:**	03/22/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 39480
BID NO. 0536-18
PAGE: 1 of
BUYER: T. Dabney

ITEM	QTY	UNIT	DESCRIPTION	Scarborough Engineering UNIT PRICE	Scarborough Engineering TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	1	Professional Engineering Services		$249,378.80						
			McCree / Centerville TXDot Project								
			TOTAL GROSS PRICE		$249,378.80						
			CASH DISCOUNT								
			TOTAL NET PRICE		$249,378.80						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

0 # IonWave Notifications
0 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.k.**

Meeting Date: April 3, 2018
Item Title: Wastewater SCADA Network Security Upgrade
Submitted By: Steven Niekamp, Chief Information Officer
Bid Number: 0543-18

Purchase Justification:

The purpose of this request is to provide SCADA network upgrades for Rowlett Creek and Duck Creek Wastewater Treatment Plants. The upgrades include network design, configuration, installation, test verification, and commissioning. Redundancy and separation will be configured and installed for the critical Wastewater SCADA network.

Evaluation:

These services and upgrades are available from Scientel Solutions, LLC, through the Houston-Galveston Area Council (HGAC) Cooperative Purchase Agreement CW10-14. Scientel Solutions, LLC, is a proven vendor for network architecture and implementation.

Award Recommendation:

Vendor	***Item***	***Amount***
Scientel Solutions, LLC	All	$140,265.40
	TOTAL:	**$140,265.40**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 39623

Fiscal Impact

Total Project/Account:	$247,800
Expended/Encumbered to Date:	15,449
Balance:	$232,351
This Item:	140,266
Proposed Balance:	$92,085

Account #: 415-4599-2334116-9029

Fund/Dept/Project – Description and Comments:

IT Project Fund / Wastewater SCADA Network Security Upgrade

Attachments

br 543-18

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2017-18

Document Location: Page 138

Budget Director Approval: Ron Young **Approval Date:** 03/23/2018

Purchasing Director Approval: Gary L. Holcomb **Approval Date:** 03/21/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/15/18
REQ. NO. PR 39623
BID NO. 0543-18
PAGE: 1 of 1
BUYER: Bob Bonnell, C.P.M., MCP

ITEM	QTY	UNIT	DESCRIPTION	Sceintel Solutions, LLC , UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LT	SCADA Network Upgrade		$140,265.40						
			H-GAC CO-OP CW10-14								
			TOTAL GROSS PRICE		$140,265.40						
			CASH DISCOUNT								
			TOTAL NET PRICE		$140,265.40						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: NA
LOW: NA
SAVINGS: NA

NA # IonWave Notifications
NA # IonWave HUBS
NA # Direct Contact HUBS
NA # HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.I.**

Meeting Date: April 3, 2018
Item Title: 2018 Street Replacement Design
Submitted By: Steve Oliver, Streets Director
Bid Number: 0195-18

Purchase Justification:

The purpose of this request is to provide additional designs for the 2018 Street Replacement Design project. The Council has previously authorized a professional service contract with Kimley-Horn and Associates who is currently designing plans for the reconstruction of six (6) streets. During investigations, it was determined that the replacement of Blue Creek Drive between Ridgecove Drive and the Kerry Lane alley should be added to the project, including water and sanitary sewer mains.

Evaluation:

Kimley-Horn and Associates was awarded the 2018 Street Replacement Design project in the amount of $459,710 at the December 12, 2017, City Council meeting. The Council is requested to authorize a Change Order to this contract in the amount of $133,000.00.

Award Recommendation:

Vendor	***Item***	***Amount***
Kimley-Horn and Associates	All	$133,000.00
	TOTAL:	**$133,000.00**

Basis for Award: Change Order
Purchase Requisition #: 39632

Fiscal Impact

Total Project/Account: $25,298,493
Expended/Encumbered to Date: 9,526,977
Balance: 15,771,516
This Item: 133,000

Proposed Balance: $15,638,516

Account #: 831-4693-7101, 220-4049-3019200-7101, & 230-4149-3215700-7101

Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Street Construction - $97,000
Water Commercial Paper / Relocation of Mains Prior to Paving - $18,000
Wastewater Commercial Paper / Relocation of Mains Prior to Paving - $18,000

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2017-18

Document Location: Operating Budget Page 276, CIP Page W03 & WW07

Budget Director Approval: Ron Young **Approval Date:** 03/26/2018

Purchasing Director Approval: Gary L. Holcomb **Approval Date:** 03/23/2018

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/20/2018
REQ. NO. PR 39632
BID NO. 0195-18
PAGE: 1 of 1
BUYER: Guy Trampe

ITEM	QTY	UNIT	DESCRIPTION	Kimley-Horn & Associates UNIT PRICE	Kimley-Horn & Associates TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	C/O to PO 26644 for 2018 Street	$133,000.00	$133,000.00						
			Replacement Design Contract								
			TOTAL GROSS PRICE		$133,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$133,000.00						
			F.O.B.	DELIVERED							
			DELIVERY								

NEXT LOW: **$133,000.00**
LOW: **$133,000.00**
SAVINGS: **$0.00**

0 # IonWave Notifications
0 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

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GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.a.**

Meeting Date: April 3, 2018

Item Title: Z 18-06 Calvert & Co/Architects, Inc. (District 5)

Submitted By: Kira Wauwie, Principal Development Planner

Summary of Request/Problem

Zoning Ordinance Z 18-06 Calvert & Co/Architects, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-06 Ordinance
Z 18-06 Exhibit A
Z 18-06 Exhibit B
Z 18-06 Exhibit C
Z 18-06 Exhibit D
Z 18-06 Exhibit E
Z 18-06 Exhibit F

ZONING FILE NO. Z 18-06

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 08-52 FOR COMMUNITY RETAIL USES, 2) A CONCEPT PLAN, AND 3) A DETAIL PLAN FOR AUTOMOBILE REPAIR, MINOR ON AN 3.096-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) 08-52 DISTRICT FOR COMMUNITY RETAIL USES AND LOCATED AT 3300 SOUTH SHILOH ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING FOR A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 26th day of February, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of 1) an amendment to Planned Development (PD) District 08-52 for Community Retail Uses, 2) a Concept Plan, and 3) a Detail Plan for Automobile Repair, Minor Use made by **Calvert & Co/Architects, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an amendment to Planned Development (PD) District 08-52 for Community Retail Uses, 2) a Concept Plan, and 3) a Detail Plan for Automobile Repair, Minor Use and located at 3300 South Shiloh Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

ZONING FILE NO. Z 18-06

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____day of_____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

ZONING FILE NO. Z 18-06

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-06

BEING all of that 3.096 acre tract of land situated in the John Casey Survey, Abstract Number. 351, in the City of Garland, Dallas County, Texas, and being a tract of land convoyed to RRREI Limited Partnership by deed recorded in Instrument No. 201070205925, of the Deed Records of Dallas County, Texas., and being all of Lot 8R, Block 1 of Wal-Mart Super Center 2 Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 87242, Page 15919, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2' iron rod found at the intersection of the North line of Myers Addition, an Addition to said City according to the Plat recorded in Volume 90009, Page 3147 of the Map Records of Dallas County, Texas, and the East line of South Shiloh Road (100' right of way), said point being the Southwest corner of the herein described tract:

THENCE North, along said East line, a distance of 320.00 feet to a 1/2" iron rod found at the Southwest corner of Lot 12R, of said Wal-Mart Super Center 2 Addition;

THENCE East, along the common line of said Lot 8R, and Lot 12R, a distance of 428.12 feet to an HX" found cut into concrete which bears North 55^{0} 11 ' 22 " West. 0.83 feet from the most Westerly North corner of Lot 6R, of said Wal-Mart Super Center 2 Addition;

THENCE South along the common line of Lot 8R, and Lot 6R passing at a distance of 82.44 feet more or less the North corner of Lot 7R of said Wal-Mart Super Center 2 Addition, in all a total distance or 234.48. feet to a 1/2 inch iron rod found at the North corner of the Wysong Addition No. 1., an addition to said City according to the plat recorded in Volume 74230, Page 1216 said Map Records

THENCE South 31 ^{0} 14 ' 18 " West along the common

line of said Lot 8R, and said Wysong Addition, a distance of 100.01 feet to a 1/2 inch iron rod which bears South 88 ^{0} 38 ' 02 " West, 5.01 feet at the most Northerly East corner of said Myers Addition;

THENCE West, along the common line of said Lot 8R, and said Myers Addition, a distance of 376,25 feet to the POINT OF BEGINNING, and containing 134,780 square feet or 3.096 acres of land, more or less

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-06

3300 South Shiloh Road

I. Statement of Purpose: The purpose of this Planned Development District is to permit the development of an Automobile Repair, Minor Use on the subject property subject to conditions.

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

III. General Regulations: All regulations of the Community Retail (CR) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773 shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

A. Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C.

B. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit D. In the event of a conflict between the Detail Plan and the following conditions, the conditions shall prevail.

V. Specific Regulations:

A. Uses: The use permitted shall be Automobile Repair, Minor specifically including the following "light repair" services for passenger cars and light to medium duty trucks:

- Engine and transmission oil changes (including filters)
- Tire sales (including balancing and flat repair)
- Wheel alignment
- Battery sales
- Brake repair
- Alternator repair
- Lamps and bulb replacement
- Electrical repair
- Wiper blade replacement
- Air conditioning service

EXHIBIT B

In addition, the following uses are not considered "light repair" and are specifically prohibited:

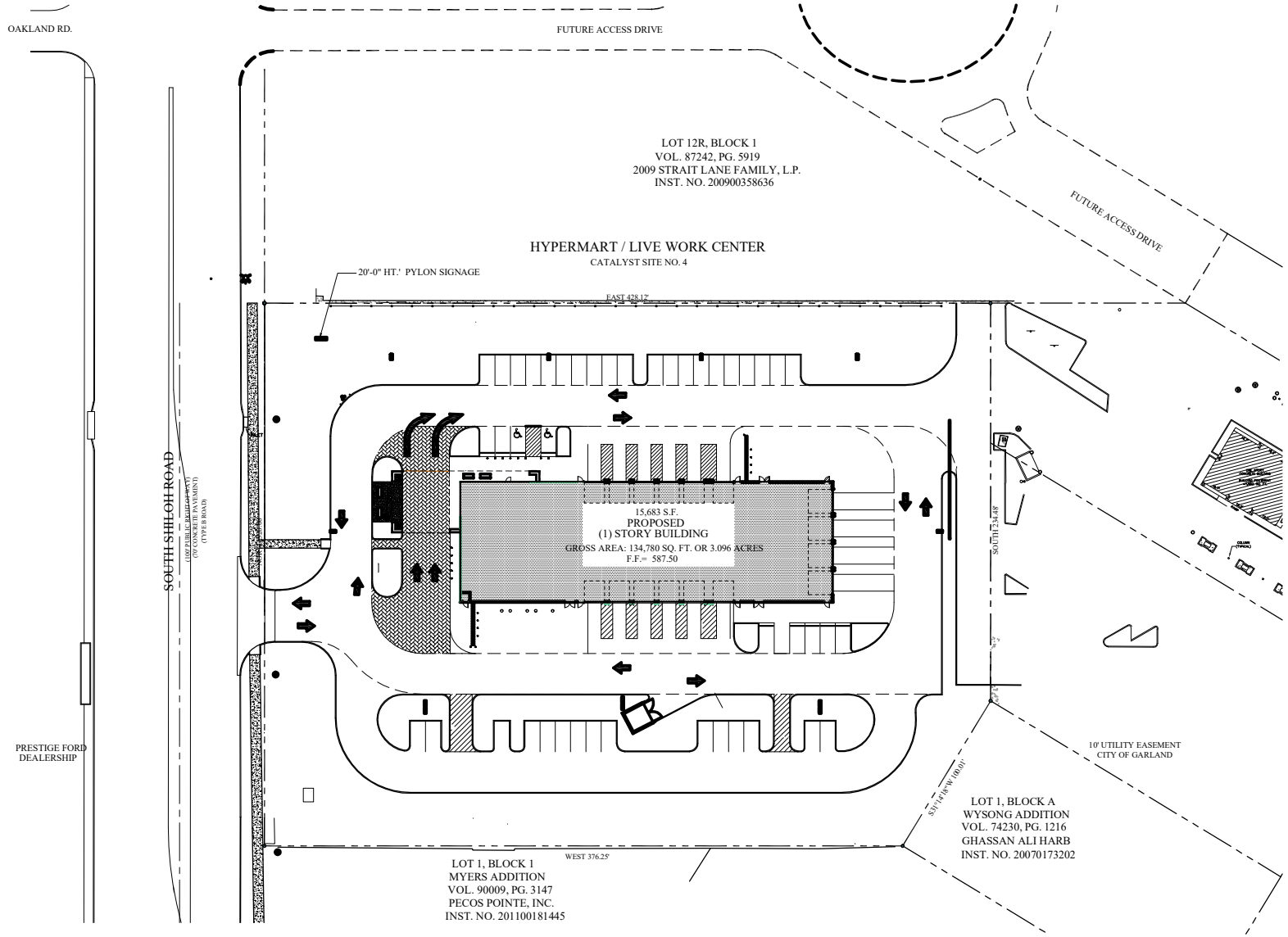
- Paint & body repair
- Sprayed pick-up bed liners
- Engine rebuild and/or replacement
- Transmission rebuild and/or replacement
- Outside storage of any type

B. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit E.

C. Building Elevations: The building elevations shall be in general conformance with Exhibit F.

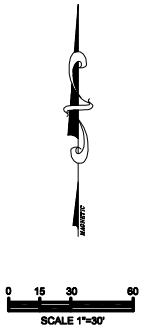
D. Special Development Standards:

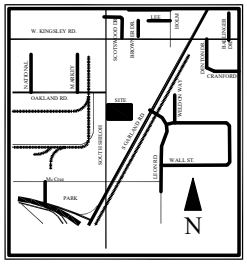
1) All repair work shall be confined within the building. Vehicle repair shall not be allowed outside of the building.
2) The Quick Lane facility shall be constructed in accordance with the approved Site Plan, Floor Plan, Building Materials, Colors, Finishes and Landscaping.
3) Electric meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.
4) Parking: Parking counts shall meet the current city standards.
5) Streetscape and landscaping
   a) Streetscape lamp posts shall be in similar design as detailed on the approved plans.
   b) Existing trees (shown to remain) shall be protected during the development of the site.
   c) The hours of operation shall be limited to 7am to 7pm, Monday through Saturday.
6) Building Elevations.
   a) Shall be in accordance with the approved building elevations.
   b) Maximum building height shall be 24'0".
7) At least one individual shall be trained and responsible for workplace safety.
8) All hazardous liquids and other materials shall be properly stored and disposed of.



1 CONCEPT SITE PLAN

SCALE 1"=30'-0"





VICINITY MAP

SITE: SUMMARY
LOT BR, BLOCK 1
GROSS AREA: 134, 780 S.F.
3.96 ACRES
NET AREA: 98,377 S.F.
2.26 ACRES
FAR
0.116:1

PARKING:

- 1 PARKING SPACE PER 400 S.F.
  GROSS FLOOR AREA WITHOUT BAYS
  = 4,946 s.f. = 12 PARKING SPACES
- 2 PARKING SPACES PER REPAIR BAY
  SERVICE BAY (16) BAYS
  REQUIRED = 32 PARKING SPACES
  TOTAL: REQUIRED = 44 PARKING SPACES
  TOTAL: PROVIDED = 44 PARKING SPACES

BUILDING: SUMMARY

16 BAY MINOR AUTO REPAIR
SERVICE AREA——12,017 S.F.
PARTS——759 S.F.
TIRE STORAGE——500 S.F.
RECEPTION——3,666 S.F.
BUILDING S.F.——15,683 S.F.

ARCHITECT:
Richard Calvert
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carrollton, tx. 75006
Phone: (972)446-0493

LANDSCAPE ARCHITECT:
Brian D. Adams
Superscapes, Inc
1500 Capital Drive
carrollton, tx. 75006
Phone: (972)712-0353

DEVELOPERS:
Randall Reed's Prestige Ford

GRAVITY
CREATE • CONSTRUCT • ATTRACT
DALLAS • DENVER

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Phone: (469) 374-0810
glenn.campbell@gwcengineering.com

CASE NO: 171005-2

LOT 8R BLOCK 1
WAL-MART SUPER CENTER 2 ADDITION
134,780 SQ. FT. OR 3.096 ACRES

CONCEPT PLAN

Quick Lane
TIRE AUTO CENTER
3300 S. Shiloh Road
Garland, Tx

EXHIBIT C

issue date
Jan. 09, 2018
FEB 07, 2018

REGISTERED ARCHITECT
RICHARD CALVERT
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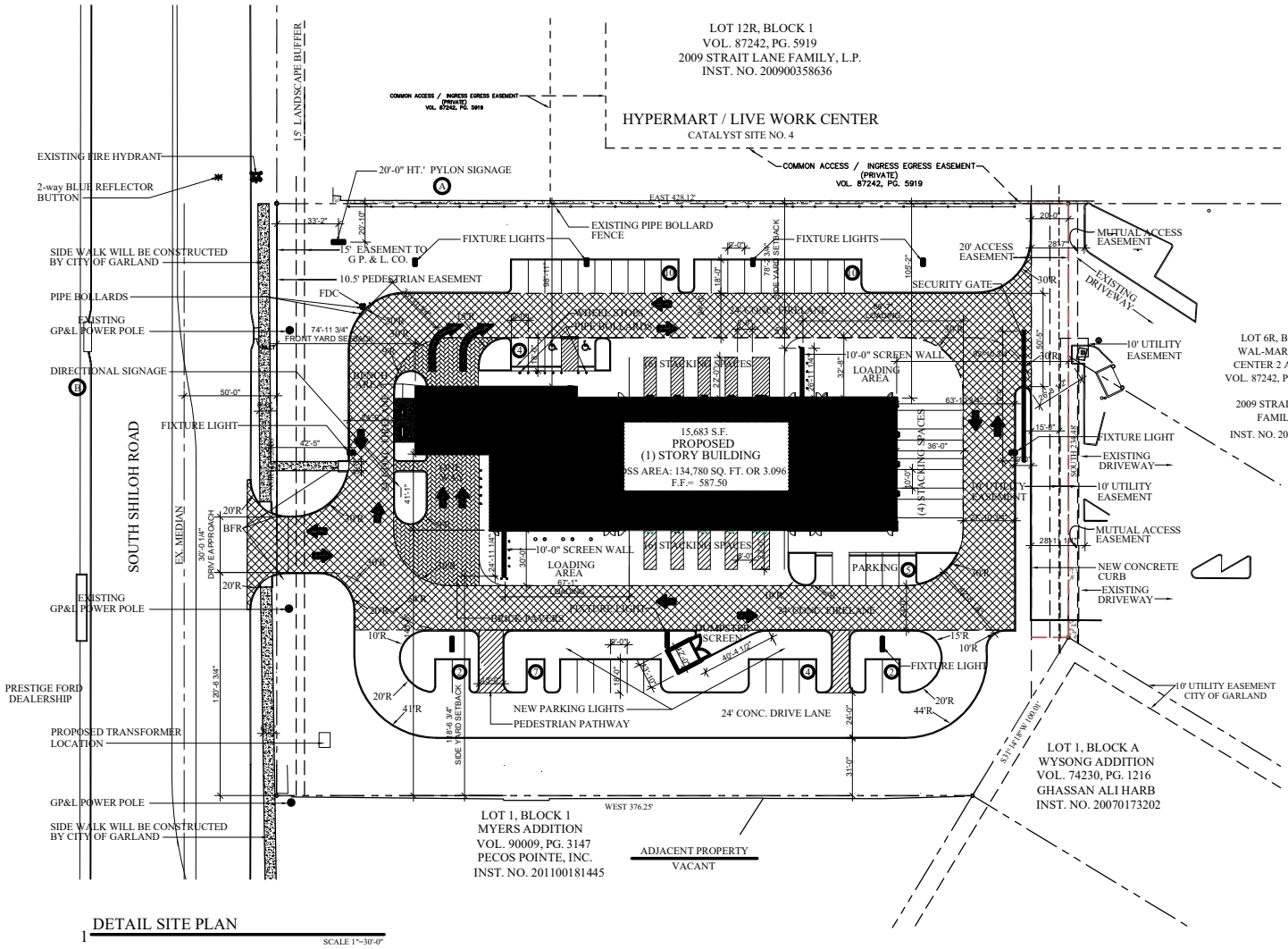
of

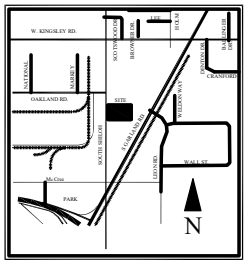


1 DETAIL SITE PLAN

SCALE 1"=30'-0"

0 15 30 60

SCALE 1"=30'



VICINITY MAP

LEGEND:

- 24'-0" CONCRETE FIRELANE
- PROPOSED BUILDING
- BRICK PAVERS
- PROPERTY LINE
- FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GP&L POWER POLE
- NEW PARKING LOT FIXTURE LIGHTS
- 2-way BLUE REFLECTOR BUTTON

SITE: SUMMARY
LOT BR, BLOCK 1
GROSS AREA: 134, 780 S.F.
3.96 ACRES
NET AREA: 98,377 S.F.
2.26 ACRES
FAR
0.116:1

PARKING:

- 1 PARKING SPACE PER 400 S.F.
  GROSS FLOOR AREA WITHOUT BAYS
  = 4,946 s.f. = 12 PARKING SPACES
- 2 PARKING SPACES PER REPAIR BAY
  SERVICE BAY (16) BAYS
  REQUIRED = 32 PARKING SPACES
  TOTAL: REQUIRED = 44 PARKING SPACES
  TOTAL: PROVIDED = 44 PARKING SPACES

BUILDING: SUMMARY

16 BAY MINOR AUTO REPAIR
SERVICE AREA——12,017 S.F.
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ARCHITECT:
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CASE NO: 171005-2

LOT 8R BLOCK 1
WAL-MART SUPER CENTER 2 ADDITION
134,780 SQ. FT. OR 3.096 ACRES

DETAIL PLAN

Quick Lane
TIRE AUTO CENTER
3300 S. Shiloh Road
Garland, Tx

EXHIBIT D

issue date
Jan. 09, 2018
FEB 07, 2018

REGISTERED ARCHITECT
RICHARD CALVERT
STATE OF TEXAS

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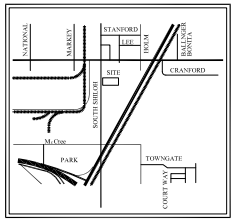


VICINITY MAP

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% (irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

PLANT LIST

LARGE TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
9	BC	Bald Cypress	*Taxodium distichum*	3" cal.	container grown, 13' ht., 4'-5' spread min.
7	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13'-14' ht. min. 4' spread min.
10	CP	Chinese Pistache	*Pistachia chinensis*	3" cal.	B&B, 13' ht. min. 5' spread min.
10	LO	Live Oak	*Quercus virginiana*	3" cal.	container grown, 13' ht. min, 4'-5' spread min.

SMALL TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
6	CM	Crepe Myrtle 'Dallas Red'	*Lagerstroemia indica 'Dallas Red'*	8' ht.	container grown, 3-5 cane no cross canting, 1.5" cal. min.
10	ERC	Eastern Red Cedar	*Juniperus virginiana*	8' ht.	B&B, full to base, 1.5" cal. min.

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
300	MFG	Mexican Feathergrass	*Nassella tenuissima*	1 gal.	container, grown, full plant, 36" o.c.
26	RY	Red Yucca 'Brakelights'	*Hesperaloe parviflora 'Brakelights'*	5 gal.	container, full plant, 36" o.c.
78	SWG	Switchgrass 'Heavy Metal'	*Panicum sp. 'Heavy Metal'*	5 gal.	container, full plant, 36" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
825	BKSG	Berkeley Sedge	*Carex divulsa*	4" pots	container full top of container, 12" o.c.
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes
245	SC	Seasonal Color		4" pots	container, full plant, selection at time of install, 12" o.c.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

Note: Per City of Garland all caliper sizes are measured at 12" above rootball for large 3"cal. trees and 6" above root ball for 1.5" cal. small trees. Note to contractor: this contradicts American Standard for Nursery Stock measurment practices

No landscaping such as trees, hedges, or structures above and underground shall be located within existing or proposed utility easements and right of way.

Any landscape or irrigation in R.O.W. or easements will require License Agreement of Real Prop Agreement

GRAPHIC PLANT LEGEND

CEDAR ELM
BALD CYPRESS
LIVE OAK
CHINESE PISTACHE
CREPE MYRTLE
EASTERN RED CEDAR
Switchgrass 'Heavy Metal'
Red Yucca
Mexican Feather Grass
Berkeley Sedge
Seasonal Color
LAWN, SOLID SOD BERMUDAGRASS
DECOMPOSED GRANITE 3" DEPTH WEED BARRIER FABRIC REFER TO NOTES L1.02
★ INDICATES MITIGATION TREES
60' RADIUS

PLANT LEGEND

QUANTITY
PLANT TYPE

TREES

TYPE	COMMON NAME
BC	Bald Cypress
CE	Cedar Elm
CM	Crepe Myrtle 'Dallas Red'
CP	Chinese Pistache
ERC	Eastern Red Cedar
LO	Live Oak

SHRUBS

TYPE	COMMON NAME
MFG	Mexican Feathergrass
RY	Red Yucca 'Brakelights'
SWG	Switchgrass 'Heavy Metal'

GROUNDCOVERS

TYPE	COMMON NAME
BKSG	Berkeley Sedge
SC	Seasonal Color

LARGE CANOPY TREE CREDITS ALONG SHILOH ROAD

TREE TYPE	TREE SIZE	CREDITS
LIVE OAK	26"	3
RED OAK	19"	2
LIVE OAK	28"	3
LIVE OAK	24"	3
LIVE OAK	60"	3
TOTAL CREDITS		14

LANDSCAPE TABULATIONS

STREET REQUIREMENTS
Requirements: (1) tree, 3" cal., and (7) shrubs per 30 L.f. of landscape buffer.
All parking spaces must be screened by a berm or shrubs, 24"ht., / 75% turf grass

SHILOH ROAD: 320.00 L.f. / 15' Buffer

Required	Provided
(11) trees, 3" cal.	(14) large canopy trees credits
(77) shrubs	(112) shrubs

PARKING LOT: (41 SPACES / 19,944 s.f.)
Requirements: (1) tree, 3" cal., per (10) parking spaces: All parking spaces shall be no further than 60' of a required tree. 5% of parking lot required to be landscape.

Required	Provided
(5) trees, 3" cal.	(10) trees, 3" cal.
998 s.f. (5%)	16,810 s.f. (8.9%)

PARKING:

- 1 PARKING SPACE PER 400 S.F. GROSS FLOOR AREA
- 2 PARKING SPACES PER REAPIR BAY

RECEPTION 3,666 S.F. /400 = 9 PARKING SPACES
SERVICE BAY (16) BAYS
REQUIRED = 32 PARKING SPACES
TOTAL: REQUIRED = 41 PARKING SPACES
TOTAL: PROVIDED = 42 PARKING SPACES

BUILDING: SUMMARY

16 BAY MINOR AUTO REPAIR
SERVICE AREA——12,017 S.F.
PARTS——759 S.F.
TIRE STORAGE——500 S.F.
RECEPTION——3,666 S.F.
BUILDING S.F.——15,683 S.F.

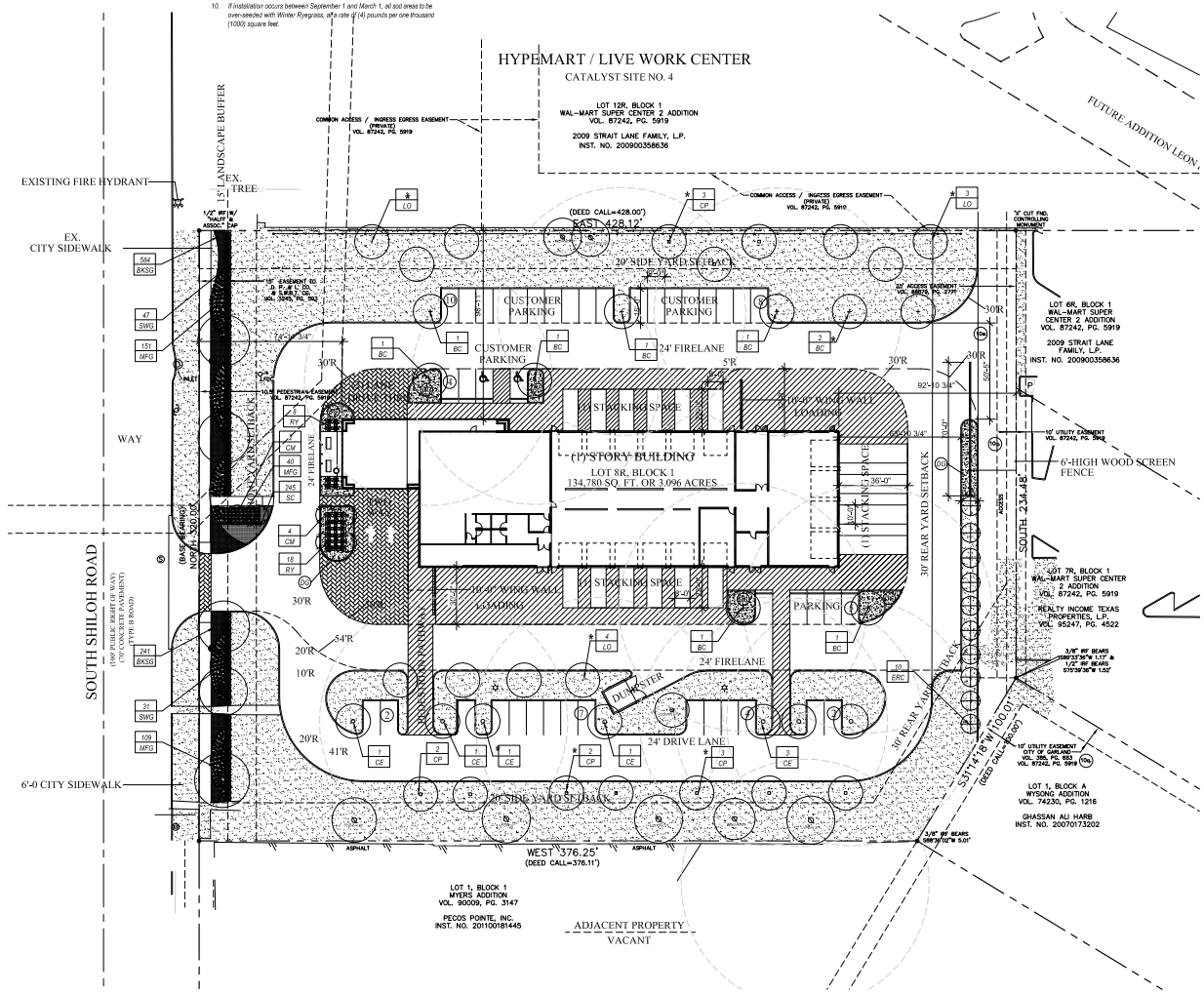
LOT 8R, BLOCK 1
WAL-MART SUPER CENTER 2 ADDITION
134,780 SQ. FT. OR 3.096 ACRES

SITE: SUMMARY
LOT 8R, BLOCK 1
134, 780 S.F.
3.96 ACRES

DEVELOPERS:
RANDALL REED'S PRESTIGE FORD

ARCHITECT:
Richard Calvert
calvert & co./architects, inc.
1001 w. main street
carrollton, tx. 75006
Phone: (972)446-0493

CASE NO: 171005-2



01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

0 15 30 60

EXHIBIT E

Superscapes, Inc.
1500 Capital Drive |
Carrollton, Texas 75006
972-712-0353

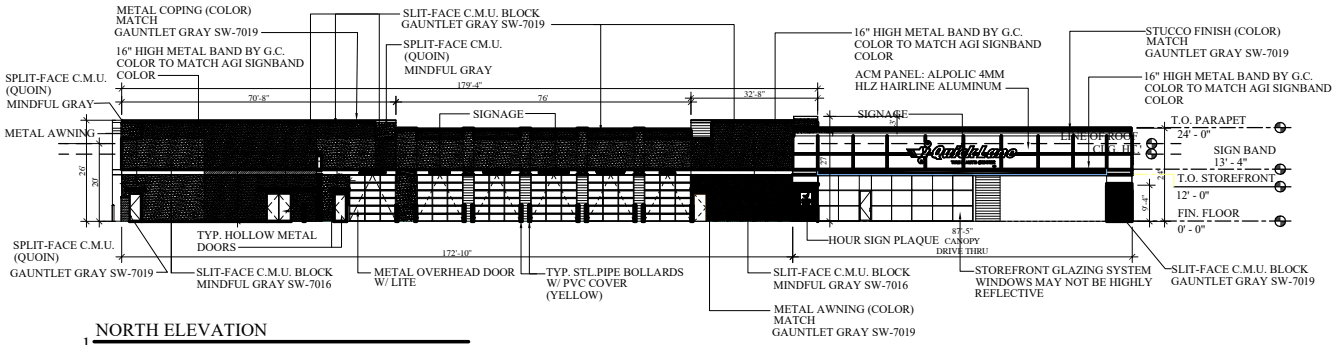
QUICK LANE TIRE AUTO CENTER
3300 SOUTH SHILOH ROAD
GARLAND, TEXAS

Issue For:
- Design Development
- Progress
- Bidding
- Permit
- Construction

Original Issue Date: DECEMBER 28, 2017

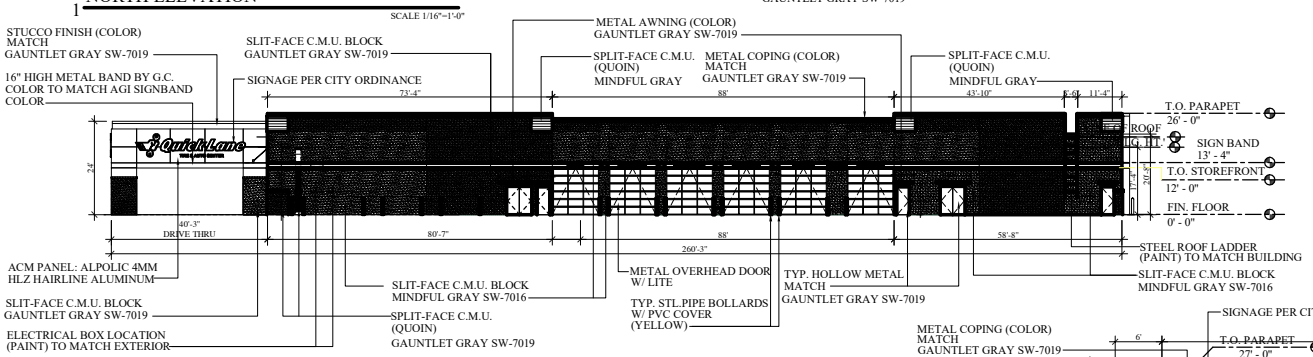
Sheet Description: LANDSCAPE PLAN

Drawn By: BDA
Checked By: BDA
Current Date: FEB. 05, 2018
Drawing #: L1.01



1 NORTH ELEVATION

SCALE 1/16"=1'-0"



2 SOUTH ELEVATION

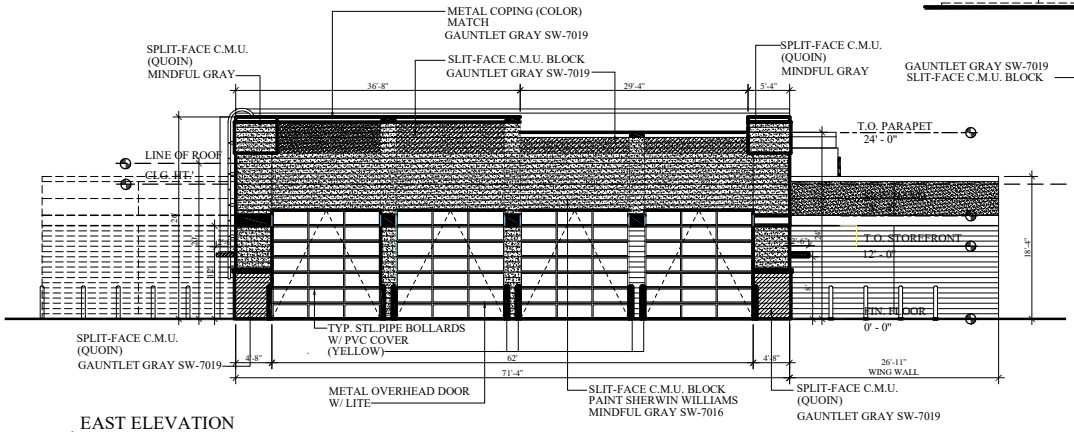
SCALE 1/16"=1'-0"

VERTICAL ARTIULATION:

SOUTH SHILOH	
BUILDING TOTAL STREET-FACING	
FACE WIDTH	102'
20% MIN. WIDTH	20'-6"
TOTAL HEIGHT ARTICULATION FOR FLAT ROOF 3' HIGH EVERY 50'	

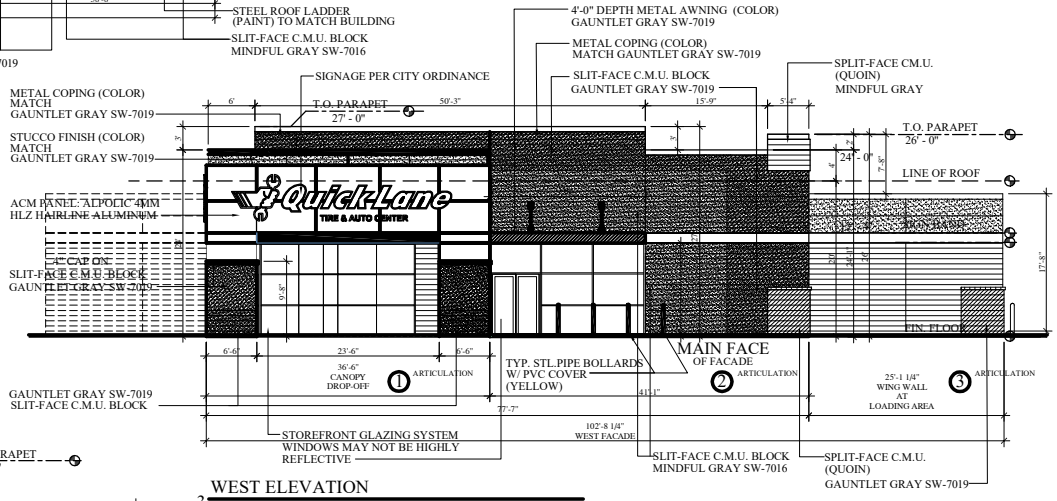
HORIZONTAL ARTIULATION:

SOUTH SHILOH	
BUILDING TOTAL STREET-FACING	
FACE WIDTH	102'-8"
30% MIN. WIDTH	30'-8"
ARTICULATION WIDTH ON BUILDING	36'-6"
DEPTH ARTICULATION WITH 4' MIN. DEPTH	102 ÷ 30 = 3.4
TOTAL ARTICULATION DEPTH	



4 EAST ELEVATION

SCALE 1/8"=1'-0"



3 WEST ELEVATION

SCALE 1/8"=1'-0"

MATERIALS TABLE: EXTERIOR WALLS:

MATERIAL:	COLOR:	
CONCRETE MASONRY UNIT (SPLIT-FACE)	GAUNTLET GRAY SW-7019 MINDFUL GRAY SW-7016	SHERMWAN WILLIAMS
CONCRETE MASONRY UNIT (SPLIT-FACE)	GAUNTLET GRAY SW-7019 MINDFUL GRAY SW-7016	SHERMWAN WILLIAMS
METAL COPING	GAUNTLET GRAY	
METAL : ACM PANEL: ALPOLIC 4MM HLZ HAIRLINE ALUMINUM	METALLIC SILVER-ME150	
METAL SIGN BAND	ORANGE	
1 1/2" STUCCO FINISH	GAUNTLET GRAY SW-7019	SHERMWAN WILLIAMS
METAL AWNING	GAUNTLET GRAY SW-7019	
HOLLOW METAL DOORS	GAUNTLET GRAY	

MATERIALS TABLE: EXTERIOR WALLS: CALCULATIONS:

TABLE:	MASONRY: SLPIT-FACE C.M.U.	1 1/2" STUCCO FINISH	ACM PANEL: 4MM HLZ HAIRLINE ALUMINUM	GLAZING	OPENING
NORTH FACADE: 4,672 S.F.	3,594 S.F. / 77%	174 S.F. / 4%	904 S.F. /19%	983 S.F.	489 S.F.
SOUTH FACADE: 5,188 S.F.	4,676 S.F. / 90%	80 S.F. / 2%	432 S.F. / 8%		1,029 S.F.
EAST FACADE: 1,127 S.F.	1,127 S.F. / 100%	-	-		672 S.F
WEST FACADE: 1,960 S.F.	1,372 S.F. / 70%	190 S.F. / 10%	395 S.F. / 20%	465 S.F.	

NOTES:

C.M.U. BLOCK MUST BE INTEGRALLY COLORED, CLASSED AS SEVERE WEATHER GRADE AND MAY BE USED TO MEET UP TO 50% OF THE MINIMUM MASONRY REQUIREMENTS.

STUCCO COLOR MUST BE COLOR INTRINSIC AND IT MUST BE APPLIED IN 3 STAGE PROCESS IN ACCORDANCE WITH INDUSTRY STANDARDS.

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Phone: (972)446-0493

DEVELOPERS:
Randall Reed's Prestige Ford

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LOT 8R BLOCK 1
WAL-MART SUPER CENTER 2 ADDITION
134,780 SQ. FT. OR 3.096 ACRES

ELEVATIONS

CASE NO: 171005-2

Quick Lane
TIRE AUTO CENTER
3300 S. Shiloh Road
Garland, Tx

EXHIBIT F

issue date
Jan. 09, 2018

calvert & co./architects, inc.
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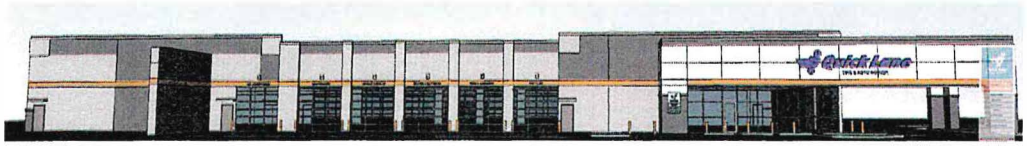
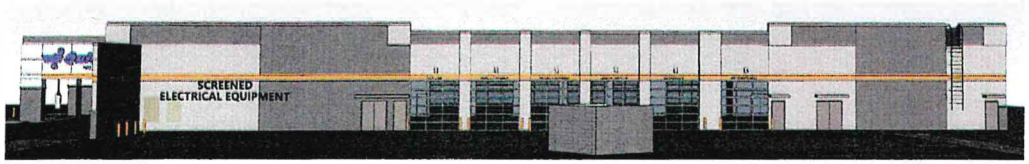
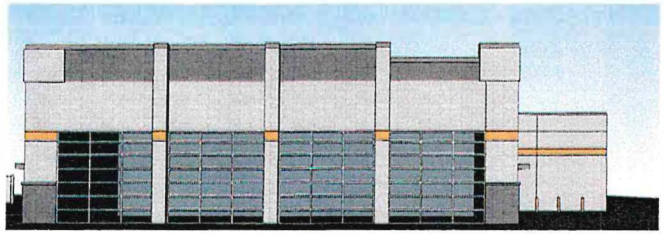


1 NORTH ELEVATION



2 SOUTH ELEVATION

3 WEST ELEVATION



4 EAST ELEVATION

LOT 8R, BLOCK 1
WAL-MART SUPER CENTER 2 ADDITION
134,780 SQ. FT. OR 3.096 ACRES

SIGN PLAN

CASE NO: 171005-2

Quick Lane
TIRE AUTO CENTER
3300 S. Shiloh Road
Garland, Tx

issue date

REGISTERED ARCHITECT STATE OF TEXAS

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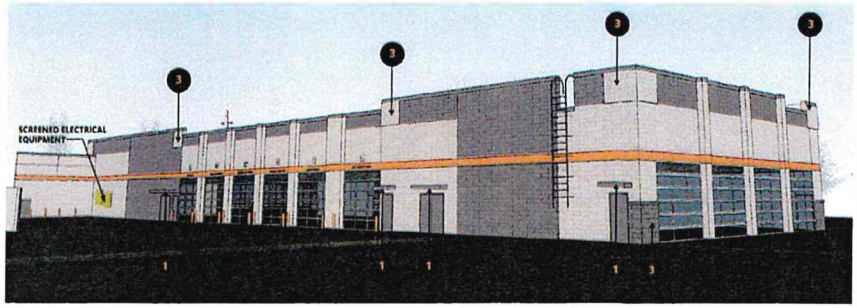
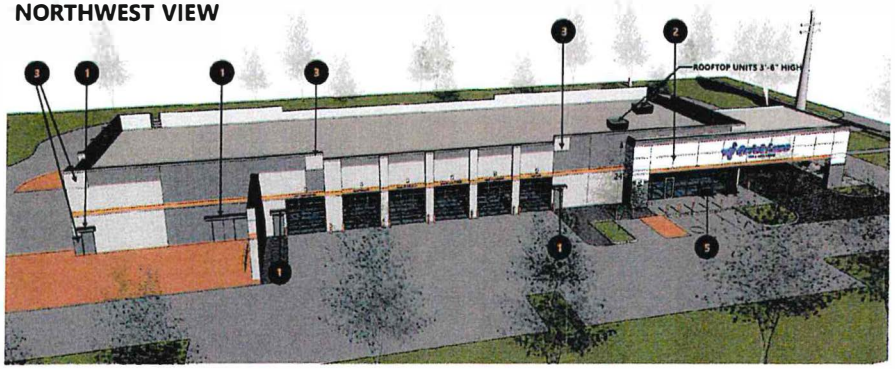
EXHIBIT F

NORTHWEST VIEW

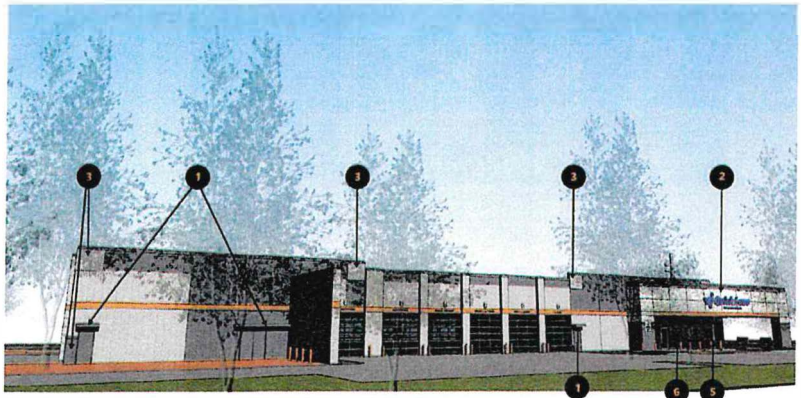


SOUTHEAST VIEW



AERIAL VIEW NORTHEAST VIEW

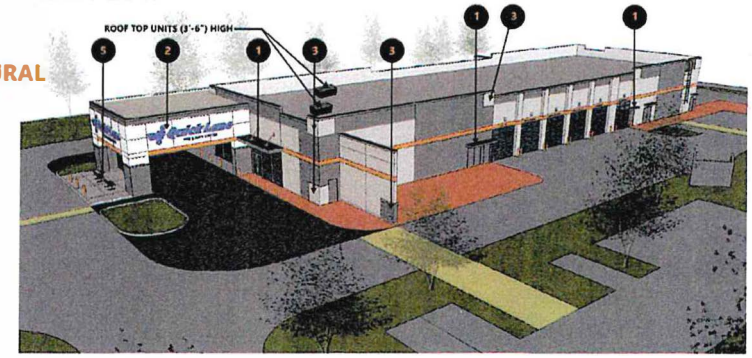
WEST VIEW



NORTHEAST VIEW

ARCHITECTURAL ELEMENTS:

1. METAL AWNING
2. DROP-OFF CANOPY
3. QUOINS
4. DISTINCTIVE LIGHTING
5. BENCHES
6. DISPLAY WINDOWS



AERIAL SOUTHWEST VIEW

CASE NO: 171005-2

Quick Lane
TIRE AUTO CENTER
3300 S. Shiloh Road
Garland, Tx

issue date

REGISTERED ARCHITECT STATE OF TEXAS

calvert & co.architects, inc.
1001 w. main street
carrollton, tx. 75006
(972)446-0493

sheet P5.0 of

EXHIBIT F

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.b.**

Meeting Date: April 3, 2018

Item Title: Z 17-26 NH Consulting (District 3)

Submitted By: Josue De La Vega, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 17-26 NH Consulting

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 17-26 Ordinance

Z 17-26 Exhibit A

Z 17-26 Exhibit B

Z 17-26 Exhibits C-E

ZONING FILE NO. Z 17-26

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AMENDMENTS TO PLANNED DEVELOPMENT (PD) 06-08 FOR COMMUNITY RETAIL USES, 2) A DETAIL PLAN FOR HOTEL/MOTEL, LIMITED SERVICE AND 3) A SPECIFIC USE PROVISION FOR HOTEL/MOTEL, LIMITED SERVICE ON A 1.8008-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) 06-08 DISTRICT FOR COMMUNITY RETAIL USES AND LOCATED AT 4002 EASTON MEADOWS DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 26th day of February, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of 1) Amendments to Planned Development (PD) 06-08 for Community Retail Uses, 2) a Detail Plan for Hotel/Motel, Limited Service and 3) a Specific Use Provision for Hotel/Motel, Limited Service made by **NH Consulting**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) Amendments to Planned Development (PD) 06-08 for Community Retail Uses, 2) a Detail Plan for Hotel/Motel, Limited Service and 3) a Specific Use Provision for Hotel/Motel, Limited Service on a 1.8008-acre tract of land zoned Planned Development (PD) 06-08 District for Community Retail Uses and located at 4002 Easton Meadows Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____day of_____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ZONING FILE NO. Z 17-26

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 17-26

Being a tract of land situated in the John Smith Survey, Abstract No. 1360, and in the Thomas Stone Survey, Abstract No. 1330, in the City Of Garland, Dallas County, Texas, and being a remaining part Of the 4.1749 acres tract described in the Special Warranty Deed to Ameritrust, Texas, N .A., Custodian of Rollover Individual Retirement Account for the Benefit of William R. Waugh, dated January 14, 1993, and recorded in Volume 93013, Page 5094 in the Dallas County Deed Records, and also being a part of Lot I, Block I of "Faulkner Meadows No. 2", an addition to the City of Garland, recorded in Volume 83039, Page 0865 in the Dallas County Map Records, and being more particularly described as follows:

BEGINNING at a set scribed "X" on the Northeast right-of-way line of Roan Road (100-foot-wide right-of-way), at the Southwest corner of said 4.1749 acres' tract, said ''X" being South 34 degrees 53 minutes 44 seconds East 188.22 feet (long chord), from the intersection of the projected center of Easton Meadows Drive (40-foot-wide access easement and private roadway, as described in said "Faulkner Meadows No. 2" addition), and the Northeast line of Roan Road;

THENCE North 00 degrees 07 minutes 47 seconds East 154.13 feet leaving the Roan Road right of-way and along the West

side of said 4.1749 acres' tract and along the East side of the 0.2014 acres' tract described as Tract C in the deed to Federal Savings and Loan Insurance Corporation, recorded in Volume 88073, Page 1566 in the Dallas County Deed Records, to a set scribed "X" in concrete pavement;

THENCE South 89 degrees 52 minutes 13 seconds East, 361.05 feet along the center of Easton Meadows Drive and 40-foot-wide access easement to a found scribed ''X";

THENCE Southeasterly, an arc distance of 158.48 feet along a curve to the right and continuing along the center of said Easton Meadows Drive and 40-foot-wide access easement, to a found scribed "X", said cunre having a radius of 250.00 feet, a central angle of 36 degrees 19 minutes 16 seconds, and to long chord bears South 71 degrees 42 minutes 35 seconds East, 155.84;

THENCE Southeasterly, an acre distance of 158.48 feet along a curve to the right and continuing along the center of said Easton Meadow Drive, and 40-foot-wide access easement to a found scribed "X", said curve having a radius of 250.00 feet, a central angle of 36 degrees 19 minutes 16 seconds, and the long Chord bears South 71 degrees 42 minutes 35 seconds East, 155.84 feet;

THENCE South 51 degrees 59 minutes 42 seconds West, 155.70 feet along the North side of Lot IA, Block 1 of the "Re-plat — Faulkner Meadows No. 2", an addition to the City of Garland, recorded in Volume 97122, Page 4554 in the Dallas County, map Records to a found 1/2-inch iron rod;

THENCE North 38 degrees 00 minutes 18 seconds West, 14.00 feet continuing along the North side of Lot IA, to a found 1/2-inch iron rod;

THENCE South 89 degrees 28 minutes 28 seconds West, Il 1.48 feet, continuing along the North side of Lot IA to a found 1/2-inch iron rod;

THENCE South 5 1 degrees 59 minutes 42 seconds West, 70.63 feet, continuing along the North side of Lot IA to a found 1/2-inch iron rod;

THENCE South 42 degrees 05 minutes 52 seconds West, 84.20 feet, continuing along the North side of Lot IA, to a found 1/2-inch iron rod;

THENCE North 47 degrees 54 minutes 08 seconds West, 39.34 feet, along the Northeast line of

Bob Town Road (variable width right-of-way), to a found 1/2-inch iron rod;

THENCE South 76 degrees 37 minutes 52 seconds West, 51.45 feet continuing along the Northeast line of Bob town Road to a set 1/2-inch iron rod;

THENCE Northwesterly, an arc distance of 17.93 feet, along a curve to the left and along the Northeast line of said Roan Road, to a set 1/2-inch iron rod, said curve having a radius of 850.00 feet, a central angle of 01 degree 12 minutes 31 seconds, and the long chord bears North 48 degrees 08 minutes 27 seconds West 17.93 feet;

THENCE Northwesterly, an arc distance of 86.93 feet continuing along the Northeast line of Roan Road and along a reverse curve to the right, having a radius of 750.00 feet, a central angle of 06 degrees 38 minutes 28 seconds, and the long chord bears North 45 degrees 25 minutes 28

seconds west, 86.88 feet to the POINT OF BEGINNING and containing 1.8008 acres of land, more or less.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-26

4002 Easton Meadows Drive

I. **Statement of Purpose:** The purpose of this Planned Development (PD) is to allow a Hotel/Motel, Limited Service.

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

III. **General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.

V. **Detail Plan:**

A. Permitted Uses: The land uses are as permitted in the Community Retail (CR) District. However, Automobile Repair, Minor and Laundry, Self-Serve (Laundromat) are not permitted.

B. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.

C. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.

D. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

E. Building Height: The maximum building height shall be fifty-seven (57) feet.

EXHIBIT B

F. Number of Guest Rooms: The Hotel/Motel, Limited Service shall have a minimum of seventy-one (71) guest rooms.

G. Conference or Meeting Space: The Hotel/Motel, Limited Service shall provide at least 600 square feet of meeting or conference rooms.

H. Landscape Buffer Along Roan Road: No landscape buffer shall be required for the southernmost ninety-one (91) feet of property along Roan Road. With the exception of the above-stated portion of the landscape buffer, the site shall meet overall site, buffer and parking lot landscaping requirements as set forth in the Garland Development Code (GDC).

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-26

4002 Easton Meadows Drive

II. Statement of Purpose: The purpose of this Specific Use Provision is to allow Hotel/Motel, Limited Service.

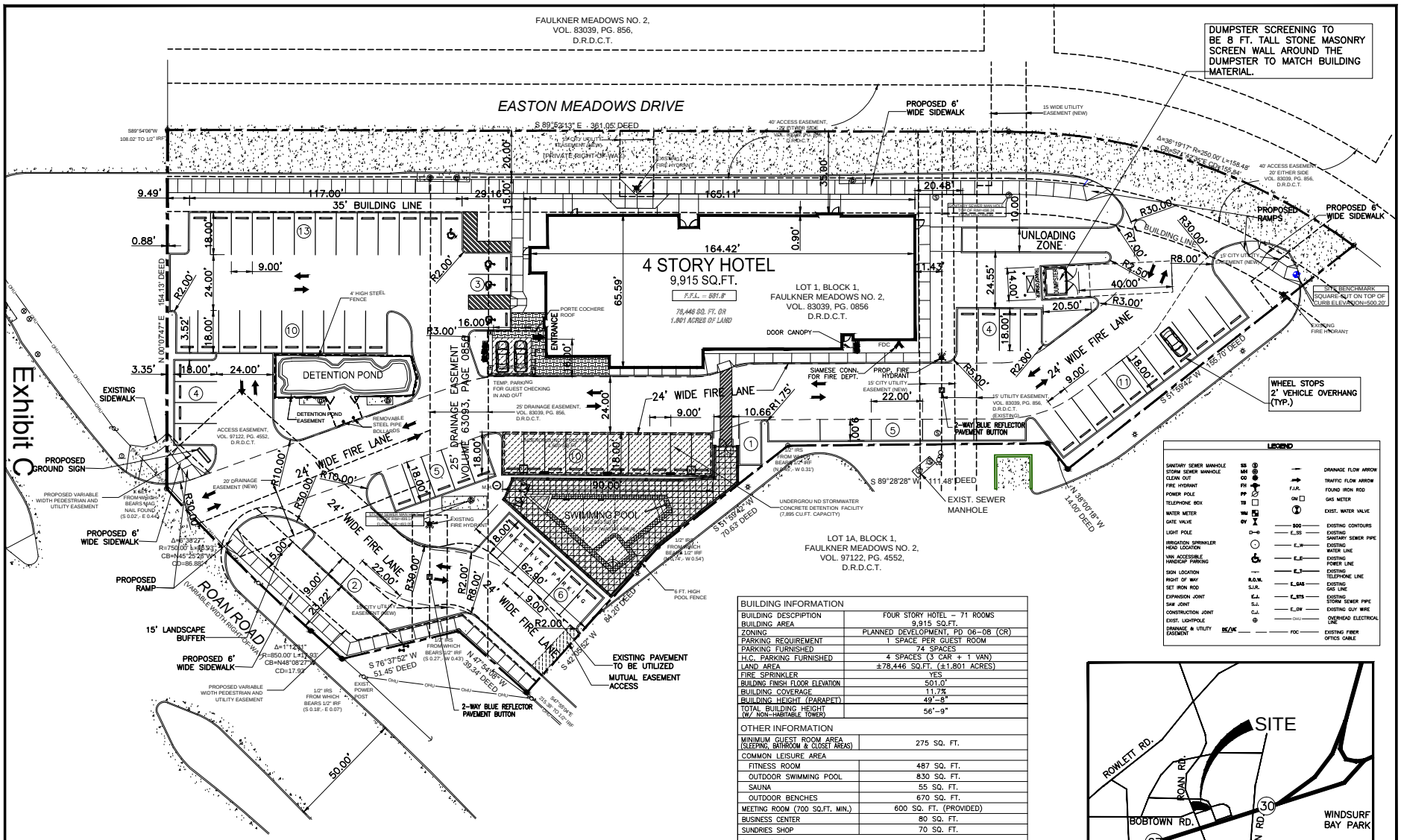
II. Statement of Effect: This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

VI. General Regulations: All regulations of the Community Retail (CR) 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.

VII. Specific Regulations:

A. Specific Use Provision: The Specific Use Provision for Hotel/Motel, Limited Service shall be in effect for a period of thirty (30) years.

EXHIBIT B



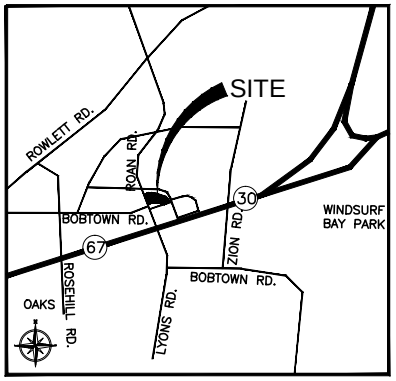
BUILDING INFORMATION	
BUILDING DESCPIPTION	FOUR STORY HOTEL – 71 ROOMS
BUILDING AREA	9,915 SQ.FT.
ZONING	PLANNED DEVELOPMENT, PD 06-08 (CR)
PARKING REQUIREMENT	1 SPACE PER GUEST ROOM
PARKING FURNISHED	74 SPACES
H.C. PARKING FURNISHED	4 SPACES (3 CAR + 1 VAN)
LAND AREA	±78,446 SQ.FT. (±1.801 ACRES)
FIRE SPRINKLER	YES
BUILDING FINISH FLOOR ELEVATION	501.0'
BUILDING COVERAGE	11.7%
BUILDING HEIGHT (PARAPET)	49'-8"
TOTAL BUILDING HEIGHT (W/ NON-HABITABLE TOWER)	56'-9"
OTHER INFORMATION	
MINIMUM GUEST ROOM AREA (SLEEPING, BATHROOM & CLOSET AREAS)	275 SQ. FT.
COMMON LEISURE AREA	
FITNESS ROOM	487 SQ. FT.
OUTDOOR SWIMMING POOL	830 SQ. FT.
SAUNA	55 SQ. FT.
OUTDOOR BENCHES	670 SQ. FT.
MEETING ROOM (700 SQ.FT. MIN.)	600 SQ. FT. (PROVIDED)
BUSINESS CENTER	80 SQ. FT.
SUNDRIES SHOP	70 SQ. FT.
SETBACKS	
FRONT	SEE LAYOUT
LEFT SIDE	SEE LAYOUT
RIGHT SIDE	SEE LAYOUT
REAR	35.00'
PARKING	

SIZE	PERCENTAGE	TOTAL
9' x 18' PARKING (Standard)	85%	63
9' x 18' PARKING (Handicap Car)	5%	4
9' x 22' PARKING (Parallel)	10%	7
TOTAL	100%	74

NOTE:
ALL SIGNAGE WILL COMPLY WITH THE APPLICABLE STANDARDS IN THE "GARLAND DEVELOPMENT CODE".

01 SITE PLAN
SCALE: 1" = 20'-0"

GRAPHIC SCALE
0 10 20 40



VICINITY MAP

CASE #: 161011-3

SITE PLAN

Exhibit C

Civil Engineer:
YG Consultants, LLC
Tel. No. 972-890-8955
Texas Reg. Firm # F-10423

Proposed 4 Story Hotel

PROJECT ADDRESS:
4002 Easton Meadows
City of Garland, Texas

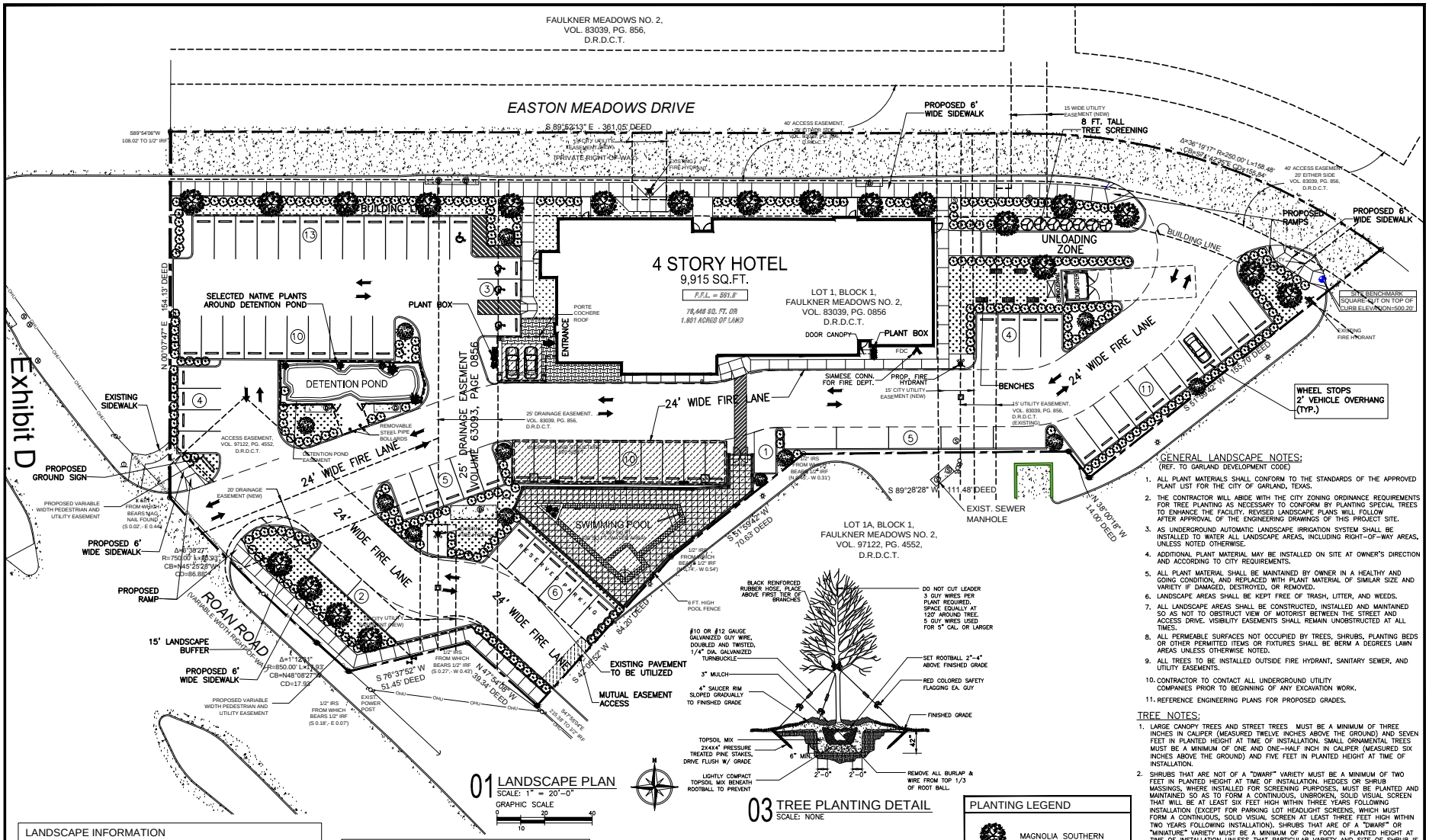
PROJECT OWNER:
Shahi Group
Nash Patel
1607 N. Watson Road
Arlington, Texas 76006
Cell. (214)-228-1710

REVISION

No.	Description	Date

PROJECT No.
DRAWN BY:
CHECKED BY:
DATE: 02/06/18

C-01



01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

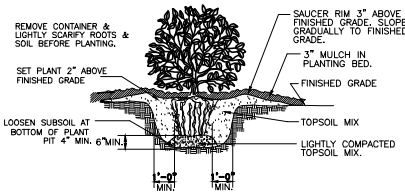
GRAPHIC SCALE 0 10 20 40

03 TREE PLANTING DETAIL

SCALE: NONE

02 SHRUB PLANTING DETAIL

SCALE: NONE



LANDSCAPE INFORMATION	
TOTAL LANDSCAPE AREA REQUIRED	10% OF THE TOTAL LOT AREA
TOTAL LANDSCAPE AREA PROVIDED	21,057 SQ.FT. = 26.8%
BUILDING IMPERVIOUS AREA	10,699 SQ.FT.
PAVING IMPERVIOUS AREA	34,164 SQ.FT.
ROW PAVING AREA	12,546 SQ.FT.
TOTAL IMPERVIOUS AREA	57,409 SQ.FT. = 73.2%

PLANT LIST			
QTY.	COMMON NAME	BOTANIC NAME	HEIGHT/SPACING
21	MAGNOLIA SOUTHERN	MAGNOLIA GRANDIFLORA	3" CALIPER
12	RED OAK	QUERCUS SHUMARDII	3" CALIPER
9	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDII	1 1/2" CALIPER
250	HOLLY DWARF BURFORD SHRUBS	ILEX CORNUTA 'BURFORDII NANA'	1 GALLON @ 3 FT
–	BERMUDA GRASS	CYNODON DACTYLON	–

NOTE:
"HOLLY DWARF BUFFORD" SHRUBS WILL GROW UP TO AT LEAST TO 3 FT. WITHIN 2 YEARS OF INSTALLATION.

TOTAL PARKING AREA: 27,450 SQ.FT.

PARKING LANDSCAPE AREA: 4,181 SQ.FT.
(15% OF THE TOTAL PARKING AREA)
REQUIRED: 5% MINIMUM

PERIMETER SCREENING & LANDSCAPE BUFFER:	
NORTH SIDE OF LOT (EASTON MEADOW DRIVE)	Landscape Buffer = 15 FT. Sidewalk Width = 6 FT. Large Trees = 15 Nos.@ 30 ft. Max. Spacing
ROAN ROAD (R.O.W.)	Landscape Buffer = 15 FT. Large Trees = 4 Nos.@ 15 ft. Max. Spacing

ZONING = PLANNED DEVELOPMENT, PD 06-08 (CR)

PLANTING LEGEND
MAGNOLIA SOUTHERN
RED OAK
LEYLAND CYPRESS
HOLLY DWARF BURFORD SHRUBS
BERMUDA GRASS

CASE #: 161011-3

LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES:

(REF. TO GARLAND DEVELOPMENT CODE)

1. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF GARLAND, TEXAS.
2. THE CONTRACTOR WILL ABIDE WITH THE CITY ZONING ORDINANCE REQUIREMENTS FOR TREE PLANTING AS NECESSARY TO CONFORM BY PLANTING SPECIAL TREES TO ENHANCE THE FACILITY. REVISED LANDSCAPE PLANS WILL FOLLOW AFTER APPROVAL OF THE ENGINEERING DRAWINGS OF THIS PROJECT SITE.
3. AS UNDERGROUND AUTOMATIC LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS, UNLESS NOTED OTHERWISE.
4. ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE AT OWNER'S DIRECTION AND ACCORDING TO CITY REQUIREMENTS.
5. ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GOING CONDITION, AND REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY IF DAMAGED, DESTROYED, OR REMOVED.
6. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
7. ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORIST BETWEEN THE STREET AND ACCESS DRIVE. VISIBILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
8. ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS OR OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERM A DEGREES LAWN AREAS UNLESS OTHERWISE NOTED.
9. ALL TREES TO BE INSTALLED OUTSIDE FIRE HYDRANT, SANITARY SEWER, AND UTILITY EASEMENTS.
10. CONTRACTOR TO CONTACT ALL UNDERGROUND UTILITY COMPANIES PRIOR TO BEGINNING OF ANY EXCAVATION WORK.
11. REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.

TREE NOTES:

1. LARGE CANOPY TREES AND STREET TREES MUST BE A MINIMUM OF THREE INCHES IN CALIPER (MEASURED TWELVE INCHES ABOVE THE GROUND) AND SEVEN FEET IN PLANTED HEIGHT AT TIME OF INSTALLATION. SMALL ORNAMENTAL TREES MUST BE A MINIMUM OF ONE AND ONE-HALF INCH IN CALIPER (MEASURED SIX INCHES ABOVE THE GROUND) AND FIVE FEET IN PLANTED HEIGHT AT TIME OF INSTALLATION.
2. SHRUBS THAT ARE NOT OF A "DWARF" VARIETY MUST BE A MINIMUM OF TWO FEET IN PLANTED HEIGHT AT TIME OF INSTALLATION. HEDGES OR SHRUB MASSINGS, WHERE INSTALLED FOR SCREENING PURPOSES, MUST BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN THAT WILL BE AT LEAST SIX FEET HIGH WITHIN THREE YEARS FOLLOWING INSTALLATION (EXCEPT FOR PARKING LOT HEADLIGHT SCREENS, WHICH MUST FORM A CONTINUOUS, SOLID VISUAL SCREEN AT LEAST THREE FEET HIGH WITHIN TWO YEARS FOLLOWING INSTALLATION). SHRUBS THAT ARE OF A "DWARF" OR "MINIATURE" VARIETY MUST BE A MINIMUM OF ONE FOOT IN PLANTED HEIGHT AT TIME OF INSTALLATION UNLESS THAT PARTICULAR VARIETY AND SIZE OF SHRUB IS TYPICALLY LESS THAN ONE FOOT IN PLANTED HEIGHT IN NORTH CENTRAL TEXAS.
3. APPLY THREE INCHES (3") LAYER OF MULCH ON TOP OF ROOT BALL AFTER PLANTING, KEEP MULCH NINE INCHES (9") FROM BASE OF THE TRUNK.
4. TREES MUST BE MAINTAINED BY THE PROPERTY OWNER (OR BY THE IMMEDIATELY ADJACENT PROPERTY OWNER WHERE TREES ARE LOCATED WITHIN PUBLIC RIGHT-OF-WAY) TO SUFFICIENTLY ALLOW A CLEAR HEIGHT OF AT LEAST EIGHT FEET OVER SIDEWALKS AND OTHER PEDESTRIAN PATHWAYS, AND A CLEAR HEIGHT OF AT LEAST FOURTEEN FEET OVER STREETS, DRIVE AISLES, AND OTHER VEHICULAR TRAFFIC WAYS.
5. REQUIRED LANDSCAPED AREAS MUST BE EQUIPPED WITH, AND 100% COVERED BY, AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WITH FREEZE- AND MOISTURE-SENSORS TO PREVENT WATERING AT INAPPROPRIATE TIMES.
6. ALL SHRUBS SCREENING THE PARKING SPACES FROM THE STREET WILL GROW TO A MINIMUM HEIGHT OF 3' WITHIN 2 YEARS OF PLANTING.

MAINTENANCE NOTE:

TREES AND LANDSCAPE MATERIALS THAT ARE PLANTED MUST BE INSTALLED IN ACCORDANCE WITH PROFESSIONAL INSTALLATION STANDARDS. THE PROPERTY OWNER MUST SUFFICIENTLY MAINTAIN TREES AND LANDSCAPE MATERIALS SO THAT THEY REMAIN IN A HEALTHY, LIVING, GROWING, AND THRIVING CONDITION. PROPERTY OWNERS MAY BE REQUIRED TO REPLACE TREES AND LANDSCAPE MATERIALS THAT ARE NOT HEALTHY OR WHICH HAVE DIED.

Proposed
4 Story Hotel

PROJECT ADDRESS:
4002 Easton Meadows
City of Garland, Texas

PROJECT OWNER:
Shahi Group
Nash Patel
1607 N. Watson Road
Arlington, Texas 76006
Cell. (214)-228-1710

REVISION		
No.	Description	Date

PROJECT No.
DRAWN BY:
CHECKED BY:
DATE: 02/06/18

C-02

Exhibit E

01 FRONT ELEVATION
SCALE : 1/8" = 1'-0"

MASONRY PERCENTAGE AND MATERIALS:	
FRONT ELEVATION	Wall Area (Excluding Windows) = 6,410 S.F. Stone Veneer = 5,300 S.F. (80%) Stucco = 1,110 S.F. (20%)

ARCHITECTURAL ELEMENTS:
DISPLAY WINDOW, TRANSOM, VARIED ROOF HEIGHTS, BENCHES (SEE LANSCAPE PLAN), DISTINCTIVE LIGHTING FISTURES & PLANTERS (SEE LANDSCAPE PLAN).

02 REAR ELEVATION
SCALE : 1/8" = 1'-0"

MASONRY PERCENTAGE AND MATERIALS:	
REAR ELEVATION	Wall Area (Excluding Entrance Door & Windows) = 6,716 S.F. Stone Veneer = 5,366 S.F. (80%) Stucco = 1,350 S.F. (20%)

CASE #: 161011-3

EXTERIOR ELEVATION

Proposed
4 Story Hotel

PROJECT ADDRESS:
4002 Easton Meadows
City of Garland, Texas

PROJECT OWNER:

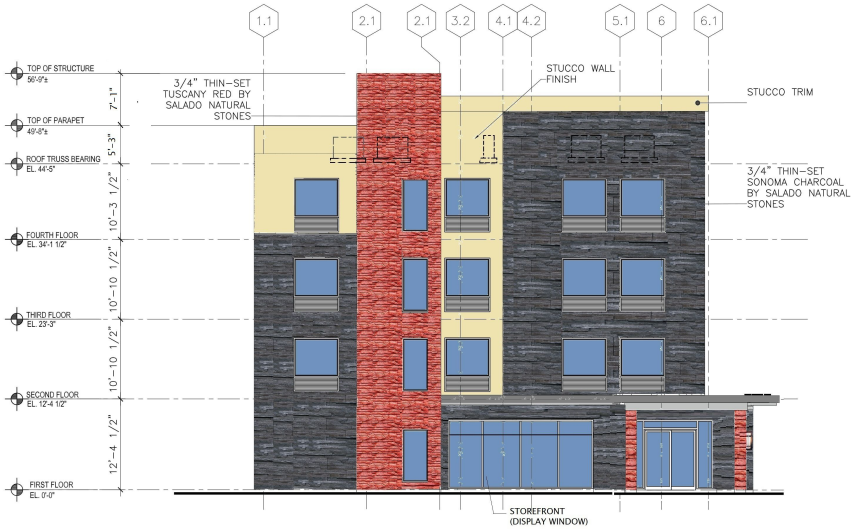
Shahi Group
Nash Patel
1607 N. Watson Road
Arlington, Texas 76006
Cell. (214)-228-1710

REVISION		
No.	Description	Date

PROJECT No.
DRAWN BY:
CHECKED BY:
DATE: 01/05/18

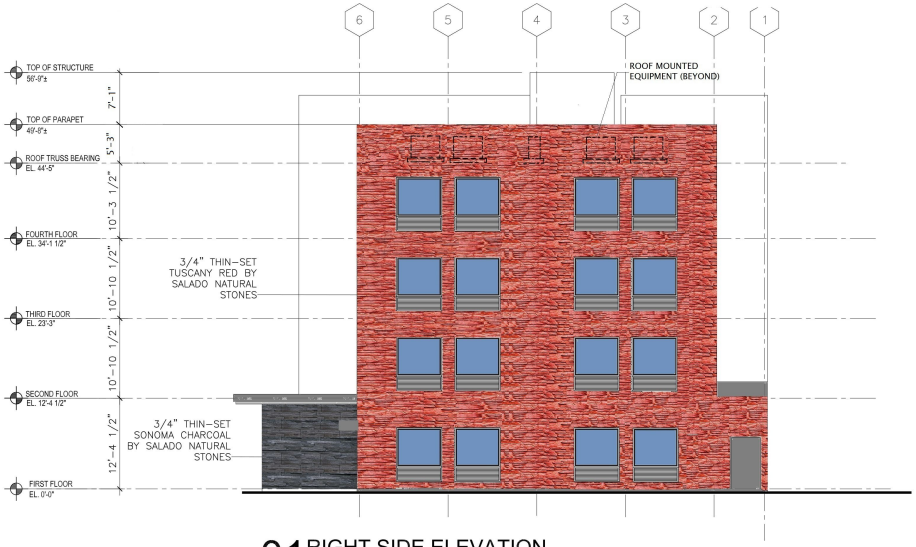
A2.0

Exhibit E



02 LEFT SIDE ELEVATION
SCALE : 1/8" = 1'-0"

MASONRY PERCENTAGE AND MATERIALS:	
LEFT SIDE ELEVATION	Wall Area (Excluding Windows) = 2,420 S.F. Stone Veneer = 2,110 S.F. (87%) Stucco = 310 S.F. (13%)



01 RIGHT SIDE ELEVATION
SCALE : 1/8" = 1'-0"

MASONRY PERCENTAGE AND MATERIALS:	
RIGHT SIDE ELEVATION	Wall Area (Excluding Windows) = 1,912 S.F. Stone Veneer = 1,887 S.F. (98%) Stucco = 25 S.F. (2%)

CASE #: 161011-3

EXTERIOR ELEVATION

Proposed
4 Story Hotel

PROJECT ADDRESS:
4002 Easton Meadows
City of Garland, Texas

PROJECT OWNER:

Shahi Group
Nash Patel
1607 N. Watson Road
Arlington, Texas 76006
Cell. (214)-228-1710

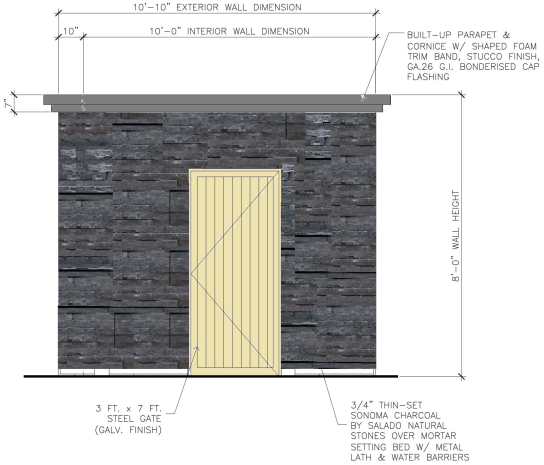
REVISION

No.	Description	Date

PROJECT No.
DRAWN BY:
CHECKED BY:
DATE: 01/05/18

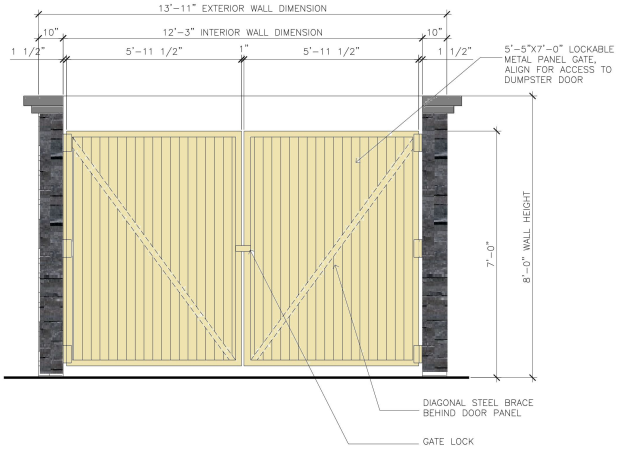
A2.1

Exhibit E

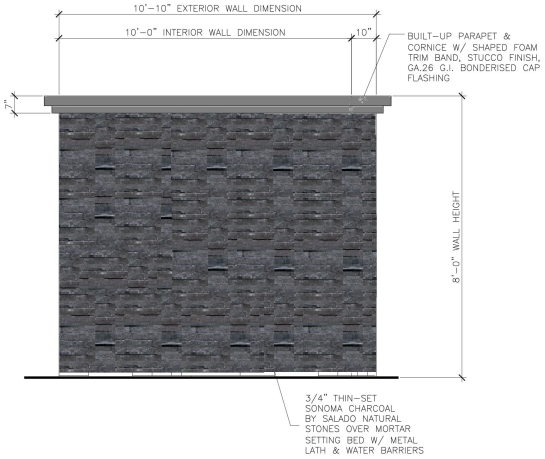


02 LEFT SIDE ELEVATION
SCALE : 1/2" = 1'-0"

04 REAR ELEVATION
SCALE : 1/2" = 1'-0"



01 FRONT ELEVATION
SCALE : 1/2" = 1'-0"



03 RIGHT SIDE ELEVATION
SCALE : 1/2" = 1'-0"

CASE #: 161011-3

DUMPSTER ENLOSURE ELEVATIONS

Proposed
4 Story Hotel

PROJECT ADDRESS:
4002 Easton Meadows
City of Garland, Texas

PROJECT OWNER:

Shahi Group
Nash Patel
1607 N. Watson Road
Arlington, Texas 76006
Cell. (214)-228-1710

REVISION

No.	Description	Date

PROJECT No.
DRAWN BY:
CHECKED BY:
DATE: 01/20/18

A2.2

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.c.**

Meeting Date: April 3, 2018

Item Title: Z 17-13 Icon Consulting Engineers, Inc. (District 5)

Submitted By: Isaac Williams, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 17-13 Icon Consulting Engineers, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 17-13 Ordinance

Z 17-13 Exhibit A

Z 17-13 Exhibit B

Z 17-13 Exhibits C-D

ZONING FILE NO. Z 17-13

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A CONTRACTOR'S OFFICE/STORAGE YARD WITH OUTSIDE DISPLAY AND STORAGE GREATER THAN FIFTY (50) PERCENT OF THE TOTAL ENCLOSED BUILDING SQUARE FOOTAGE ON PROPERTY ZONED INDUSTRIAL (IN) DISTRICT ON A 7.46-ACRE TRACT OF LAND LOCATED AT 2660 MARKET STREET; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 27th day of March, 2017, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty (50) percent of the total enclosed building square footage made by **Icon Consulting Engineers, Inc.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty (50) percent of the total enclosed building square footage on property zoned Industrial (IN) District and located at 2660 Market Street and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

ZONING FILE NO. Z 17-13

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____day of_____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 17-13

BEING approximately a 7.46-acre tract of land and identified as Northeast Business Park No. 4, an addition to the City of Garland, Texas, according to the map or plat thereof recorded in Volume 80087, Page 236 of the Deed Records of Dallas County, Texas. The property is located at 2660 Market Street said tract being more fully described by metes and bounds as follows:

BEGINNING, at 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the intersection of the south right-of-way line of Wood Drive (60 foot right-of-way) and the west right-of-way line of Market Street (50 foot right-of-way); said point being in a curve to the left whose center bears N 16 degrees, 23 minutes, 51 seconds W, a distance of 851.00 feet from said point;

THENCE, in a northeasterly direction, along said curve to the left, with said south line of Wood Drive, through a central angle of 02 degrees, 09 minutes, 18 seconds, an arc distance of 32.01 feet to a 1/2-inch iron rod with "Halff" cap found at the end of said curve; said point being the beginning of a curve to the right whose center bears S 18 degrees, 33 minutes, 09 seconds E, a distance of 791.00 feet from said point;

THENCE, in a northeasterly direction, along said curve to the right, with said south line of Wood Drive, through a

central angle of 18 degrees, 42 minutes, 00 seconds, an arc distance of 258.15 feet to a 1/2-inch iron rod with "Halff" cap found at the end of said curve;

THENCE, S 89 degrees, 51 minutes, 09 seconds E, with said south line of Wood Drive, a distance of 89.84 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being in the east right-of-way line of the M.K. & T. Railroad (currently Union Pacific Railroad), 55 foot right-of-way;

THENCE, S 00 degrees, 08 minutes, 51 seconds W, with said east line of the M.K. & T. Railroad, a distance of 920.00 feet to a 1/2-inch iron rod with "Huitt-Zollars" cap found for corner;

THENCE, N 89 degrees, 51 minutes, 09 seconds W, a distance of 357.00 feet to a 1/2-inch iron rod with "Huitt-Zollars" cap found for corner; said point being in said west line of Market Street;

THENCE, N 00 degrees, 08 minutes, 51 seconds E, with said west line of Market Street, a distance of 738.60 feet to a 1/2-inch iron rod with "Halff" cap found at the beginning of a curve to the left whose center bears N 89 degrees, 51 minutes, 09 seconds W, a distance of 506.66 feet from said point;

THENCE, in a northwesterly direction, along said curve to the left, with said west line of Market Street, through a central angle of 14 degrees, 51 minutes, 42 seconds, an arc distance of 131.42 feet to the POINT OF BEGINNING.

EXHIBIT A

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-13

2660 Market Street

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Contractor's Office/Storage Yard with outside display and storage greater than fifty (50) percent of the total enclosed building square footage subject to conditions.

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

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

V. **Specific Regulations:**

A. Time Period: The Specific Use Provision shall be in effect for a period of ten (10) years.

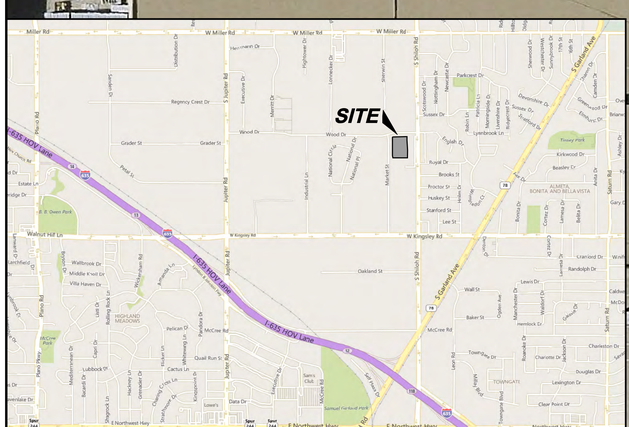
B. Site Plan: Development shall be in general conformance with the Site Plan labeled Exhibit C; the storage must be configured in a neat, orderly manner; area must be maintained in a clean, litter-free manner.

C. Screening: Materials and equipment shall not be stacked higher than the device that screens the stored materials or equipment used for business operations. If materials and equipment exceed six (6) feet in height additional large evergreen canopy trees must be planted every thirty (30) feet on center, either adjacent to the screening device or within the landscape buffer.

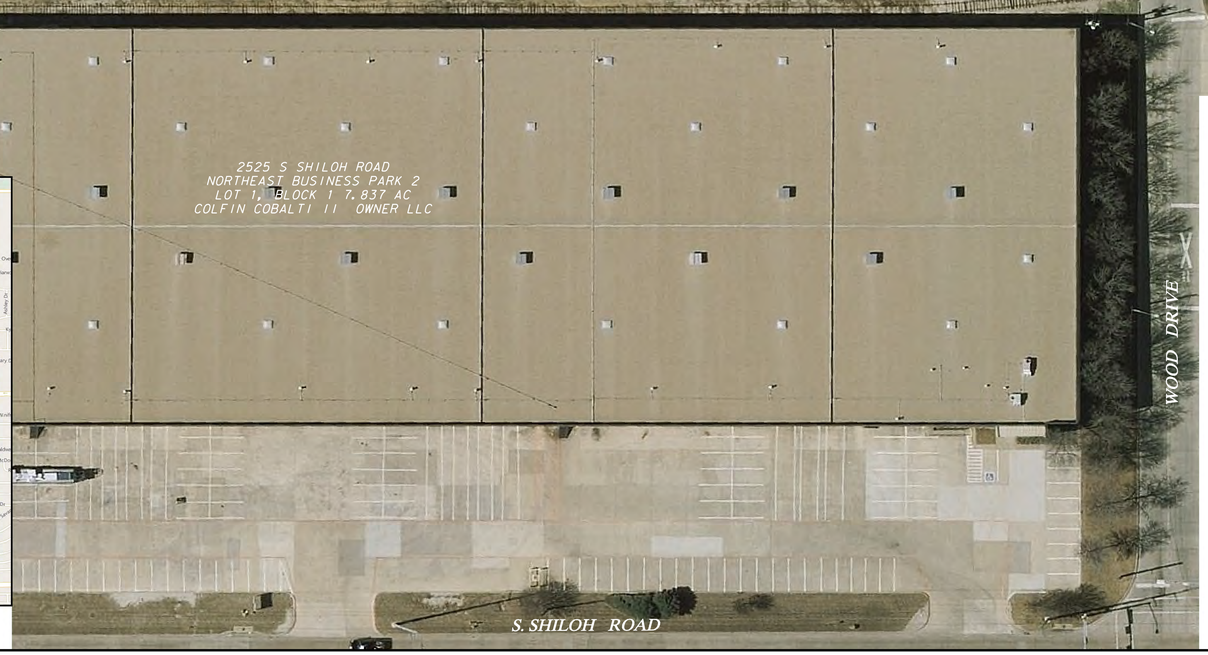
The facility shall provide an eight (8) foot coated chain-link fence with Eastern Red Cedar shrubs (or species with equivalent screening properties) to establish the opaque screening along the portions of the outside area adjacent to Market Street and Wood Drive. Portions of the site

along the south property line shall be screened by an eight (8) foot coated chain-link fence integrated with slats throughout to create a maximum opacity. The Eastern Red Cedar shrubs (or species with equivalent screening properties) shall be installed at a minimum height of six (6) feet to provide a greater immediate screening.

EXHIBIT B



VICINITY MAP
SCALE: 1"=2000'



NORTH

0 20 40 60 80
GRAPHIC SCALE IN FEET
SCALE: 1"=40'

APPLICANT:
ABC SUPPLY
1 ABC PARKWAY
BELOIT, WI 53511
PH: (608) 368-2407
CONTACT: DAN BARONI

CIVIL ENGINEER:
ICON CONSULTING ENGINEERS, INC.
2840 W. SOUTHLAKE BLVD., SUITE 110
SOUTHLAKE, TEXAS 76092
PH: (817) 552-6210
CONTACT: BRUCE F. DUNNE, P.E.

NO.	REVISION	BY	DATE

icon Consulting Engineers, Inc. 2840 W. Southlake Blvd., Suite 110
Civil Engineers - Designers - Planners Southlake, Tx 76092 (817) 552-6210
Engineering Firm Registration Number F-9007

PROPOSED ABC SUPPLY

GARLAND, TEXAS

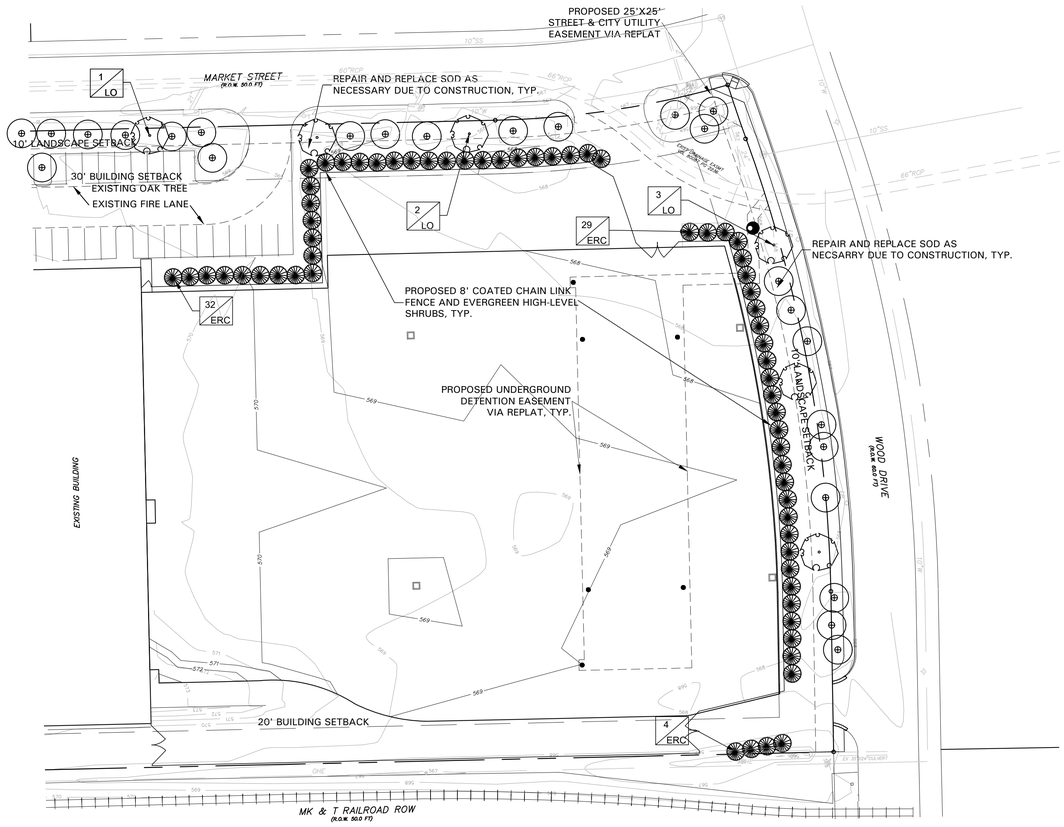
2660 MARKET STREET

SUP SITE PLAN

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
ICE	ICE	MAR 07, 2017	1"=40'		C2.00

ABC SUPPLY – 2660 MARKET ST., GARLAND, TEXAS – PROJECT NO. 5146-01

CITY CASE NO. 161115-2



GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREE			
6	LO	Live Oak	*Quercus virginiana*	3" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREE			
65	ERC	Eastern Red Cedar	*Juniperus virginiana*	6' ht.	3' spread min. space 10' o.c., full to base

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

Case #161115-2

GRAPHIC SCALE
0 40 80 FEET
Scale 1"=40' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

NO.	REVISION	BY	DATE

ABC SUPPLY OUTSIDE STORAGE

2660 MARKET STREET, GARLAND, TEXAS

LOT 1R, BLOCK 1, NORTHEAST BUSINESS PARK NO. 4

LANDSCAPE PLAN

DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
		JAN 10, 2018	AS NOTED		L1.02

Exhibit D

ABC SUPPLY – 2660 MARKET ST., GARLAND, TEXAS – PROJECT NO. 5146-01

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.d.**

Meeting Date: April 3, 2018

Item Title: Z 18-04 Claymoore Engineering (District 7)

Submitted By: Isaac Williams, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 18-04 Claymoore Engineering

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-04 Ordinance

Z 18-04 Exhibit A

Z 18-04 Exhibit B

Z 18-04 Exhibits C-E

ZONING FILE NO. Z 18-04

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A DETAIL PLAN FOR A MEDICAL AND DENTAL OFFICE/CLINIC ON A 1.382-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD)DISTRICT 06-58 AND LOCATED AT 6650 NAAMAN FOREST BOULEVARD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING FOR A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 26th day of February, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of a Detail Plan for a Medical and Dental Office/Clinic on a property zoned Planned Development(PD)District 06-58 made by **Claymoore Engineering**; and

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

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

Section 1

The Garland Development Code is hereby amended by approval of a Detail Plan for General Office Uses on a 1.382-acre tract of land zoned Planned Development (PD) District 06-58 and located at 6650 Naaman Forest Boulevard and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

ZONING FILE NO. Z 18-04

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____day of_____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-04

Being a 1.382-acre tract of land and being Lot 2, Block 1 Shoal Creek Office Park, an addition to the City of Garland, Dallas County, Texas, according to the replat recorded under Clerk's File No. 200600462691, Official Public Records, Dallas County Texas.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-04

6650 Naaman Forest Boulevard

I. **Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Medical and Dental Office/Clinic.

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

III. **General Regulations:** All regulations of the Neighborhood Office (NO) 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. **Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. **Specific Regulations:**

A. Permitted Uses: No uses shall be permitted except for a Medical and Dental Office/Clinic.

B. Screening and Landscaping: Landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

C. Elevations: Building and Sign elevations shall be in general conformance with the elevations labeled Exhibit E.

D. Signage: The development shall contain two (2) monument signs that shall be no greater than seven (7) feet in height, and thirty-nine (39) square feet in area, setback a minimum of twelve (12) feet from the property line and generally located

as reflected on the Detail Plan (Exhibit C) and Site Details (Exhibit E).

EXHIBIT B

CONSTRUCTION SCHEDULE	
1	HANDICAP RAMPS
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
6	SIDEWALK
7	CURB AND GUTTER
8	DETECTABLE WARNING STRIP PER CITY STANDARDS

ZONING INFORMATION	
ZONING	PD 06-58
SETBACKS	
CAMPBELL RD	15' LANDSCAPE BUFFER
	25' BUILDING LINE
NAAMAN FOREST BLVD	15' LANDSCAPE BUFFER
	25' BUILDING LINE

PARKING INFORMATION	
REQUIRED PARKING 10,000 SF MEDICAL OFFICE (1 SPACE EVERY 250 SF)	40 SPACES (2 ADA)
PROPOSED PARKING SPACES	58 (4 ADA)

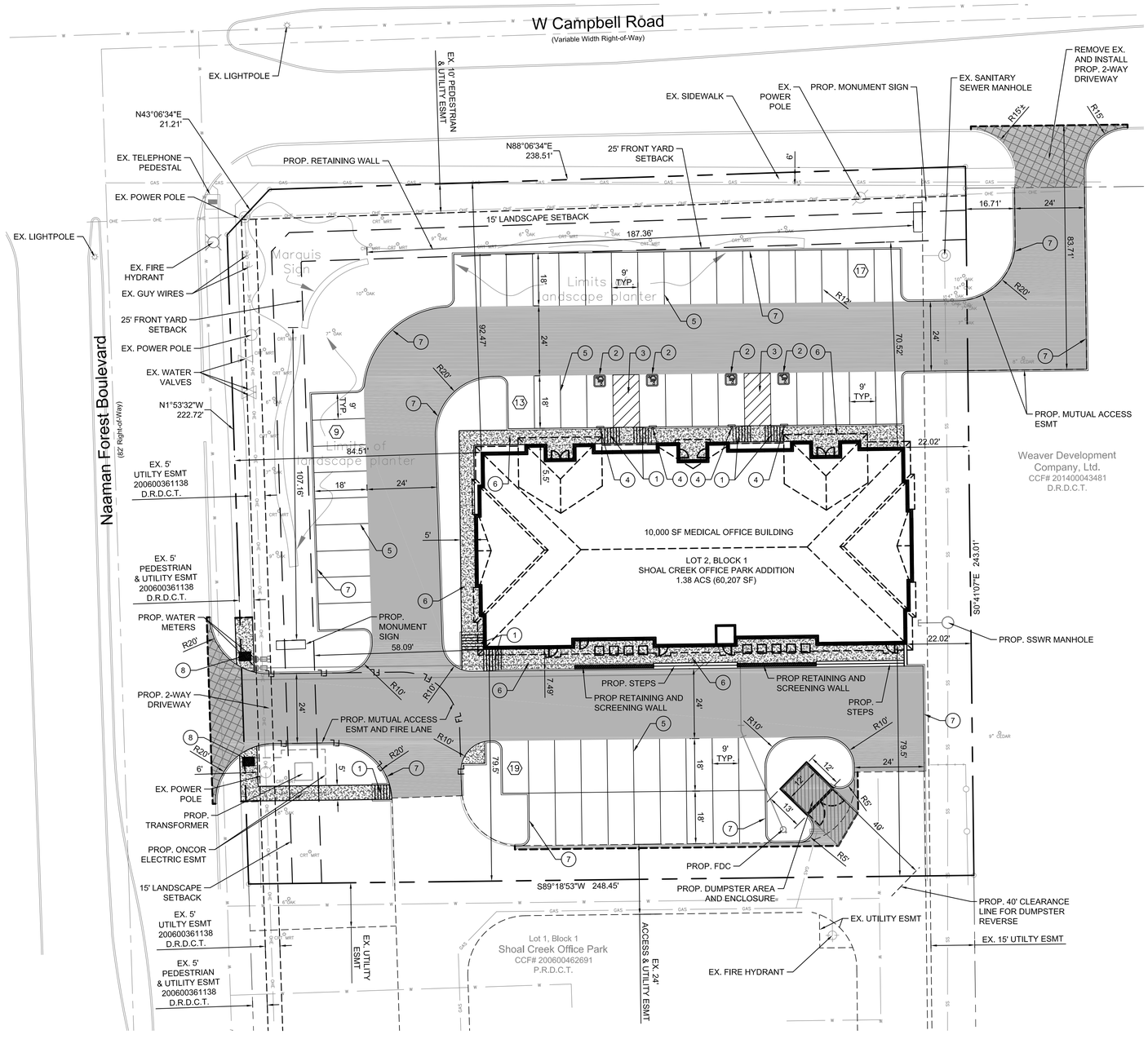
DEVELOPMENT DETAILS	
BUILDING AREA	10,000 SF
BUILDING LOT COVERAGE	16.61%
BUILDING HEIGHT	30'-4 1/2"
NUMBER OF STORIES	1 STORY
PROPOSED USE	MEDICAL OFFICE

IMPERVIOUS CALCULATIONS	
TOTAL SITE AREA	1.38 AC (60,207 SF)
EXISTING IMPERVIOUS AREA	4,804 SF
EXISTING IMPERVIOUS PERCENTAGE	7.97%
PROPOSED IMPERVIOUS AREA ADDED	37,088 SF
TOTAL IMPERVIOUS AREA	41,892
TOTAL IMPERVIOUS PERCENTAGE	69.58%

GRAPHIC SCALE

40 0 10 20 40

1 inch = 20 ft.



VICINITY MAP
NTS

LEGEND	
	PROPOSED CONCRETE CURB AND GUTTER
10	PARKING COUNT
	PROPOSED FULL DEPTH SAWCUT (18" MAXIMUM)
	PROPERTY LINE
	PROPOSED LIGHT DUTY 5" CONCRETE PAVING
	PROPOSED MEDIUM DUTY 6" CONCRETE PAVING
	PROPOSED DUMPSTER DUTY 7" PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DRIVEWAY PAVEMENT

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.

BENCHMARKS

GARLAND MONUMENT GPS 101: 2" ALUMINUM DISK STAMPED 101 LOCATED AT CAMPBELL ROAD AND SHILOH ROAD INTERSECTION. ON CAMPBELL ROAD EAST MEDIAN NOSE APPROXIMATELY 27.5' SOUTH OF WEST BOUND CAMPBELL ROAD CENTER LINE AND APPROXIMATELY 57' EAST OF CAMPBELL AND SHILOH ROAD INTERSECTION CENTER LINE.
POSTED ELEVATION =476.47'

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, SHOAL CREEK OFFICE PARK ADDITION

CITY CASE #: 170720-1

SCHEMATIC ENGINEERING

OWNER:
CHC DEVELOPMENT
916 BRYAN AVENUE, SUITE 104
FORT WORTH, TX 76104
PH: 817.288.3035

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

SURVEYOR:
REALSEARCH OF TEXAS, LLC
P.O. BOX 1006
GODLEY, TX 76044
PH: 817.937.2655

COUNTY:	CITY:	STATE:
DALLAS	CITY OF GARLAND	TEXAS

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer DREW DONOSKY
P.E. No. 125651 Date 02/01/2018

CHC GARLAND
CAMPBELL RD & NAAMAN FOREST RD
GARLAND, TX 75040
CITY CASE #: 170720-1

Exhibit C

No.	DATE	REVISION	BY

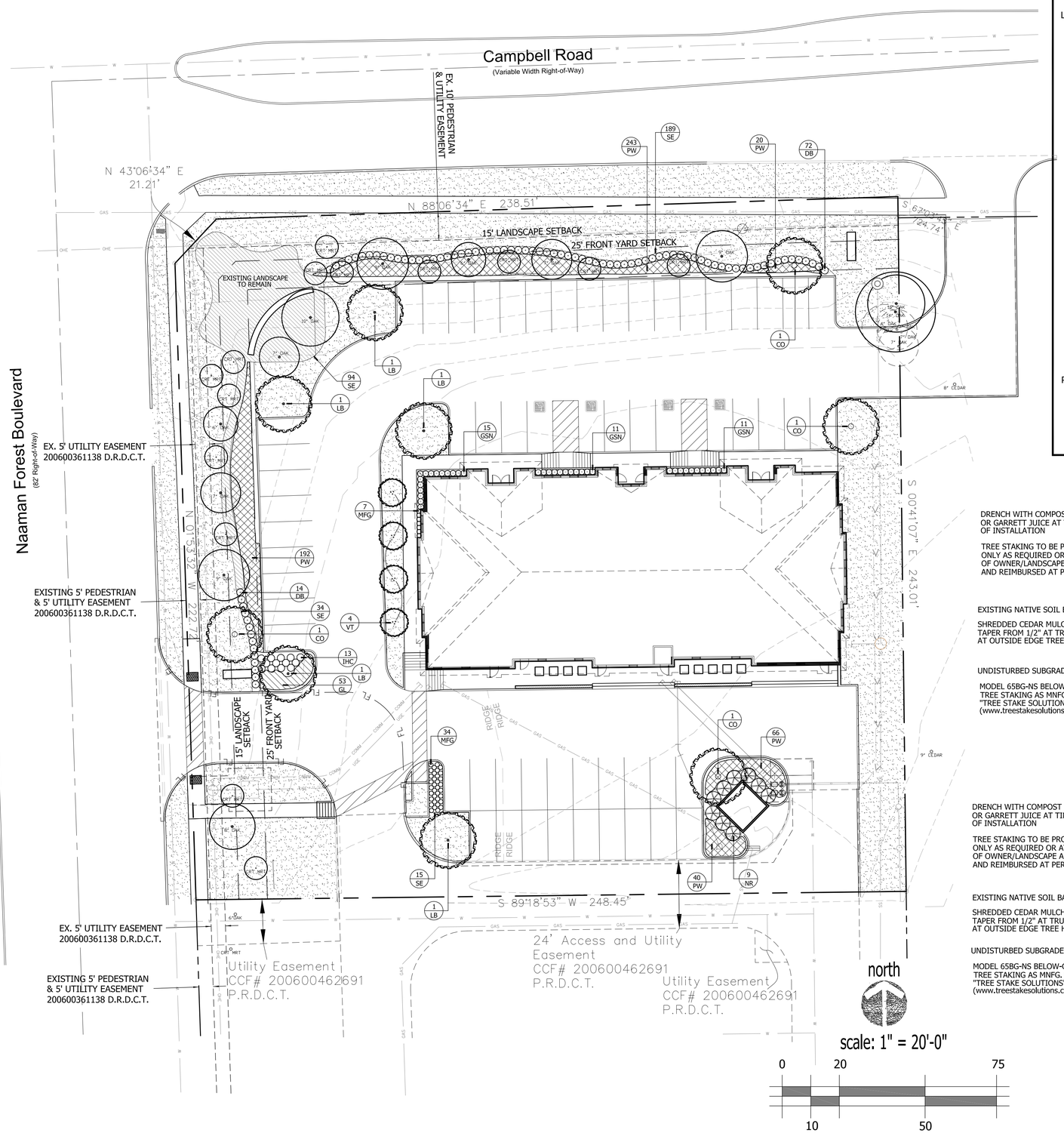
DETAIL SITE PLAN

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	02/01/2018

SHEET
SP-1

File No. 2016-XXX

PLOTTED BY: NATHAN AYRES
PLOT DATE: 2/1/2018 2:55 PM
LOCATION: Z:\PROJECTS\MARKETING\CHC GARLAND\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 2/1/2018 2:55 PM



LANDSCAPE REQUIREMENTS

MIN. 10% SITE LANDSCAPE REQUIRED
TOTAL SITE 60,208 SF
REQUIRED 6,021 SF
PROVIDED 16,443 SF (27.31%)

LANDSCAPE BUFFERS
CAMPBELL ROAD - 15' REQUIRED (21' provided)
(1 large tree per 30 lf buffer)
239' - 24' (drive)= 215'
$\frac{215'}{30}$ = 7.17 = 8 trees required
4 ex. shade trees (min. 6") +
7 ex. crape myrtles (min.10')+
1 - 3" tree provided
(7 shrubs/orn grass per 30 lf buffer)
$\frac{215'}{30}$ = 7.17 x 7= 50.19= 51 required
56 provided
(max 75% bufferyard to be turf)
TOTAL BUFFERYARD 5225 SF
LESS PAVING -1032 SF
BUFFERYARD LANDSC. 4193 SF
MAX. TURF ALLOWED 3145 SF
PROPOSED TURF 2969 SF

NAMMAN FOREST - 15' REQUIRED (25' provided)
(1 large tree per 30 lf buffer)
223' - 24' (drive)=199'
$\frac{199'}{30}$ = 6.63 = 7 trees required
4 ex. shade trees (min. 6") +
7 ex. crape myrtles (min.10')+
1 - 3" tree provided
(7 shrubs/orn grass per 30 lf buffer)
$\frac{199'}{30}$ = 6.63 x 7= 46.41= 47 required
24 proposed +
approx.32 existing
(max 75% bufferyard to be turf)
TOTAL BUFFERYARD 5577 SF
LESS PAVING -1547 SF
BUFFERYARD LANDSC. 4030 SF
MAX. TURF ALLOWED 3022 SF
PROPOSED TURF 2751 SF

PARKING LANDSCAPE
(5% total parking to be landscape area)
31,599 sf parking x .05 = 1,580 sf
3,035 sf provided
(1 large tree per 10 spaces)
$\frac{60}{10}$ = 6 trees required
6 proposed + 2 existing

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	5	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	4	3" CAL.	10-12'	5-6'	NURSERY GROWN	
VT	VITEX VITEX AGNUS-CASTUS	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	9	15 GAL.	4-5'	2-3'	CONT. GROWN	5'oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	86	5 GAL.	15"	15"	FULL	30"oc
IHC	INDIAN HAWTHORN RAPHIOLEPIS INDICA 'CALISTO'	13	5 GAL.	15"	15"	FULL	30"oc
GSN	GULFSTREAM NANDINA NANDINA DOMESTICA 'GULF STREAM'	37	3 GAL.	12"	12"	FULL	24"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	41	1 GAL.	12"	10"	FULL	18"oc
PW	WINTERCREEPER EUONYMUS FORTUNEI 'COLORATUS'	561	1 GAL.	MIN. 3-12" RUNNERS			20"oc
GL	GREEN LIRIOPE LIRIOPE MUSCARI	53	1 GAL.	10"	10"	FULL	18"oc
SE	STEEL EDGING	332	LIN. FT.	REF. DETAIL			

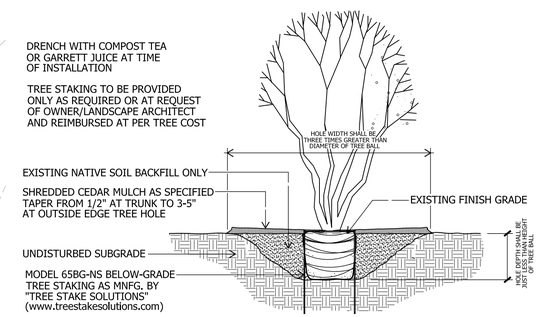
LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

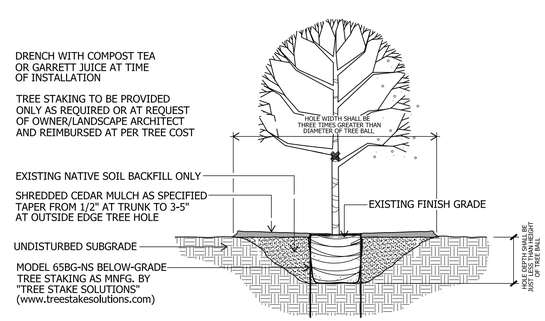
LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

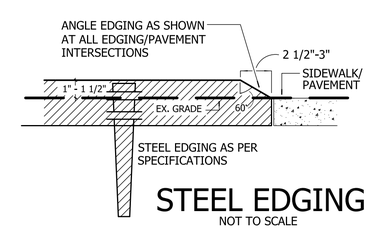
SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



STEEL EDGING
NOT TO SCALE

appr. by:
drawn by:
date: 01-05-18

revisions
01-22-18
02-02-18

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
4133
STATE OF TEXAS

Leeming Design Group
Landscape Architecture
4913 Bolt, Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0009 Fax (817) 577-0086 leemingdesigngroup@sbcglobal.net

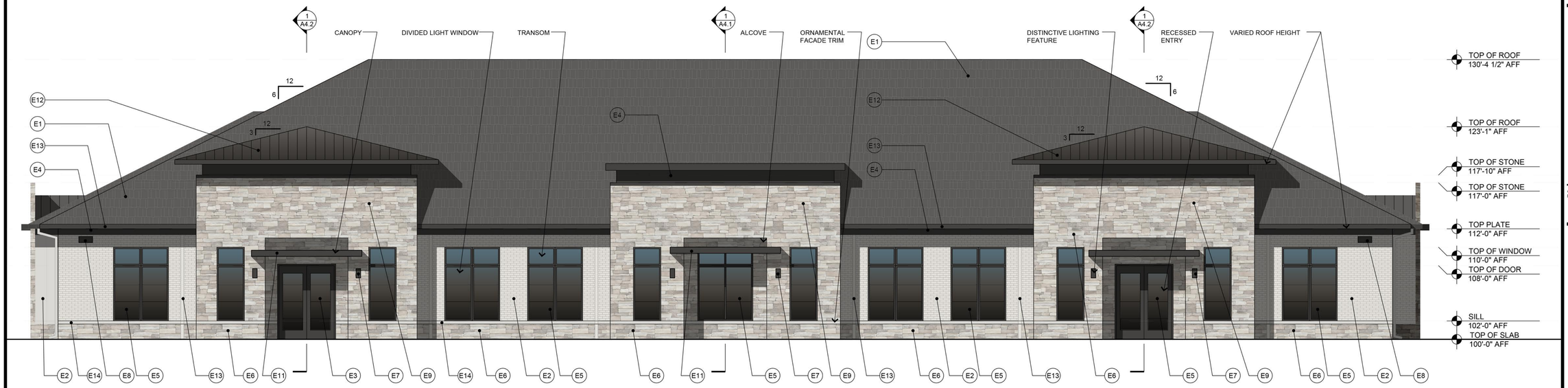
LANDSCAPE PLAN

Exhibit D

PROPOSED OFFICE BUILDING
CAMPBELL RD. at NAAMAN FOREST BLVD.
GARLAND, TEXAS

file name:
c:\Garland-CHC\dg-base_CHC-Garland.dwg

sheet
L-1



1 / A3.0 EXTERIOR ELEVATION - NORTH
scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK / STONE) 100%

MATERIAL LEGEND

MARK	LOCATION	MATERIAL	FINISH / NOTE
EXTERIOR			
E1	PRIMARY ROOFING	COMPOSITE SHINGLES	DARK GRAY
E2	PRIMARY FACADE	BRICK	WHITE
E3	ENTRY DOOR	STOREFRONT ALUMINUM	BLACK
E4	FASCIA BOARD	PAINTED BOARDS	GRAY
E5	WINDOW	STOREFRONT ALUMINUM	BLACK
E6	FACADE	STONE	LEUDERS PLATINUM
E7	WALL SCONCE	ALUMINUM	BLACK
E8	WALL PACK LIGHTS	ALUMINUM	BLACK
E9	SIGNAGE	ALUMINUM	TBD
E10	REAR/SIDE FACADE DOORS	HOLLOW METAL	DARK GRAY
E11	METAL SHADE CANOPY	METAL	DARK GRAY
E12	ACCENT ROOFING	METAL	DARK GRAY
E13	DOWNSPOUT	ALUMINUM	LIGHT GRAY
E14	SILL COURSE	STONE	LEUDERS PLATINUM
E15	MORTAR	MORTAR	TBD

GDC Architectural Elements

1) Awnings AND canopies
2) Divided light windows
3) Transoms
4) Alcoves / porticos
5) Recessed entries
6) Distinctive lighting features
7) Varied roof heights
8) Ornamental façade trims (accent stone band)

FACADE NOTES

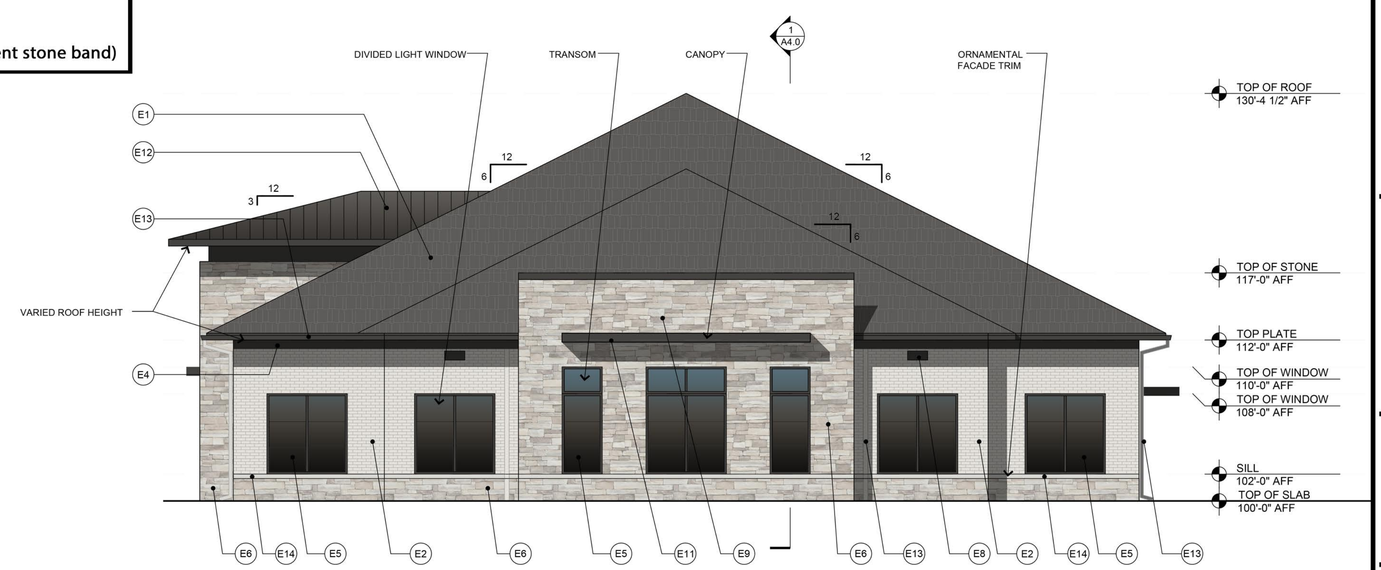
1) ALL SIGNAGE SUBJECT TO CITY SIGNAGE DEPARTMENT APPROVAL.

2) ALL MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

3) UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

4) ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY BUILDING OFFICIAL.

5) PROVIDE MASONRY MOCKUP FOR FINAL APPROVAL OF OWNER & ARCHITECT



2 / A3.0 EXTERIOR ELEVATION - WEST
scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK / STONE) 100%

NOT FOR CONSTRUCTION

urban bobcat ARCHITECTS
914 BEYAN AVENUE, SUITE 104
FORT WORTH, TX 76104
WWW.URBANBOBCAT.COM
info@urbanbobcat.com

CHC DEVELOPMENT
608 8TH AVENUE
FORT WORTH, TX 76104
WWW.CHCDEV.COM
817.288.3033 | 817.881.0373

MEDICAL OFFICE BUILDING
CAMPBELL RD & NAAMAN FOREST BLVD
GARLAND, TX

JOB NUMBER: 17-103.02

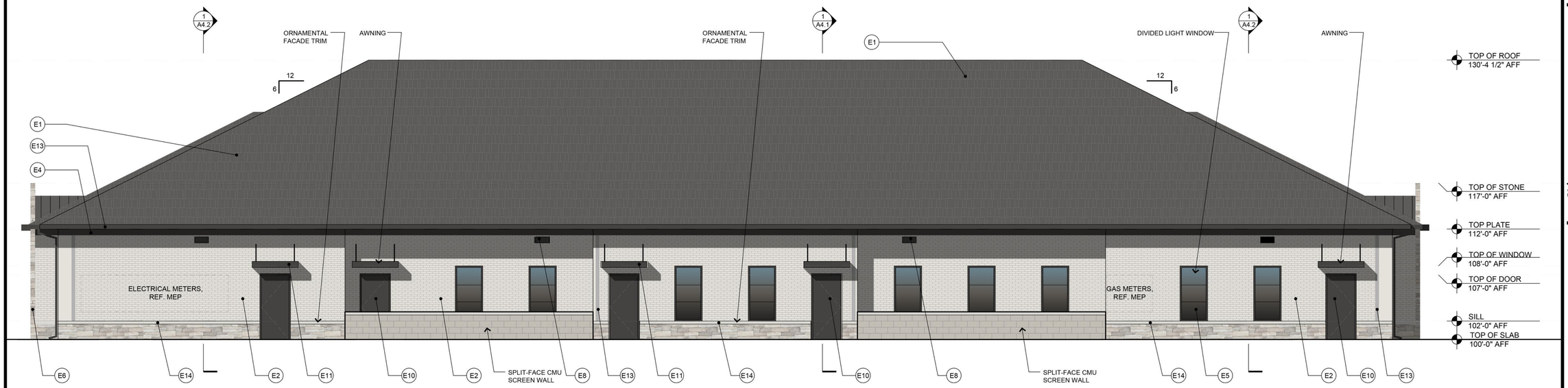
ISSUE BLOCK	
	2/1/18
CHECKED BY:	MTG / NKC
DRAWN BY:	JMB
DOC. DATE:	2/1/18

REGISTERED ARCHITECT N. KRIS CALLERY 23110 STATE OF TEXAS

EXTERIOR ELEVATIONS

A3.0

Exhibit E



1 A3.1 EXTERIOR ELEVATION - SOUTH
scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK / STONE) 100%

GDC Architectural Elements

1) Awnings AND canopies
2) Divided light windows
3) Transoms
4) Alcoves / porticos
5) Recessed entries
6) Distinctive lighting features
7) Varied roof heights
8) Ornamental façade trims (accent stone band)

MATERIAL LEGEND

MARK	LOCATION	MATERIAL	FINISH / NOTE
EXTERIOR			
E1	PRIMARY ROOFING	COMPOSITE SHINGLES	DARK GRAY
E2	PRIMARY FACADE	BRICK	WHITE
E3	ENTRY DOOR	STOREFRONT ALUMINUM	BLACK
E4	FASCIA BOARD	PAINTED BOARDS	GRAY
E5	WINDOW	STOREFRONT ALUMINUM	BLACK
E6	FACADE	STONE	LEUDERS PLATINUM
E7	WALL SCONCE	ALUMINUM	BLACK
E8	WALL PACK LIGHTS	ALUMINUM	BLACK
E9	SIGNAGE	ALUMINUM	TBD
E10	REAR/SIDE FACADE DOORS	HOLLOW METAL	DARK GRAY
E11	METAL SHADE CANOPY	METAL	DARK GRAY
E12	ACCENT ROOFING	METAL	DARK GRAY
E13	DOWNSPOUT	ALUMINUM	LIGHT GRAY
E14	SILL COURSE	STONE	LEUDERS PLATINUM
E15	MORTAR	MORTAR	TBD

FACADE NOTES

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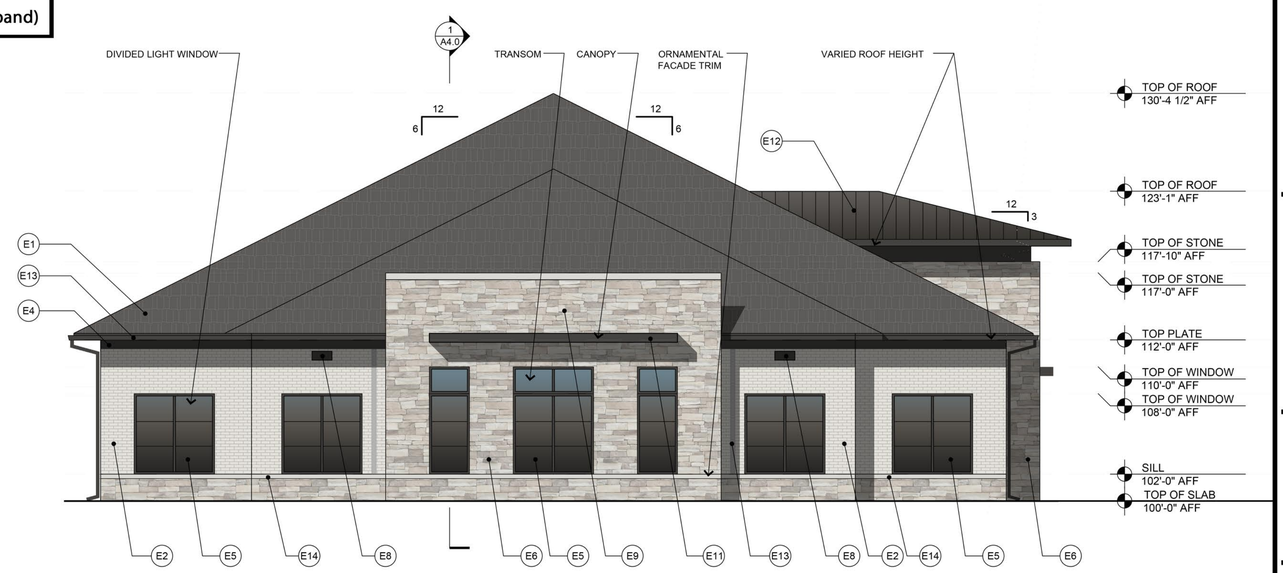
3) UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

4) ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY BUILDING OFFICIAL.

5) PROVIDE MASONRY MOCKUP FOR FINAL APPROVAL OF OWNER & ARCHITECT



2 A3.1 EXTERIOR ELEVATION - EAST
scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK / STONE) 100%

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914 BEYAN AVENUE, SUITE 104
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MEDICAL OFFICE BUILDING
CAMPBELL RD & NAAMAN FOREST BLVD
GARLAND, TX

JOB NUMBER: 17-103.02

Exhibit E

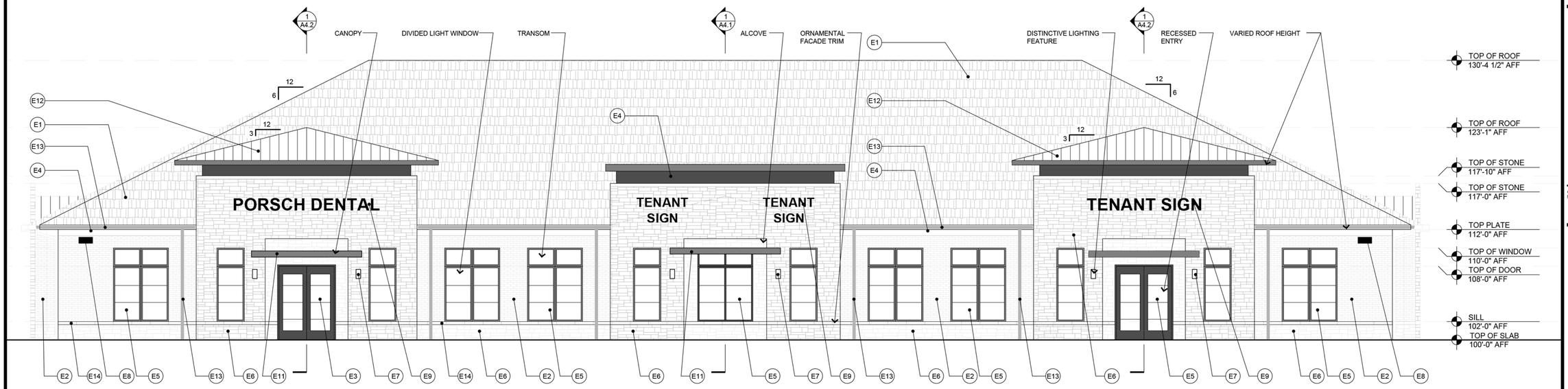
ISSUE BLOCK		
	TRC COMMENTS	2/1/18

CHECKED BY:	MTG / NKC
DRAWN BY:	JMB
DOC. DATE:	2/1/18

REGISTERED ARCHITECT N. KRIS CALVERT 23110 STATE OF TEXAS

EXTERIOR ELEVATIONS

A3.1



1 / A3.0 EXTERIOR ELEVATION - NORTH
scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK / STONE) 100%

MATERIAL LEGEND

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EXTERIOR			
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E2	PRIMARY FACADE	BRICK	WHITE
E3	ENTRY DOOR	STOREFRONT ALUMINUM	BLACK
E4	FASCIA BOARD	PAINTED BOARDS	GRAY
E5	WINDOW	STOREFRONT ALUMINUM	BLACK
E6	FACADE	STONE	LEUDERS PLATINUM
E7	WALL SCONCE	ALUMINUM	BLACK
E8	WALL PACK LIGHTS	ALUMINUM	BLACK
E9	SIGNAGE	ALUMINUM	TBD
E10	REAR/SIDE FACADE DOORS	HOLLOW METAL	DARK GRAY
E11	METAL SHADE CANOPY	METAL	DARK GRAY
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E14	SILL COURSE	STONE	LEUDERS PLATINUM
E15	MORTAR	MORTAR	TBD

GDC Architectural Elements

1) Awnings AND canopies
2) Divided light windows
3) Transoms
4) Alcoves / porticos
5) Recessed entries
6) Distinctive lighting features
7) Varied roof heights
8) Ornamental façade trims (accent stone band)

FACADE NOTES

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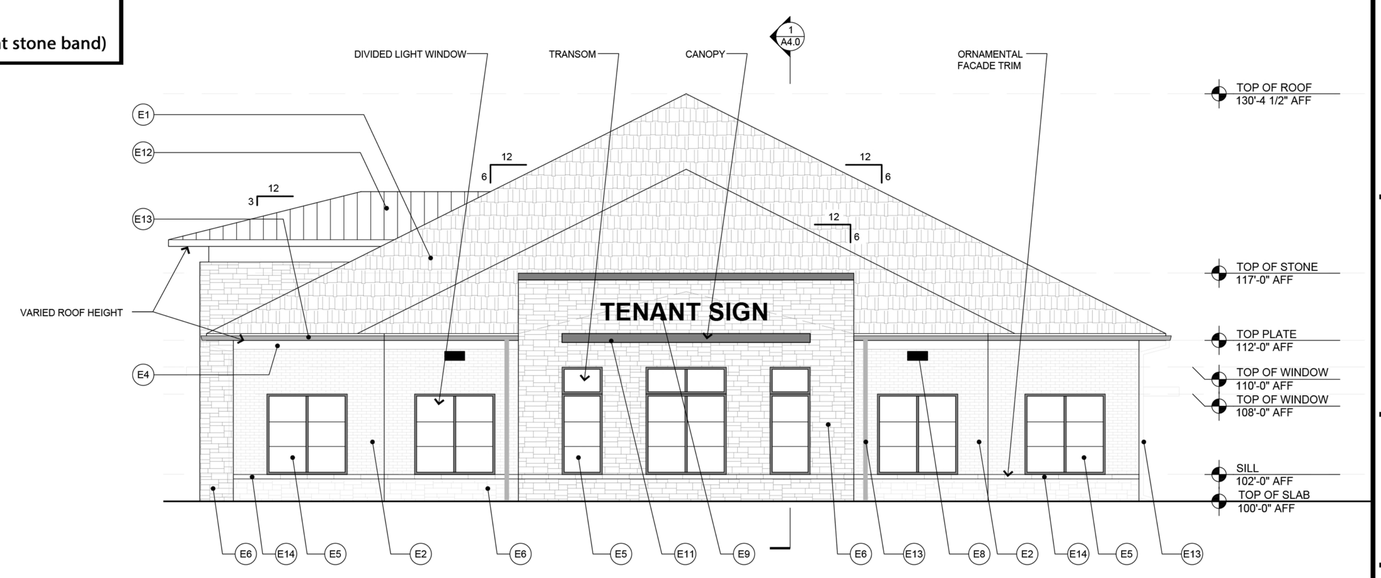

2 / A3.0 EXTERIOR ELEVATION - WEST
scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
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urban bobcat ARCHITECTS
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MEDICAL OFFICE BUILDING
CAMPBELL RD & NAAMAN FOREST BLVD
GARLAND, TX

JOB NUMBER: 17-103.02

Exhibit E

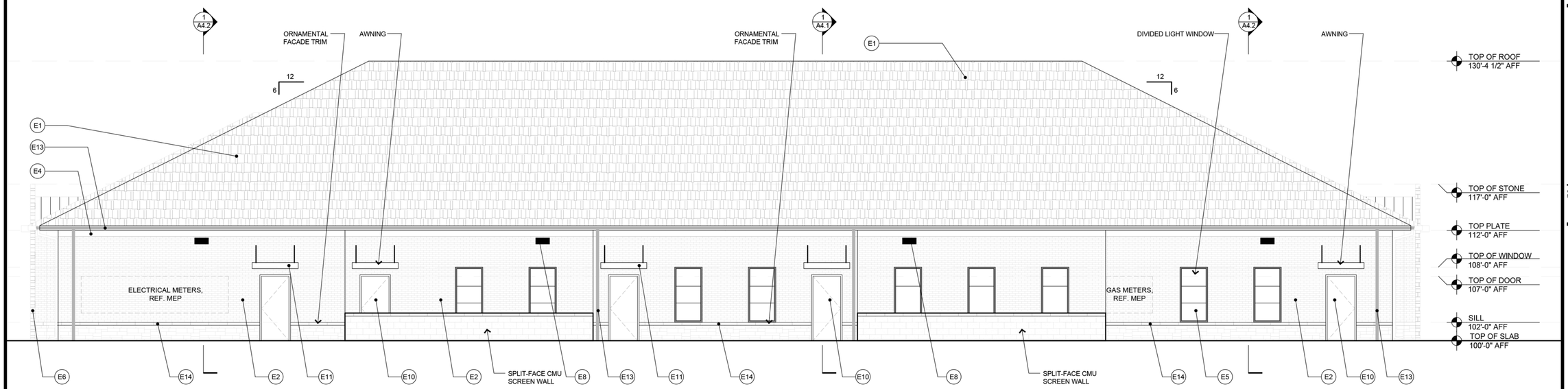
ISSUE BLOCK		
	TRC COMMENTS	2/1/18

CHECKED BY:	MTG / NKC
DRAWN BY:	JMB
DOC. DATE:	2/1/18

REGISTERED ARCHITECT N. KRIS CALLERY 23110 STATE OF TEXAS

EXTERIOR ELEVATIONS

A3.0



1 / A3.1 EXTERIOR ELEVATION - SOUTH
scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK / STONE) 100%

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FACADE NOTES

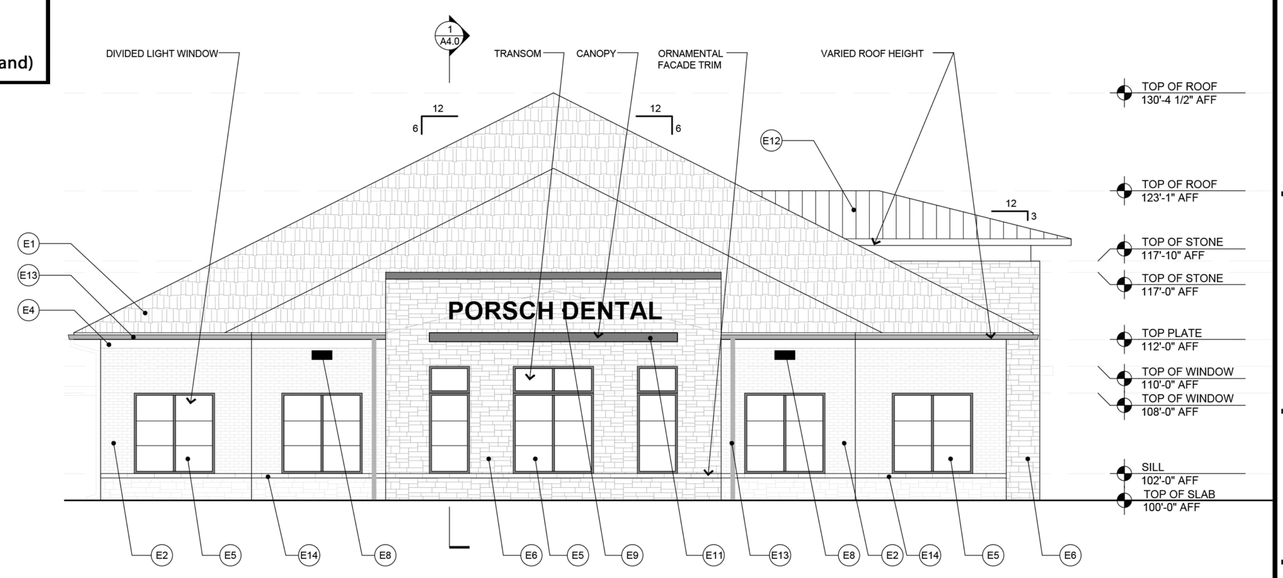
1) ALL SIGNAGE SUBJECT TO CITY SIGNAGE DEPARTMENT APPROVAL.

2) ALL MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

3) UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

4) ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY BUILDING OFFICIAL.

5) PROVIDE MASONRY MOCKUP FOR FINAL APPROVAL OF OWNER & ARCHITECT



2 / A3.1 EXTERIOR ELEVATION - EAST
scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK / STONE) 100%

urban bobcat ARCHITECTS
916 BRYAN AVENUE, SUITE 104
FORT WORTH, TX 76104
WWW.URBANBOBCAT.COM
info@urbanbobcat.com

CHC DEVELOPMENT

608 8TH AVENUE
FORT WORTH, TX 76104
WWW.CHCDEV.COM
817.288.3033 | 817.881.0373

MEDICAL OFFICE BUILDING
CAMPBELL RD & NAAMAN FOREST BLVD
GARLAND, TX

JOB NUMBER: 17-103.02

Exhibit E

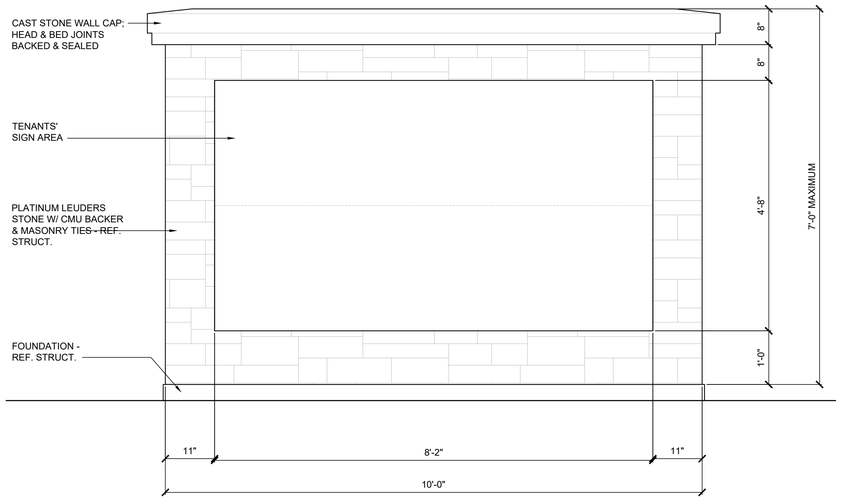
ISSUE BLOCK		
	TRC COMMENTS	2/1/18

CHECKED BY:	MTG / NKC
DRAWN BY:	JMB
DOC. DATE:	2/1/18

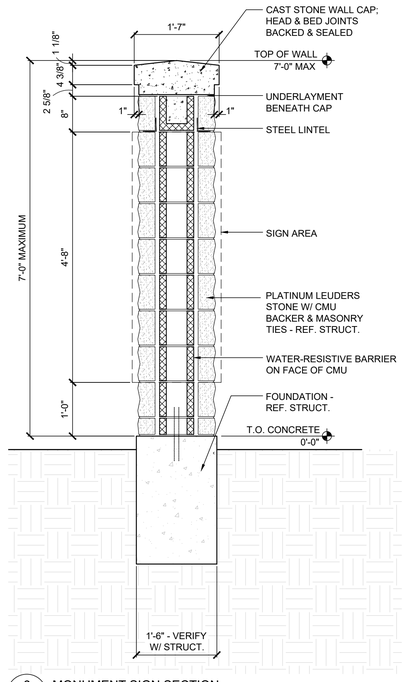
REGISTERED ARCHITECT N. KRIS CALLERY 23110 STATE OF TEXAS

EXTERIOR ELEVATIONS

A3.1



5 A1.1 MONUMENT SIGN ELEVATION
scale: 3/4" = 1'-0"



6 A1.1 MONUMENT SIGN SECTION
scale: 3/4" = 1'-0"

Exhibit E

urban bobcat ARCHITECTS
916 BRYAN AVENUE, SUITE 104
FORT WORTH, TX 76104
WWW.URBANBOBCAT.COM
info@urbanbobcat.com

CHC DEVELOPMENT
608 8TH AVENUE
FORT WORTH, TX 76104
WWW.CHCDEV.COM
817.288.3033 | 817.881.0373

MEDICAL OFFICE BUILDING
CAMPBELL RD & NAAMAN FOREST BLVD
GARLAND, TX

JOB NUMBER: 17-103.02

ISSUE BLOCK		
	TRC COMMENTS	01/23/2018

CHECKED BY:	MTG / NKC
DRAWN BY:	JMB
DOC. DATE:	01/23/2018

REGISTERED ARCHITECT
N. KRIS CALVERT
23110
STATE OF TEXAS

SITE DETAILS

A1.1

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.e.**

Meeting Date: April 3, 2018

Item Title: Z 17-33 ADI Inc. (District 4)

Submitted By: Isaac Williams, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 17-33 ADI Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 17-33 Ordinance

Z 17-33 Exhibit A

Z 17-33 Exhibit B

Z 17-33 Exhibits C-E

ZONING FILE NO. Z 17-33

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A DETAIL PLAN FOR GENERAL OFFICE USES ON A 1.377-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 13-32 AND LOCATED WEST OF THE NORTHWEST INTERSECTION OF BROADWAY BOULEVARD AND GUTHRIE ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING FOR A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 26th day of February, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of a Detail Plan for General Office Uses on a property zoned Planned Development (PD)District 13-32 made by **ADI Inc.;** and

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

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

Section 1

The Garland Development Code is hereby amended by approval of a Detail Plan for General Office Uses on a 1.377-acre tract of land zoned Planned Development (PD) District 13-32 and located west of the northwest intersection of Broadway Boulevard and Guthrie Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____day of_____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 17-33

COMMENCING AT A 1/2 –INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID LOT 1R AND LOT1, BLOCK 1 OF BELTLINE 30 SHOPPING CENTER, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80033, PAGE 1907, MAP RECORDS, DALLAS COUNTY TEXAS, SAID IRON ROD BEING ON THE WEST LINE OF BROADWAY BOULEVARD (100FOOT RIGHT-OF0WAY);

THENCE SOUTH 89 30′ 00″ WEST, A DISTANCE OF 266.24 FEET ALONG THE COMMON LINE OF SAID LOTS 1 AND 1R TO A 1/2 –INCH IRON ROD FOUND AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 25′00″ EAST, DEPARTING SAID COMMON LINE, A DISTANCE OF 167.59 FEET TO A POINT FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 28 55′ 36″ WEST – 0.36 OF ONE FOOT, SAID POINT BEING ON THE NORTH LINE OF GUTHRIE ROAD (70FOOT RIGHT-OF-WAY), AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET;

THENCE ALONG SAID NORTH LINE AND SAID CURVE AN ARC DISTANCE OF 20.28 FEET HAVING A CHORD BEARING AND DISTANCE OF SOUTH 77 30′ 03″ WEST – 201.27 FEET TO A 5/8-INC INCH IRON ROD FOUND;

THENCE WEST, A DISTANCE OF 9.96 FEET ALONG SAID NORTH LINE TO A 1/2INCH IRON ROD SET′

THENCE NORTH 00 25′ 00″ WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 237.42 FEET TO A ½-INCH IRON ROD SET ON THE AFORESAID COMMON LINE OF LOTS 1 AND 1R;

THENCE NORTH 89 35′ 00″ EAST, A DISTANCE OF 281.92 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 60,001 SQUARE FEET OR 1.377 ACRES OF LAND.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-33

West of the Northwest Intersection of Broadway Boulevard and Gutherie Road

I. **Statement of Purpose:** The purpose of this Planned Development is to permit the development of a General Office Building.

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

III. **General Regulations:** All regulations of the Planned Development (PD) District 13-32 and of the 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. **Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. **Specific Regulations:**

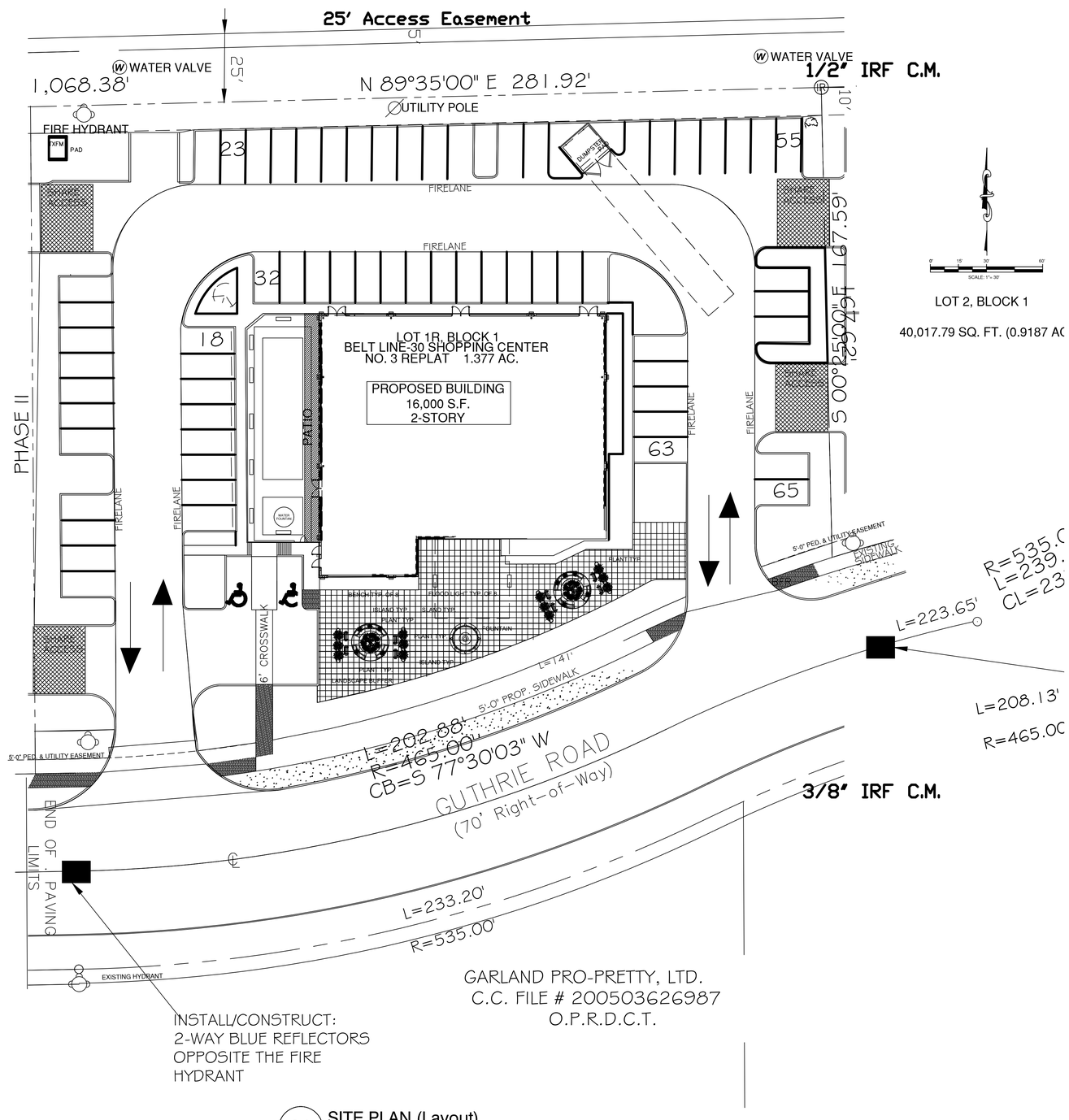
A. Permitted Uses: No uses shall be permitted except for General Office uses.

B. Parking: Development shall provide parking as reflected on Exhibit C.

C. Screening and Landscaping: Landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

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

EXHIBIT B



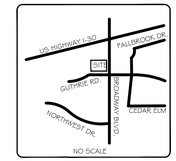
01 SITE PLAN (Layout)
1" = 20'-0"

LOT 2, BLOCK 1

40,017.79 SQ. FT. (0.9187 AC

CASE: # 170504-3

VICINITY MAP



ADI ASSOCIATES, INC
ENGINEERING/ARCHITECTURE/ENVIRONMENTAL
8035 E R L THORNTON FRWY.
SUITE 414
DALLAS, TX. 75228
Tel. (214) 760 - 7112
Fax. (214) 242 - 2742
www.adiassociate.com
adiengineering@sbcglobal.net

ISSUED:
PERMIT SET 01-19-09
CONST. SET XX

REVISIONS:

WILLCARE OFFICE CENTER

2201 GUTHRIE ROAD
GARLAND, TEXAS 75227

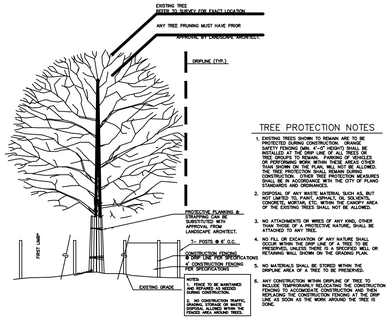
DRAWN: ADI CHECKED: DA
DATE:

SITE PLAN

SHEET:
SP1.0

C © - ADI ENGINEERING, INC.

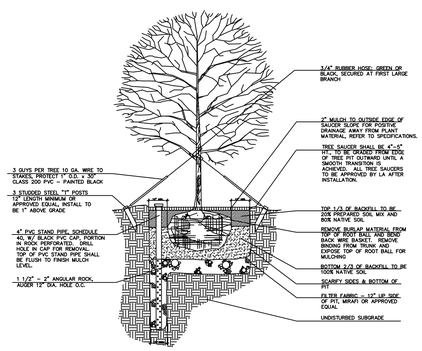
Exhibit C



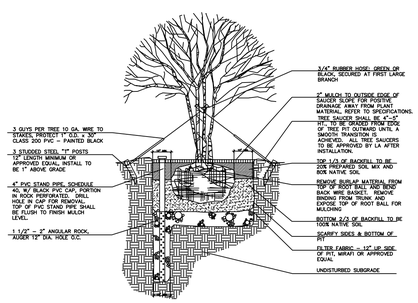
TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION. ORANGE SAFETY FENCING (MIN. 4' HEIGHT) SHALL BE PLACED AROUND THE DRIPLINE OF EACH TREE OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THE DRIPLINE OF ANY TREE TO REMAIN IS PROHIBITED. AFTER THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. COMPLETE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF PLANO STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, ASBESTOS, DIRT OR ANY FOREIGN MATERIAL OUTSIDE OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL BE PERMITTED WITHIN THE DRIPLINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WALL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.
6. ANY CONSTRUCTION WITHIN DRIPLINE OF TREE TO REMAIN SHALL BEGIN AFTER THE INSTALLATION OF CONSTRUCTION FENCING TO ACCOMMODATE CONSTRUCTION AND THEN REPLACING THE CONSTRUCTION FENCING AT THE DRIP LINE AS SOON AS THE WORK AROUND THE TREE IS DONE.

2 L1.0 **TREE PROTECTION DETAILS**
NTS



3 L1.0 **CANOPY TREE**
NTS



4 L1.0 **ORNAMENTAL**
NTS

3" CAL. VARIEGATED PRIVET
TO BE LOCATED BY LANDSCAPE ARCHITECT ON SITE

3" CAL. NELLIE STEVENS
TO BE LOCATED BY LANDSCAPE ARCHITECT ON SITE

3" CAL. YAUPON HOLLY
TO BE LOCATED BY LANDSCAPE ARCHITECT ON SITE

3" CAL. PRAIRIE FLAMELEAF SUMAC
TO BE LOCATED BY LANDSCAPE ARCHITECT ON SITE

3" CAL. WHITE FLOWERING D.
TO BE LOCATED BY LANDSCAPE ARCHITECT ON SITE

3" CAL. LEYLAND CYPRESS
TO BE LOCATED BY LANDSCAPE ARCHITECT ON SITE

3" CAL. RED CEDAR
TO BE LOCATED BY LANDSCAPE ARCHITECT ON SITE

3" CAL. LIVE OAK
TO BE LOCATED BY LANDSCAPE ARCHITECT ON SITE

3" CAL. RED OAK
TO BE LOCATED BY LANDSCAPE ARCHITECT ON SITE

CRAPE MYRTLE
TO BE LOCATED BY LANDSCAPE ARCHITECT ON SITE

SITEPLAN DATA

TOTAL SITE SQUARE FOOTAGE ; 1.377 ACRES

SITE DEVELOPED = APROX. 60,000 SQ. FT

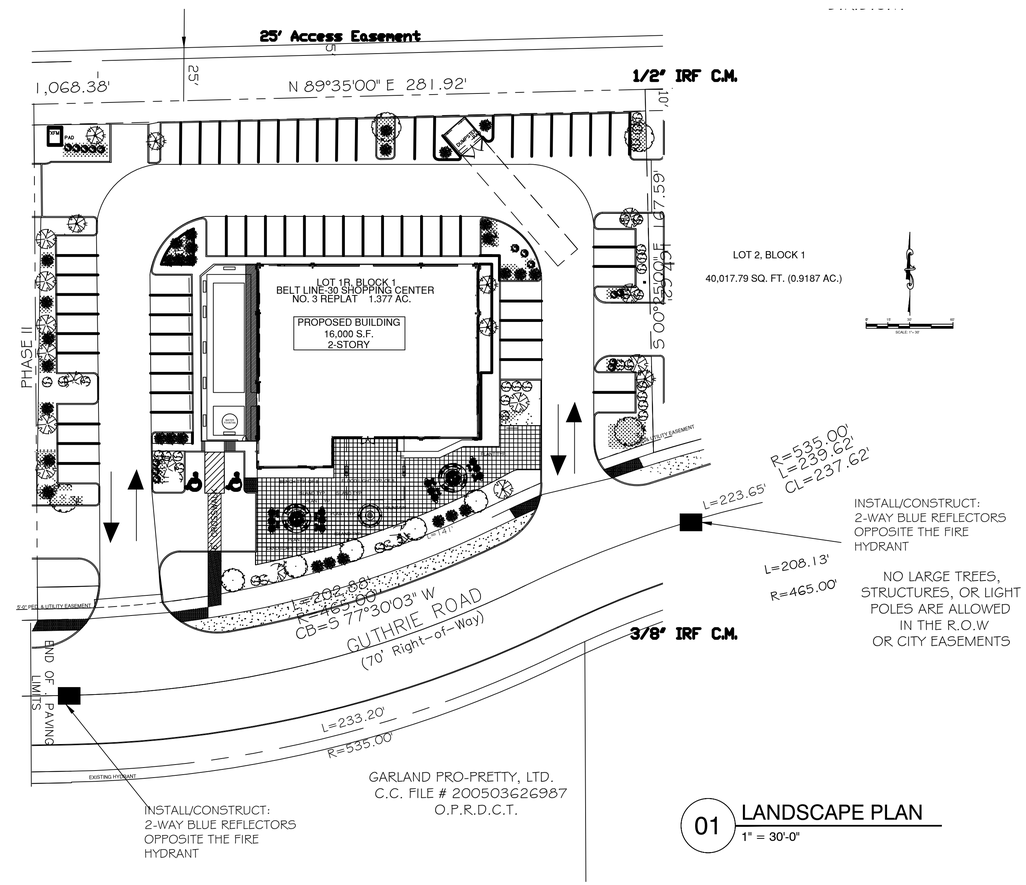
BUILDING FIRST FLOOR: 8,000 SF
BUILDING SECOND FLOOR: 8,000 SF

BUILDING TOTAL BUILDING AREA 16,000 SF

PARKING SPACE AREA: 11,854 SF
LANDSCAPE AREA :23,000 SF (ABOUT 40%)

SIDEWALK AREA : 2,754 SF
HEAVY PAVING: 14,518 SF

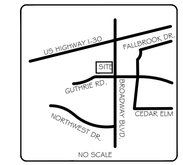
LARGE CANOPY TREES						
QUANITY	COMMON NAME	SPACING	CALIPER	SOIL DEPTH PLANTS CU. FT.	MIN. HEIGHT	REMARKS
9	LIVE OAK OR EQ FROM APPRVD LIST	30'	3"	75"	6'-0"	DECIDUOUS
11	MANGOLIA SOUTHERN OR EQ FROM APRVD. LIST	30'	3"	75"	6'-0"	DECIDUOUS
8	OAK BURR. CONTAINER	30	3"	32"	3'-0"	EVERGREEN
6	SWEET GUM	30'	3"	32"	3'-0"	EVERGREEN
15	AMERICAN ELM OR EQ FROM APPRVD LIST	30'	3"	75"	6'-0"	DECIDUOUS
SMALL ORNAMENTAL TREES						
49	PHOTINA (PHOTINA FRASER) SHRUBS 5 GAL. CONTAINER	48"		32"	3'-0"	EVERGREEN
15	ABELIA OR EQ FROM APPRVD LIST	'	3"	75"	6'-0"	DECIDUOUS
35	MANGOLIA SOUTHERN OR EQ FROM APRVD. LIST	40'	3"	75"	6'-0"	DECIDUOUS
GROUND COVER						
40	VINCA	48"		32"	3'-0"	EVERGREEN
36	LIRIOPE	48"		32"	3'-0"	EVERGREEN



01 **LANDSCAPE PLAN**
1" = 30'-0"

CASE: # 170504-3

VICINITY MAP



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adiengineering@sbcglobal.net

ISSUED:
PERMIT SET 01-19-09
CONST. SET XX

REVISIONS:

WILLCARE OFFICE CENTER
2201 GUTHRIE ROAD
GARLAND, TEXAS 75227

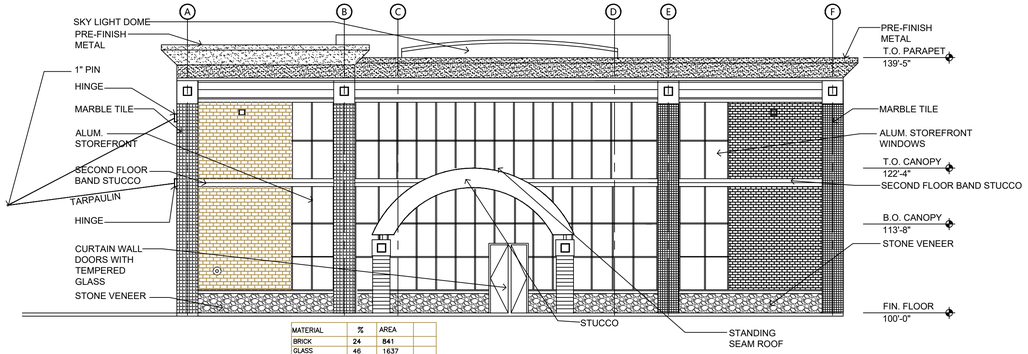
DRAWN: ADI CHECKED: DA
DATE:

LANDSCAPE PLAN

SHEET:
L1.0

C © - ADI ENGINEERING, INC.

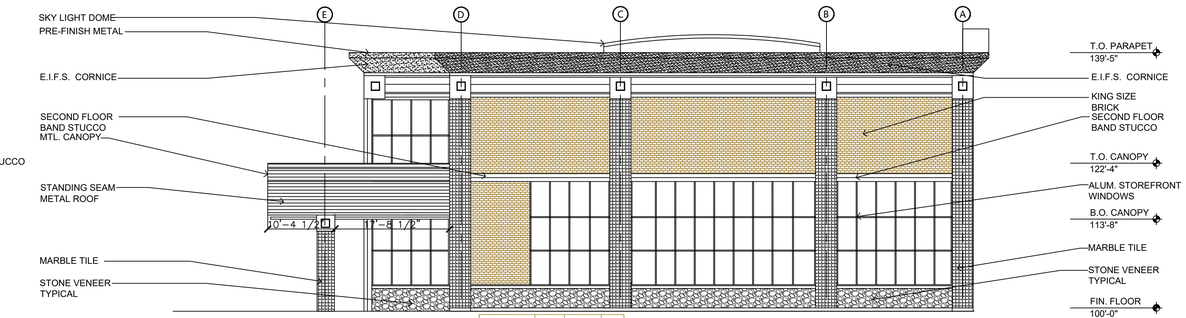
Exhibit D



MATERIAL	%	AREA
BRICK	24	841
GLASS	46	1637
STONE	6	251
STUCCO	11	430
M TILE	14	484

03 / A4.1 SOUTH ELEVATION

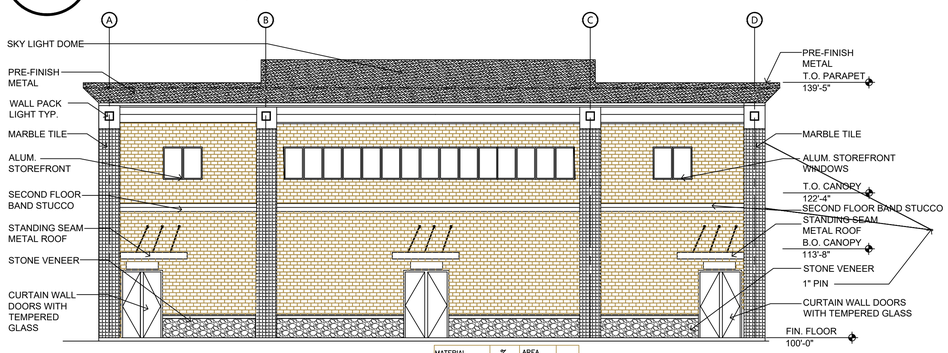
SCALE: 3/32" = 1' 0"



MATERIAL	%	AREA
BRICK	29	807
GLASS	39	1081
STONE	7	204
STUCCO	9	260
M TILE	16	452

04 / A4.1 EAST ELEVATION

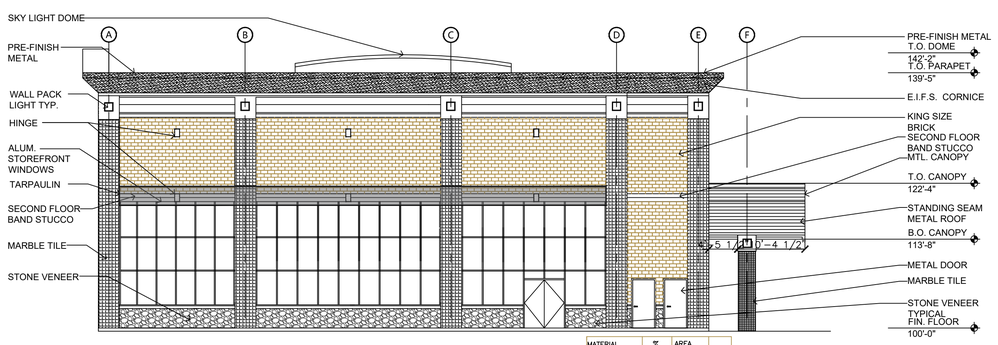
SCALE: 3/32" = 1' 0"



MATERIAL	%	AREA
BRICK	63	2151
GLASS	8	284
STONE	7	208
STUCCO	10	330
M TILE	12	420

02 / A4.1 NORTH ELEVATION

SCALE: 3/32" = 1' 0"



MATERIAL	%	AREA
BRICK	40	1445
GLASS	30	1100
STONE	7	206
STUCCO	8	303
M TILE	15	557

01 / A4.1 WEST ELEVATION

SCALE: 3/32" = 1' 0"

SIX ARCHITECUTRAL ELEMENTS

1	AWNINGS OR CANOPIES
2	FOUNTAIN
3	VARIED ROOF HEIGHTS
4	BENCHES FOR OUTDOOR SEATING
5	PORTICOS
6	BUILDING HORIZONTAL & VERTICAL ARTICULATION

- GRID LINES

ADI ASSOCIATES, INC
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Firm Registration No.17600

ISSUED:
PERMIT SET
CONST. SET

REVISIONS:

WILLCARE OFFICE CENTER
2201 GUTHRIE ROAD
GARLAND, TX 76018

DRAWN: ADI CHECKED: DA
JOB NO: 012010

BUILDING ELEVATIONS

SHEET:
A4.1

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Exhibit E

City Council Regular Session Agenda **4.**

Meeting Date: April 3, 2018

Item Title: Parking Restrictions at Vial Elementary School

Submitted By: Paul Luedtke, Transportation Director

Strategic Focus Areas:

ISSUE

Increasing congestion on Creekview Drive in front of Vial elementary has resulted in the need for parking restrictions to improve traffic flow.

OPTIONS

Council is requested to adopt an ordinance that restricts parking on the north side of Creekview Drive between Duck Creek and 350 feet east of Duck Creek; also, prohibit parking for an additional 170 feet on the south side of Creekview Drive to improve safety at school driveways.

BACKGROUND

Staff became aware of increased traffic congestion on Creekview Drive at Vial Elementary School during the afternoon pick-up time. School buses and daycare vehicles currently pick up at the rear of the school while parents pick up in the front. Parents coming from Duck Creek Drive form a line eastbound on Creekview approaching the entry drive. Some parents also park on the north side of Creekview making it difficult for through traffic to pass through the area.

On January 23, 2018 city staff met at the school with the principal, assistant principal, and representatives of GISD's risk management staff. Consensus was reached that these parking prohibitions would be the best solution.

This item was considered by Council at the February 20, 2018 Work Session.

CONSIDERATION

Since the adjacent property on the north side is an undeveloped commercial tract, the recommended prohibition should not affect any other parties.

Attachments

Pkg Rest Vial

Vial Elementary Parking Ordinance

N
No Parking, Stopping or Standing
Proposed – 360 feet North Side
No Parking, Stopping or Standing
Existing – 140 feet North Side
Existing – 110 South Side
Creekview Drive
No Parking, Stopping or Standing
Proposed – 170 feet South Side
Classical Center
at Vial Elementary School
Duck Creek Drive

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 33.52 OF CHAPTER 33, "TRANSPORTATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 33.52(A), "No Stopping, Standing, or Parking" of Article IV, "Stopping, Standing and Parking" of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part by changing the following designated area to read as follows:

"**Street**	**Extent**	**Side**
Creekview Drive	160 feet west of Preston Trail to 440 feet west of Preston Trail	South"

Section 2

That Section 33.52, "No Stopping, Standing, or Parking" of Article IV, "Stopping, Standing and Parking" of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part by adding a new subsection (J) to read as follows:

"(J) Between 7:00 a.m. and 9:00 a.m. and between 3:00 p.m. to 5:00 p.m. on school days. When signs are erected giving notice thereof, no person shall stop, stand, or park any vehicle between the hours of 7:00 a.m. and 9:00 a.m. and from 3:00 p.m. to 5:00 p.m. on school days upon any of the streets or points thereof enumerated as follows:

Street	**Extent**	**Side**
Creekview Drive	Duck Creek Drive to 360 feet east of Duck Creek Drive	North"

Section 3

That a violation of any provision of this Ordinance shall be a

misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 4

That Section 33.52, "No Stopping, Standing, or Parking" of Article IV, "Stopping, Standing and Parking" of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5

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

Section 6

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

PASSED AND APPROVED this the _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **5.**

Meeting Date: April 3, 2018

Item Title: Consider Approval of a Resolution Authorizing Publication of a Notice of Intention t Issue Certificates of Obligation

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the April 2, 2018 Work Session, Council considered authorizing the publication of a Notice of Intent to Issue Certificates of Obligation in an amount of approximately $33.8 million to fund a portion of the CIP and pay related issuance costs of approximately $150,000.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing publication of a Notice of Intent to Issue Certificates of Obligation.

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation.

WHEREAS, the City Council of the City of Garland, Texas (the "City"), has determined that certificates of obligation should be issued under and pursuant to the provisions of Subchapter C of Chapter 271, Texas Local Government Code, as amended, for the purpose of paying contractual obligations to be incurred for: (i) constructing, equipping and improving municipal park and recreation facilities, library facilities, municipal landfill/transfer station facilities, fleet services facilities, the Firewheel Golf Park and information management services systems, (ii) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor, (iii) acquiring public safety, environmental waste services, Firewheel Golf Park, stormwater maintenance and street department equipment, (iv) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement upgrade, roof replacement and safety upgrades, (v) constructing drainage improvements, including bridge remediation, (vi) constructing and equipping facilities for the City's economic development department and (vii) professional services rendered in connection therewith; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City, said notice stating (i) the time and place the Council tentatively proposes to pass the ordinance authorizing the issuance of the certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the certificates are to be issued and (iv) the manner in which the Council proposes to pay the certificates; now, therefore,

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

SECTION 1: That the City Secretary is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation in one or more series in the principal amount not to exceed THIRTY-THREE MILLION EIGHT HUNDRED THOUSAND DOLLARS ($33,800,000) for the purpose of paying contractual obligations to be incurred for: (i) constructing, equipping and improving municipal park and recreation facilities, library facilities, municipal landfill/transfer station facilities, fleet services facilities, the Firewheel Golf Park and information management services systems, (ii) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor, (iii) acquiring public safety, environmental waste services, Firewheel Golf Park, stormwater maintenance and street department equipment, (iv) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement upgrade, roof replacement and safety upgrades, (v) constructing drainage improvements, including bridge remediation, (vi) constructing and equipping facilities for the City's economic development department and (vii) professional services rendered in connection therewith; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's Water and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 2: That the City Secretary shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

PASSED AND ADOPTED, this April 3, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

CITY OF GARLAND, TEXAS
NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Garland, Texas, shall convene at 7:00 p.m. on May 15, 2018, at the City Council chambers located at 200 N. Fifth, in the City of Garland, Texas, and, during such meeting, the City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation in one or more series in an amount not to exceed THIRTY-THREE MILLION EIGHT HUNDRED THOUSAND DOLLARS ($33,800,000) for the purpose of paying contractual obligations to be incurred for: (i) constructing, equipping and improving municipal park and recreation facilities, library facilities, municipal landfill/transfer station facilities, fleet services facilities, the Firewheel Golf Park and information management services systems, (ii) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor, (iii) acquiring public safety, environmental waste services, Firewheel Golf Park, stormwater maintenance and street department equipment, (iv) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement upgrade, roof replacement and safety upgrades, (v) constructing drainage improvements, including bridge remediation, (vi) constructing and equipping facilities for the City's economic development department and (vii) professional services rendered in connection therewith; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's Water and Sewer System. The certificates are to be issued, and this notice is given, under the pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

City Secretary
City of Garland, Texas

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **6.**

Meeting Date: April 3, 2018

Item Title: Sale of Property - 260 E. Marguerita Drive

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the March 20, 2018 City Council Work Session, Council was briefed on the potential sale of property at 260 E. Marguerita Drive. The City of Garland has received an unsolicited offer from Mr. Ruben De Luis related to the purchase of City owned property obtained through a 2014 Sheriff's Sale. Mr. De Luis has presented an offer of $12,680 for the property. The purchaser has also agreed to pay the post-judgment taxes at closing. The post-judgment taxes will be approximately $685.38 bringing the total amount paid at closing cost to approximately $13,365.38. The City of Garland will receive sale proceeds of $1,500 for maintenance and $2,125.56 in taxes totaling $3,625.56.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Mr. De Luis. This property has been held by the City of Garland since 2014 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

Attachments

260 E Marguerita - Resolution

260 E Marguerita - Deed

260 E Marguerita - Offer

260 E. Marguerita - Map and Picture

RESOLUTION NO. ____

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

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 162th Judicial District Court of Dallas County, Texas in cause number TX12-40432, and

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

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

Section 1

That City agrees to the sale of certain real property being
LOT 16, BLOCK B, ROUTH TERRANCE ADDITION, AKA 260 E. MARGUERITA DRIVE, CITY OF GARLAND, TEXAS AS RECORDED IN VOLUME 2004087, PAGE 6406, OF THE DALLAS COUNTY DEED RECORDS

Section 2

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

Section 3

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

PASSED AND APPROVED this the ___ day of _____, 2018.

CITY OF GARLAND, TEXAS

_____

Mayor

ATTEST:

_____
City Secretary

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Ruben De Luis, 3113 Lariat Lane, Garland, TX 75042** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **260 E. Marguerita Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

> **LOT 16, BLOCK B, ROUTH TERRACE ADDITION, aka 260 E. MARGUERITA DRIVE, CITY OF GARLAND, TEXAS AS RECORDED IN VOLUME 2004087, PAGE 6406, OF THE DALLAS COUNTY DEED RECORDS (the "Property").**

This Deed Without Warranty is subject to:

(i) any and all visible and apparent easements and encroachments, whether of record or not;

(ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;

(iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;

(iv) rights of parties in possession; and

(v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX12-40432 in the 162nd Judicial District Court, Dallas County, Texas, and no more.

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

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

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____day of _____ 2018.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title:_____

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2018, by _____, in his capacity as Mayor of the City of Garland.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
_____

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

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

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

February 22, 2018

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

Via electronic-mail

Re: Offer from Ruben De Luis to purchase
260 E. Marguerita Drive, Garland, Texas

Dear Mr. Worsham:

Ruben De Luis has offered to purchase 260 E. Marguerita Drive, Garland, Texas (LOT 16, BLOCK B, ROUTH TERRACE ADDITION, aka 260 E. MARGUERITA DRIVE, CITY OF GARLAND, TEXAS AS RECORDED IN VOLUME 2004087, PAGE 6406, OF THE DALLAS COUNTY DEED RECORDS) for $12,680.00. In addition to that amount, all post-judgment taxes for the years 2013-2014 will be paid at closing. The total amount of post-judgment taxes will be approximately $685.38 of which the City of Garland will receive approximately $188.61.

This property was sold at a Sheriff's Sale on February 4, 2014 pursuant to delinquent tax collection suit number TX12-40432. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. The property was struck off for the assessed value in the judgment, $12,600.00.

The property's most recent value according to the Appraisal District is $14,700.00. The total judgment amount was $49,097.05, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those expenses and costs total $5,002.62. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

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

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26502500020160000
Property address:	260 E. Marguerita Drive
Cause No.:	TX12-40432
Judgment Date:	March 21, 2013
Sheriff's Sale Date:	February 4, 2014
Judgment amount:	GISD 1996-2012 taxes $5,819.54 (54.3%)
	City 1996-2012 taxes $2,703.03 (25.2%)
	County 1996-2012 taxes $2,191.25 (20.5%)
Total Judgment for Taxes:	$10,713.81
City Abatement Liens:	$25,240.81
Court costs:	$1,893.55
Sheriff's fees for sale:	$1,285.94
Publication fees for sheriff's sale, paid by Perdue Brandon:	$323.13
Total Costs:	$3,502.62

Funds to be disbursed as follows:

1.	**Dallas County District Clerk**	$1,893.55
2.	**Dallas County Sheriff**	$1,285.94
3.	**Perdue Brandon Fielder Collins & Mott, LLP**	$323.13
4.	**City of Garland (administrative fee)**	$1,500.00
5.	**City of Garland (Pro-rata Judgment tax year distribution)**	$1,936.95
6.	**Garland ISD (Pro-rata Judgment tax year distribution)**	$4,170.21
7.	**John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)**	$1,570.22
	TOTAL Judgment Distribution	$12,680.00

Post Judgment Distribution:

8.	**City of Garland (Post Judgment tax year distribution)**	$188.61
9.	**Garland ISD (Post Judgment tax year distribution)**	$321.54
10.	**John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)**	$175.23
	TOTAL Post Judgment Distribution	$685.38

	TOTAL Distribution	$13,365.38

260 E. Marguerita
Map and Pics

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **7.**

Meeting Date: April 3, 2018

Item Title: Sale of Property - 1710 Burke Drive

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the March 20, 2018 City Council Work Session, Council was briefed on the potential sale of property at 1710 Burke Drive. The City of Garland has received an unsolicited offer from Mrs. Celerina Ramirez related to the purchase of City owned property obtained through a 2013 Sheriff's Sale. Mrs. Ramirez has presented an offer of $12,107 for the property. The purchaser has also agreed to pay the post-judgment taxes at closing. The post-judgment taxes will be approximately $452.07 bringing the total amount paid at closing cost to approximately $12,559.07. The City of Garland will receive sale proceeds of $1,500 for maintenance and $1,774.68 in taxes totaling $3,274.68.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Mrs. Ramirez. This property has been held by the City of Garland since 2013 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

Attachments

1710 Burke Drive - Resolution

1710 Burke Drive - Deed

1710 Burke Drive - Offer

1710 Burke Drive - Map and Picture

RESOLUTION NO. ____

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

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 162th Judicial District Court of Dallas County, Texas in cause number TX12-40375, and

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

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

Section 1

That City agrees to the sale of certain real property being LOT 3, BLOCK 3, MONICA PARK HEIGHTS 1 ADDITION, aka 1710 BURKE DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 46, PAGE 171 OF THE MAP RECORDS OF DALLAS COUNTY.

Section 2

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

Section 3

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

PASSED AND APPROVED this the ___ day of _____, 2018.

CITY OF GARLAND, TEXAS

_____

Mayor

ATTEST:

_____

City Secretary

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Celerina Ramirez, 3113 Lariat Lane, Garland, TX 75042** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **1710 Burke Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

> **BEING LOT 3, BLOCK 3, MONICA PARK HEIGHTS 1 ADDITION, aka 1710 BURKE DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 46, PAGE 171 OF THE MAP RECORDS OF DALLAS COUNTY. (the "Property").**

This Deed Without Warranty is subject to:

(i) any and all visible and apparent easements and encroachments, whether of record or not;

(ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;

(iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;

(iv) rights of parties in possession; and

(v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX12-40375 in the 162nd Judicial District Court, Dallas County, Texas, and no more.

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

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

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title:_____

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201_, by _____, in his capacity as Mayor of the City of Garland.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
_____

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

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

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

March 6, 2018

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

Via electronic-mail

Re: Offer from Celerina Ramirez to purchase
1710 Burke Drive, Garland, Texas

Dear Mr. Worsham:

Celerina Ramirez has offered to purchase 1710 Burke Drive, Garland, Texas (BEING LOT 3, BLOCK 3, MONICA PARK HEIGHTS 1 ADDITION, aka 1710 BURKE DRIVE, CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 46, PAGE 171 OF THE MAP RECORDS OF DALLAS COUNTY) for $12,107.00. Please note that as a part of this transaction, all post-judgment taxes for the years 2013 will be paid at closing exclusive of the above amounts. The total amount of post-judgment taxes will be approximately $452.07 of which the City of Garland will receive approximately $124.45.

This property was sold at a Sheriff's Sale on October 1, 2013 pursuant to delinquent tax collection suit number TX12-40375. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is $16,000.00. The property was struck off for the appraised value in the judgment, $12,000.00. The total judgment amount was $37,604.63, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those costs total $5,565.63. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

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

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26361500030030000
Property address:	1710 Burke Drive
Cause No.:	TX12-40375
Judgment Date:	May 20, 2013
Sheriff's Sale Date:	October 1, 2013
Judgment amount:	GISD 1994-2012 taxes $6,861.14 (54.7%)
	City 1994-2012 taxes $3,163.09 (25.2%)
	County 1995-2012 taxes $2,514.00 (20.1%)
Total Judgment for Taxes:	$12,538.23
City Abatement Liens:	$23,140.27
Court costs:	$2,482.25
Sheriff's fees for sale:	$1,280.88
Publication fees for sheriff's sale, paid by Perdue Brandon:	$302.50
Total Costs:	$4,065.63

Funds to be disbursed as follows:

1.	**Dallas County District Clerk**	$2,482.25
2.	**Dallas County Sheriff**	$1,280.88
3.	**Perdue Brandon Fielder Collins & Mott, LLP**	$302.50
4.	**City of Garland (administrative fee)**	$1,500.00
5.	**City of Garland (Pro-rata Judgment tax year distribution)**	$1,650.23
6.	**Garland ISD (Pro-rata Judgment tax year distribution)**	$3,579.55
7.	**John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)**	$1,311.59
	TOTAL Judgment Distribution	$12,107.00

Post Judgment Distribution:

8.	**City of Garland (Post Judgment tax year distribution)**	$124.45
9.	**Garland ISD (Post Judgment tax year distribution)**	$212.14
10.	**John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)**	$115.48
	TOTAL Post Judgment Distribution	$452.07

	TOTAL Distribution	$12,559.07

1710 Burke Dr.
Map and Picture

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **8.**

Meeting Date: April 3, 2018

Item Title: Sale of Property - 705 Oates Road

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the March 20, 2018 City Council Work Session, Council was briefed on the potential sale of property at 705 Oates Road. The City of Garland has received an unsolicited offer from Mrs. Caroline Whitlock related to the purchase of City owned property obtained through a 2009 Sheriff's Sale. Mrs. Whitlock has presented an offer of $45,000 for the property. The purchaser has also agreed to pay the post-judgment taxes at closing. The post-judgment taxes will be approximately $4,622.03 bringing the total amount paid at closing cost to approximately $49,622.03. The City of Garland will receive sale proceeds of $1,500 for maintenance, $6,055.44 in taxes and $14,797.25 in abatement liens.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Mrs. Whitlock. This property has been held by the City of Garland since 2009 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

Attachments

705 Oates - Resolution

705 Oates - Deed

705 Oates - Offer

705 Oates - Map and Picture

705 Oates - County Consent

705 Oates - GISD Consent

RESOLUTION NO. ____

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

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 44th Judicial District Court of Dallas County, Texas in cause number TX06-41342, and

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

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

Section 1

That City agrees to the sale of certain real property being PART OF LOT 38, ROSE HILL ACREAGE HOMESITES ADDITION, AKA 705 OATES RD., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 93207, PAGE 5516, DALLAS COUNTY DEED RECORDS

Section 2

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

Section 3

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

PASSED AND APPROVED this the ___ day of _____, 2018.

CITY OF GARLAND, TEXAS

_____

Mayor

ATTEST:

_____
City Secretary

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Caroline Whitlock, 2621 Ashglen Drive, Garland, TX 75043** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **705 Oates**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

> **BEING PART OF LOT 38, ROSE HILL ACREAGE HOMESITES ADDITION, AKA 705 OATES RD., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 93207, PAGE 5516, DALLAS COUNTY DEED RECORDS (the "Property").**

This Deed Without Warranty is subject to:

(i) any and all visible and apparent easements and encroachments, whether of record or not;

(ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;

(iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;

(iv) rights of parties in possession; and

(v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX06-41342 in the 44th Judicial District Court, Dallas County, Texas, and no more.

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

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

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

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title:_____

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

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

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
_____

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

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

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

September 8, 2017

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

Via electronic-mail

Re: Offer from Caroline Whitlock to purchase
705 Oates, Garland, Texas

Dear Mr. Worsham:

Caroline Whitlock has offered to purchase 705 Oates, Garland, Texas (BEING PART OF LOT 38, ROSE HILL ACREAGE HOMESITES ADDITION, AKA 705 OATES RD., CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 93207, PAGE 5516, DALLAS COUNTY DEED RECORDS) for $45,000.00.

This property was sold at a Sheriff's Sale on May 5, 2009 pursuant to delinquent tax collection suit number TX06-41342. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions.

The property's most recent value according to the Appraisal District is $57,200.00. The property was struck off for the total judgment amount, $49,446.16, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those costs total $11,062.82. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed. After that amount is paid in full, the remainder is distributed to the City for its abatement liens

Because the purchase price is less than either the Judgment amount of taxes and court costs, $49,446.16, or the market value as stated in the judgment, $57,200.00, all jurisdictions included in the judgment must consent to the sale. Our office will obtain the necessary consent for the sale to proceed.

Please note that as a part of this transaction, all post-judgment taxes for the years 2008-2009 will be paid at closing exclusive of the above amounts. The total amount of post-judgment taxes will be approximately $4,622.03 of which the City of Garland will receive approximately $1,385.30.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	60179500000380000
Property address:	705 Oates
Cause No.:	TX06-41342
Judgment Date:	September 22, 2008
Sheriff's Sale Date:	May 5, 2009
Judgment amount:	GISD 1997-2007 taxes $9,410.68 (59.7%)
	City 1998-2007 taxes $4,169.77 (26.5%)
	County 2002-2007 taxes $2,169.49 (13.8%)
Total Judgment for Taxes:	$15,749.94
City Abatement Liens:	$19,428.30
City of Garland Demolition Lien:	$0.00
Court costs:	$9,515.58
Sheriff's fees for sale:	$1,237.86
Publication fees for sheriff's sale, paid by Gay & McCall:	$309.38
Total Costs:	$11,062.82

Checks to be disbursed as follows:

1.	**Dallas County District Clerk**	$9,515.58
2.	**Dallas County Sheriff**	$1,237.86
3.	**Gay, McCall, Isaacks, Gordon & Roberts**	$309.38
4.	**City of Garland (administrative fee)**	$1,500.00
5.	**City of Garland (Pro-rata Judgment tax year distribution)**	$4,670.14
6.	**Garland ISD (Pro-rata Judgment tax year distribution**	$10,539.96
7.	**John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution**	$2,429.83
8.	**City of Garland (Abatement Liens)**	$14,797.25
	TOTAL	$45,000.00

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

705 E. Oates Rd
Map and Picture

COURT ORDER
2018-0304

Resale of Tax Foreclosed Property at 705 E. Oates Road, Garland, Texas
Consent to City of Garland

On a motion made by Commissioner Mike Cantrell, District 2, and seconded by Commissioner Dr. Theresa M. Daniel, District 1, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: 3/6/2018
FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby consent on its own behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund to the sale of the tax foreclosure property located at 705 E. Oates Road, previously knowns as 705 Oates Road, City of Garland, Dallas County, Texas, DCAD Account No. 60179500000380000, to Caroline Whitlock for $45,000.00 subject to the prior owner's remaining right of redemption, if any, in compliance with Section 34.05(i) of the Texas Tax Code, and authorize the City of Garland, as trustee, to act and sign on behalf of Dallas County, the Dallas County Community College District, the Parkland Hospital District and the Dallas County School Equalization Fund in the sale, use, and disposition of the Property, acquired by tax foreclosure, which has been jointly vested in the name of the Taxing Jurisdictions.

Done in open court March 6, 2018, by the following vote:

IN FAVOR: Honorable Clay Lewis Jenkins, County Judge
Commissioner Dr. Theresa M. Daniel, District 1
Commissioner Mike Cantrell, District 2
Commissioner John Wiley Price, District 3
Commissioner Dr. Elba Garcia, District 4
OPPOSED: None
ABSTAINED: None

Recommended by: Alberta Blair
Originating Department: Public Works

ABSENT: None

Recommended by: Alberta Blair
Originating Department: Public Works

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	60179500000380000
Property address:	705 Oates
Cause No.:	TX06-41342
Judgment Date:	September 22, 2008
Sheriff's Sale Date:	May 5, 2009
Judgment amount:	GISD 1997-2007 taxes $9,410.68 (59.7%)
	City 1998-2007 taxes $4,169.77 (26.5%)
	County 2002-2007 taxes $2,169.49 (13.8%)
Total Judgment for Taxes:	$15,749.94
City Abatement Liens:	$19,428.30
Court costs:	$9,515.58
Sheriff's fees for sale:	$1,237.86
Publication fees for sheriff's sale, paid by Gay & McCall:	$309.38
Total Costs:	$11,062.82

Checks to be disbursed as follows:

1.	**Dallas County District Clerk**	$9,515.58
2.	**Dallas County Sheriff**	$1,237.86
3.	**Gay, McCall, Isaacks, Gordon & Roberts**	$309.38
4.	**City of Garland (administrative fee)**	$1,500.00
5.	**City of Garland (Pro-rata Judgment tax year distribution)**	$4,670.14
6.	**Garland ISD (Pro-rata Judgment tax year distribution**	$10,539.96
7.	**John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)**	$2,429.83
8.	**City of Garland (Abatement Liens)**	$14,797.25
	TOTAL	$45,000.00

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

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 705 OATES, GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 705 Oates, Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code for an amount not less than $24,578.19, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 705 Oates, Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 705 Oates, Garland, Texas for an amount not less than $24,578.19 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED AND APPROVED this 13th day of September, 2016, by the Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: Linda Griffin

Linda Griffin
President, Board of Trustees

ATTEST:

Larry Glick
Secretary, Board of Trustees
Garland Independent School District

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **9.**

Meeting Date: April 3, 2018

Item Title: Sale of Property - 231 Glenfield Drive

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the March 20, 2018 City Council Work Session, Council was briefed on the potential sale of property at 231 Glenfield Drive. The City of Garland has received an unsolicited offer from Mr. Florian Santiago Hernandez related to the purchase of City owned property obtained through a 2011 Sheriff's Sale. Mr. Hernandez has presented an offer of $14,123.31 for the property. The purchaser has also agreed to pay the post-judgment taxes at closing. The post-judgment taxes will be approximately $2,876.69 bringing the total amount paid at closing cost to approximately $17,000. The City of Garland will receive sale proceeds of $1,500 for maintenance, $1,932.27 in taxes and $491.61 in abatement liens.

Recommendation/Action Requested and Justification

Staff recommends that the City Council accept the offer and sell the property to Mr. Hernandez. This property has been held by the City of Garland since 2011 and pursuant to Section 34.05 of the Texas Property Tax Code it may be resold to a private entity with approval of the governing body.

Attachments

231 Glenfield - Resolution

231 Glenfield - Deed

231 Glenfield - Offer

231 Glenfield - Map and Picture

231 Glenfield - GISD Consent

231 Glenfield - County Consent

RESOLUTION NO. ____

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

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 95th Judicial District Court of Dallas County, Texas in cause number TX07-40750, and

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

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

Section 1

That City agrees to the sale of certain real property being LOT 22, BLOCK 3, GLENFIELD ADDITION, CITY OF GARLAND, TEXAS, COMMONLY KNOWN AS 231 GLENFIELD DRIVE, AS DESCRIBED IN A WARRANTY DEED FILED AT VOLUME 78032, PAGE 0332 OF THE DALLAS COUNTY DEED RECORDS.

Section 2

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

Section 3

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

PASSED AND APPROVED this the ___ day of _____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Florian Santiago Hernandez, 220 Loma Drive, Garland, TX 75040** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **231 Glenfield Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

> **LOT 22, BLOCK 3, GLENFIELD ADDITION, CITY OF GARLAND, TEXAS, COMMONLY KNOWN AS 231 GLENFIELD DRIVE, AS DESCRIBED IN A WARRANTY DEED FILED AT VOLUME 78032, PAGE 0332 OF THE DALLAS COUNTY DEED RECORDS. (the "Property").**

This Deed Without Warranty is subject to:

(i) any and all visible and apparent easements and encroachments, whether of record or not;

(ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;

(iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;

(iv) rights of parties in possession; and

(v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX07-40750 in the 95th Judicial District Court, Dallas County, Texas, and no more.

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

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

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____day of _____ 201_.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title:_____

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201_, by _____, in his capacity as Mayor of the City of Garland.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
_____

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

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

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

December 1, 2017

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

Via electronic-mail

Re: Offer from Florian Santiago Hernandez to purchase
231 Glenfield Drive, Garland, Texas

Dear Mr. Worsham:

Florian Santiago Hernandez has offered to purchase 231 Glenfield Drive, Garland, Texas (LOT 22, BLOCK 3, GLENFIELD ADDITION, CITY OF GARLAND, TEXAS, COMMONLY KNOWN AS 231 GLENFIELD DRIVE, AS DESCRIBED IN A WARRANTY DEED FILED AT VOLUME 78032, PAGE 0332 OF THE DALLAS COUNTY DEED RECORDS) for $14,123.31.

This property was sold at a Sheriff's Sale on May 3, 2011 pursuant to delinquent tax collection suit number TX07-40750. There were no bidders and the property was struck off to the City of Garland for itself and on behalf of the other taxing jurisdictions. Please note that as a part of this transaction, all post-judgment taxes for the years 2008-2011 will be paid at closing exclusive of the above amounts. The total amount of post-judgment taxes will be approximately $2,876.69 of which the City of Garland will receive approximately $867.41.

The property's most recent value according to the Appraisal District is $15,000.00. The property was struck off for the appraised value in the judgment, $15,000.00. The total judgment amount was $37,322.83, which includes taxes, penalties and interest, abatement liens, costs of court, and costs of sale.

Pursuant to the Texas Property Tax Code, City reimbursement for post-sale maintenance, court costs and costs of sale must be paid first out of the proceeds of a resale. Those costs total $8,706.55. The remainder would be distributed to the taxing jurisdictions pro-rata. A breakdown of amounts each taxing entity will receive is enclosed.

Because the purchase price is less than either the Judgment amount of taxes and court costs, $37,322.83, or the market value as stated in the judgment, $15,000.00, all jurisdictions included in the judgment must consent to the sale. Our office will obtain the necessary consent for the sale to proceed.

If the City decides to accept this offer, enclosed for execution is a Special Warranty Deed our office prepared for this resale. When the Deed is executed, please return it to me so that I may finalize the transaction.

If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

J. Douglas Burnside

Enclosure

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26240500030220000
Property address:	231 Glenfield Drive
Cause No.:	TX07-40750
Judgment Date:	June 9, 2008
Sheriff's Sale Date:	May 3, 2011
Judgment amount:	GISD 2002-2007 taxes $2,122.53 (58.1%)
	City 2003-2007 taxes $790.05 (21.6%)
	County 2001-2007 taxes $741.54 (20.3%)
Total Judgment for Taxes:	$3,654.12
City Abatement Liens:	$18,690.06
Court costs:	$5,466.01
Sheriff's fees for sale:	$1,431.16
Publication fees for sheriff's sale, paid by lawfirm:	$309.38
Total Costs:	$7,206.55

Checks to be disbursed as follows:

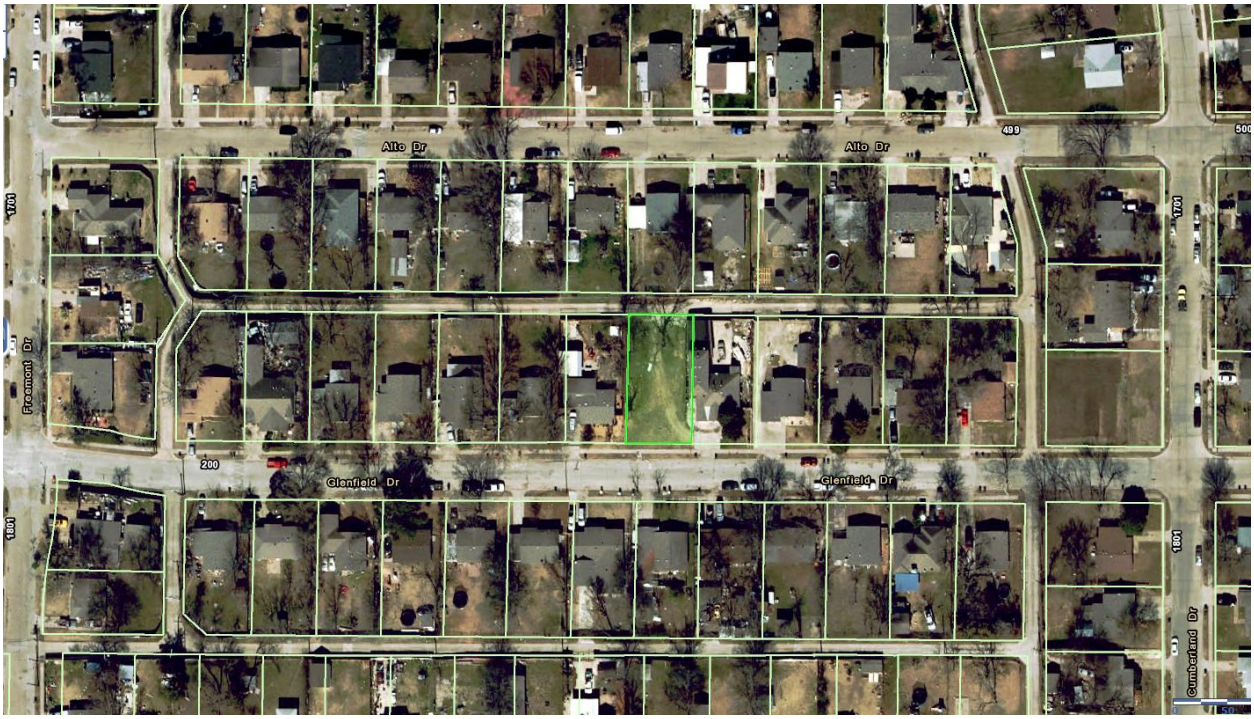
1.	**Dallas County District Clerk**	$5,466.01
2.	**Dallas County Sheriff**	$1,431.16
3.	**Perdue Brandon Fielder Collins & Mott, LLP**	$309.38
4.	**City of Garland (administrative fee)**	$1,500.00
5.	**City of Garland (Pro-rata Judgment tax year distribution)**	$1,064.86
6.	**Garland ISD (Pro-rata Judgment tax year distribution**	$2,860.82
7.	**John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)**	$999.47
8.	**City of Garland (Abatement Liens)**	$491.61
	TOTAL	$14,123.31

Post Judgment Distribution:

8.	**City of Garland (Post Judgment tax year distribution)**	$867.41
9.	**Garland ISD (Post Judgment tax year distribution)**	$1,482.04
10.	**John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)**	$527.24
	TOTAL Post Judgment Distribution	$2,876.69

	TOTAL Distribution	$17,000.00

231 Glenfield Maps and Pictures



RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 231 GLENFIELD DRIVE, GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 231 Glenfield Drive, Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code for an amount not less than $14,123.31, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 231 Glenfield Drive, Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 231 Glenfield Drive, Garland, Texas for an amount not less than $14,123.31 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED AND APPROVED this 13th day of February, 2018, by the Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: _____
Larry Glick
President, Board of Trustees

ATTEST:

_____
Johnny Beach
Secretary, Board of Trustees
Garland Independent School District

COURT ORDER
2018-0235

Request to Consent to Sale of Tax Foreclosed Property located at 231 Glenfield Drive, Garland, Texas

On a motion made by Commissioner Dr. Theresa M. Daniel, District 1, and seconded by Commissioner Dr. Elba Garcia, District 4, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: 2/20/2018
FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby consent on its own behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund to the sale of the tax foreclosure property located at 231 Glenfield Drive, Garland, Dallas County, Texas, DCAD Account No. 26240500030220000, to Florian Santiago Hernandez for $14,123.31 subject to the prior owner's remaining right of redemption, if any, in compliance with Section 34.05(i) of the Texas Tax Code, and authorize the City of Garland, as trustee, to act and sign on behalf of Dallas County, the Dallas County Community College District, the Parkland Hospital District and the Dallas County School Equalization Fund in the sale, use, and disposition of the Property, acquired by tax foreclosure, which has been jointly vested in the name of the Taxing Jurisdictions

Done in open court February 20, 2018, by the following vote:

IN FAVOR: Honorable Clay Lewis Jenkins, County Judge
Commissioner Dr. Theresa M. Daniel, District 1
Commissioner Mike Cantrell, District 2
Commissioner John Wiley Price, District 3
Commissioner Dr. Elba Garcia, District 4
OPPOSED: None
ABSTAINED: None

Recommended by: Alberta Blair
Originating Department: Public Works

ABSENT: None

Recommended by: Alberta Blair
Originating Department: Public Works

Exhibit "A" - Resale Disbursement Worksheet

CAD Acct #:	26240500030220000
Property address:	231 Glenfield Drive
Cause No.:	TX07-40750
Judgment Date:	June 9, 2008
Sheriff's Sale Date:	May 3, 2011
Judgment amount:	GISD 2002-2007 taxes $2,122.53 (58.1%)
	City 2003-2007 taxes $790.05 (21.6%)
	County 2001-2007 taxes $741.54 (20.3%)
Total Judgment for Taxes:	$3,654.12
City Abatement Liens:	$18,690.06
Court costs:	$5,466.01
Sheriff's fees for sale:	$1,431.16
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Total Costs:	$7,206.55

Checks to be disbursed as follows:

1.	**Dallas County District Clerk**	$5,466.01
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4.	**City of Garland (administrative fee)**	$1,500.00
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7.	**John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)**	$999.47
8.	**City of Garland (Abatement Liens)**	$491.61
	TOTAL	$14,123.31

Post Judgment Distribution:

8.	**City of Garland (Post Judgment tax year distribution)**	$867.41
9.	**Garland ISD (Post Judgment tax year distribution)**	$1,482.04
10.	**John Ames, Dallas County Tax Assessor (Post Judgment tax year distribution)**	$527.24
	TOTAL Post Judgment Distribution	$2,876.69

	TOTAL Distribution	$17,000.00

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **10.**
Meeting Date: April 3, 2018
Item Title: Rockwall Central Appraisal District Request

Summary of Request/Problem

A portion of the Garland city limits extends into Rockwall County as an artifact of an old strip annexation that formerly ran from the general city limits, through northeast Dallas County, into Rockwall County, and then onward through Collin County, ending at the City's Olinger power plant located on Lake Lavon. The strip annexation consisted mostly of a 100' wide strip that generally followed the City's transmission lines connecting the Olinger power plant to the City's load centers. The portion of the Garland city limits still located with Rockwall County is minimal, stills generally consists of the City's transmission lines, contains no known population, and has a virtually non-existent taxable value. Nonetheless, the City's presence in Rockwall County makes it a "taxing unit" under the law and hence a "member" as such of the Rockwall Central Appraisal District.

Recommendation/Action Requested and Justification

Council is requested to consider a resolution approving a proposal from the Rockwall Central Appraisal District to renovate certain property for continued use by the District and providing an effective date.

Attachments

Rockwall Central Appraisal District Resolution

RESOLUTION NO.

A RESOLUTION APPROVING A PROPOSAL FROM THE ROCKWALL CENTRAL APPRAISAL DISTRICT TO RENOVATE CERTAIN PROPERTY FOR CONTINUED USE BY THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, § 6.051, TEX. TAX CODE authorizes the Board of Directors of an appraisal district to construct or renovate a building or other improvements as necessary to establish and operate the appraisal office;

WHEREAS, the Board of Directors of the Rockwall Central Appraisal District has delivered a copy of Resolution # 2018-_____ setting forth the desire of the Board of Directors to renovate and expand the property situated at 841 Justin Road, Rockwall, Texas for the use of the Rockwall Central Appraisal District and the public served thereby;

WHEREAS, the Board of Directors of the Rockwall Central Appraisal District has also delivered information showing the costs of available alternatives to the renovation of the property situated at 841 Justin Road, Rockwall, Texas;

WHEREAS, § 6.051, TEX. TAX CODE requires that an appraisal district's construction or renovation of such real property and improvements must be approved by three-fourths (3/4) of the taxing units entitled to vote on the appointment of board members;

WHEREAS, the City of Garland is partially located within Rockwall County and is therefore a taxing entity within the territory of the Rockwall Central Appraisal District;

WHEREAS, the City of Garland is a taxing entity entitled to vote on the appointment of board members; and

WHEREAS, the City Council concurs with the Board of Directors of the Rockwall Central Appraisal District that the proposed renovations are the most logical and fiscally responsible means of continuing to provide the District's services to the public it serves and that the referenced provisions of the Texas Property Tax Code authorize the following action;

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

Section 1

That the Rockwall Central Appraisal District's proposal to renovate the property situated at 841 Justin Road, Rockwall, Texas as generally described in Exhibit A attached hereto is hereby approved.

Section 2

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

PASSED AND APPROVED this the ___ day of _____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **11.**
Meeting Date: April 3, 2018
Item Title: Public Hearing to Establish Tax Increment Financing Zone #3
Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the March 20, 2018 Work Session, Council was provided information to initiate the creation of Tax Increment Financing Reinvestment Zone #3. Staff provided an overview of the proposed zone boundaries and the preliminary financing plan (a requirement to establish the zone). Council directed staff to proceed with the public hearing.

Sec. 311.003. of the Texas Tax Code specifies the procedure for creating a reinvestment zone. A public hearing is required to obtain comments from interested parties regarding the creation of the zone, its boundaries, or the concept of tax increment financing. Following the public hearing, Council will formally consider an ordinance to establish the TIF zone.

Background

Tax Increment Financing (TIF) is utilized to encourage economic development and reinvestment. When redevelopment occurs in a TIF zone, property values typically increase. The incremental growth in property taxes can be set aside for reinvestment in the zone by way of public projects designed to enhance the zone for additional new investment and development.

The idea of a TIF around Baylor Garland was first discussed with Council in late 2016.

During a City Council retreat on Friday, December 15, 2017 the Council unanimously reaffirmed their support to create a TIF zone in the area surrounding the Baylor Medical Center at Garland facility, despite the fact that the hospital announced that it would close on February 28, 2018. At that time, Council directed Staff to proceed with creating the TIF and adjusting plans as necessary based upon the hospital closing. Shortly after the retreat, a press release was issued, reaffirming the City's commitment to the area.

In January 2018, a TIF-specialist was retained to establish a preliminary financing plan for the proposed zone, as well as draft an ordinance for City Council's consideration.

Recommendation/Action Requested and Justification

Hold a public hearing to obtain comments from interested parties.

Attachments

TIF No. 3 - Public Hearing Notice
TIF No. 3 - Preliminary Financing Plan
TIF No. 3 - Ordinance
TIF No. 3 - Presentation

CITY OF GARLAND
CITY HALL
200 N. FIFTH ST.
GARLAND, TEXAS

NOTICE OF PUBLIC HEARING
TUESDAY, APRIL 3, 2018
7 P.M.

NOTICE is hereby given that at 7 p.m. **Tuesday, April 3,** the City Council of the **City of Garland**, Texas, shall hold a public hearing in the Council Chamber located on the first floor of City Hall, 200 N. Fifth St., to consider an ordinance on the creation of a Tax Increment Financing Reinvestment Zone (TIF) #3 and the benefits to the city and to property within the proposed zone.

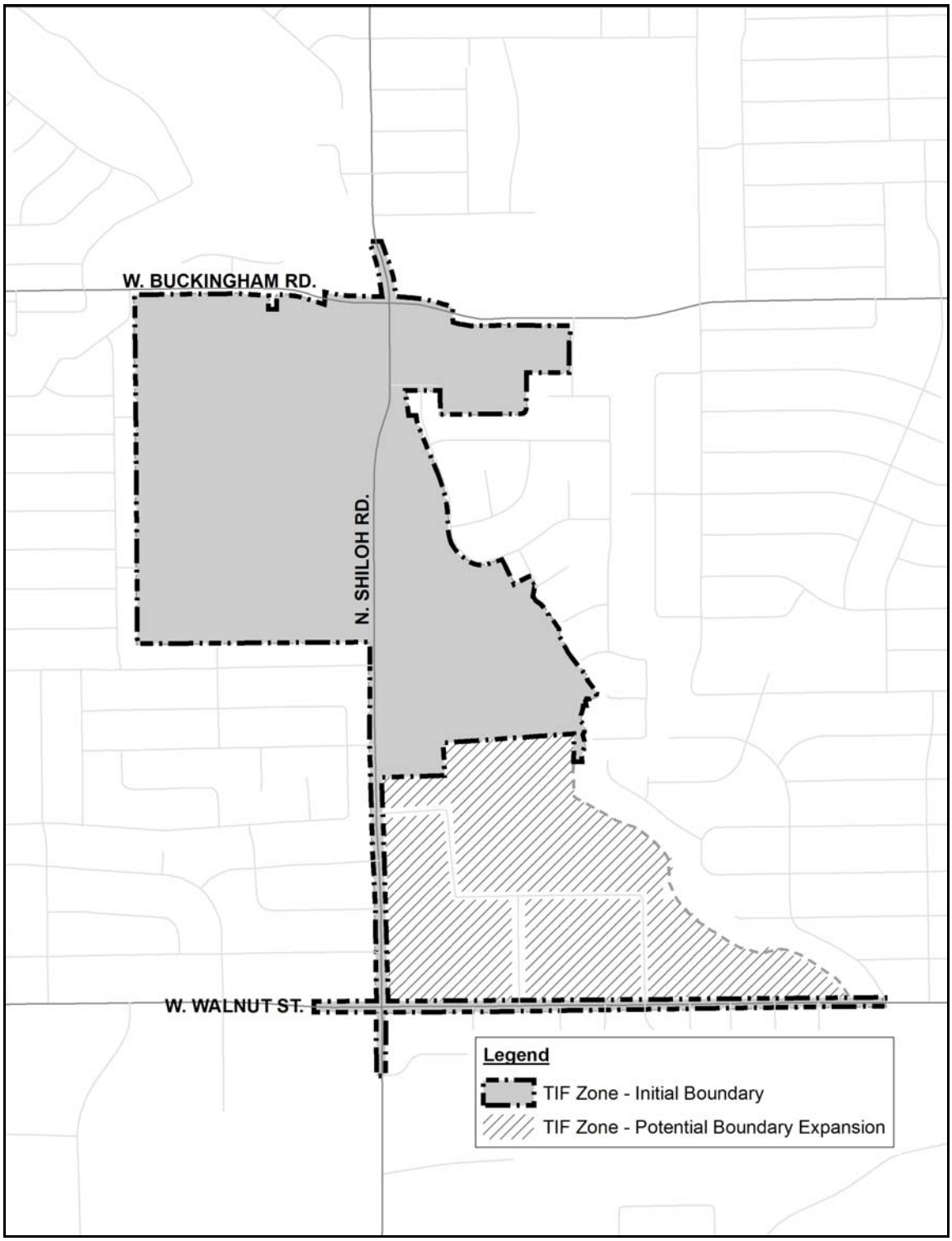
At such time and place, the Council will hear public comment and consider an ordinance on a proposed TIF #3 for the area generally located at the intersection of W. Buckingham Road and N. Shiloh Road to the south, bounded to the west by land formerly known as Wyrick Farms and to the east by Clearview Drive, Bonnie View Drive, and Duck Creek, extending south to the northern border of the former hospital campus named Baylor Scott & White Medical Center—Garland. In addition, TIF #3 includes all rights-of-way of N. Shiloh Road between W. Buckingham Road and W. Walnut Street and along W. Walnut Street between N. Shiloh Road and Brookside Drive. Proposed TIF Zone #3 is generally depicted on the map (Exhibit A). A detailed description of the property to be included in the proposed zone is available at the Office of the Garland City Secretary, 200 N. Fifth St.

All interested persons are invited to attend the public hearing and express any comments for or against the creation of the zone, its boundaries or the concept of tax increment financing. As provided by state law, owners of property may protest the inclusion of their property in the proposed reinvestment zone.

Additional information may be obtained at the Office of the Garland City Secretary, 200 N. Fifth St.

A copy of this notice shall be published in a newspaper having general circulation in the city not less than seven (7) days prior to the date of the hearing. A copy of this notice shall also be posted at the City of Garland City Hall at least seven (7) days prior to the date of the public hearing.

Exhibit A: TIF Zone #3 Boundary Map



TIF No. 3

Preliminary Financing and Project Plan

March 22, 2018

Tax Increment Financing Reinvestment Zone, Number Three, City of Garland, Texas

Stein Planning, LLC

GARLAND

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Disclaimer

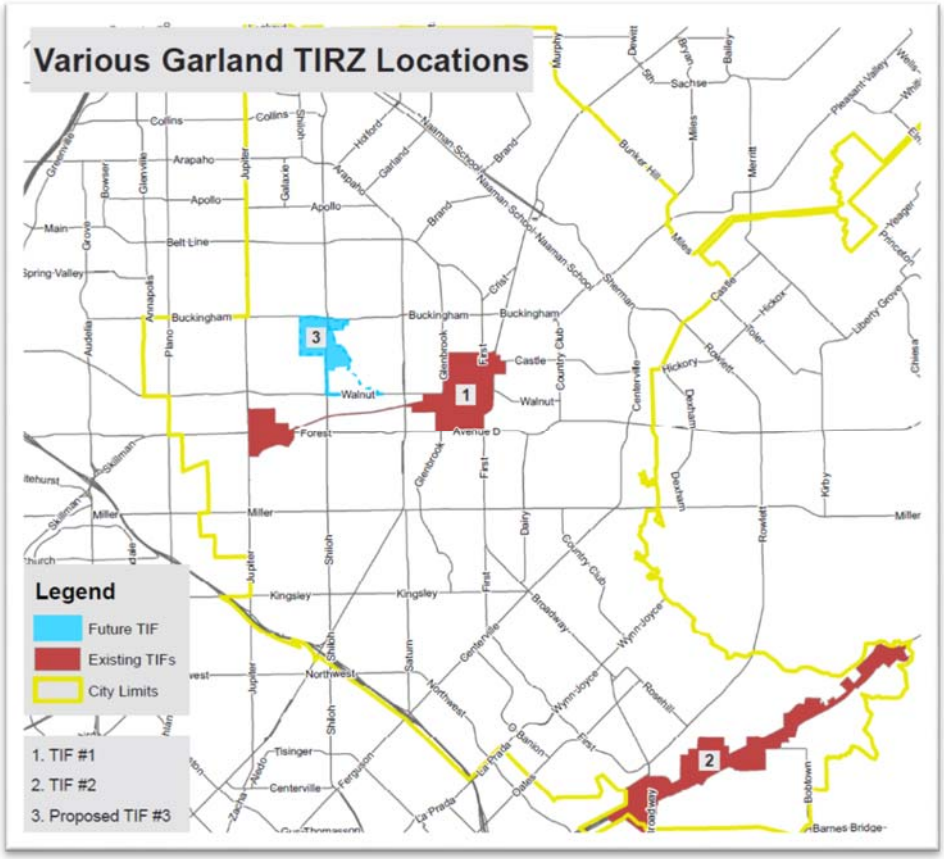
Neither this document nor its conclusion may be referred to or included in any product or part of any offering made in connection with private syndication of equity, sales of bonds, sales of securities or sale of participation interests to the public without express written consent of Stein Planning, LLC.

Section 1:
What's Tax Increment Financing?

Tax increment financing is a tool for inducing improvements in an area Texas law or custom calls a "Tax Increment Financing Reinvestment Zone," "TIF zone," or "TIRZ." The basic concept is that development or redevelopment of an area will generate new tax revenue that will be dedicated to financing local improvements that made possible the additional public revenue and/or public benefits. The dedicated tax may reimburse expenses originally paid by a developer or city or may secure bonds to finance the improvements.

TIF zones must be areas with unusual development challenges and opportunities for economic development. The City of Garland has two active TIF zones. TIF zone 1 is located primarily in Downtown and along the Dallas Area Rapid Transit (DART) rail line to the Jupiter Road/Forest Lane area. Zone 2 is along the Interstate 30 Corridor from the Garland city limits east to Lake Ray Hubbard.

Exhibit A:
TIF Zones in Garland



Statutes that authorize and govern tax increment financing are codified in Chapter 311 of the Texas Tax Code. To make an area eligible for tax increment financing, a city enacts an ordinance following procedural steps of Chapter 311. Steps preceding the designation ordinance include preparation of a preliminary financing plan and a duly advertised public hearing.

Tax growth added by increased value of real property in the TIF zone (and rarely--but not in this instance--sales tax) is called the "tax increment." A TIF zone's value growth is the difference between its total value liable for taxation by a governmental unit and that same indicator as of a base year. By statute, the base year is the year the TIF zone was designated. When real property is added to a TIF zone in a subsequent year, the base value is increased by the taxable value of the added properties for the year when the properties were added. To illustrate, if a TIF zone were created in 2018, its base value to the City of Garland would be the value liable for City real property tax on January 1, 2018, according to the most current version of the certified tax roll. If property were added to the TIF zone in 2019, base value would be increased by the value liable for City property tax as of January 1, 2019.

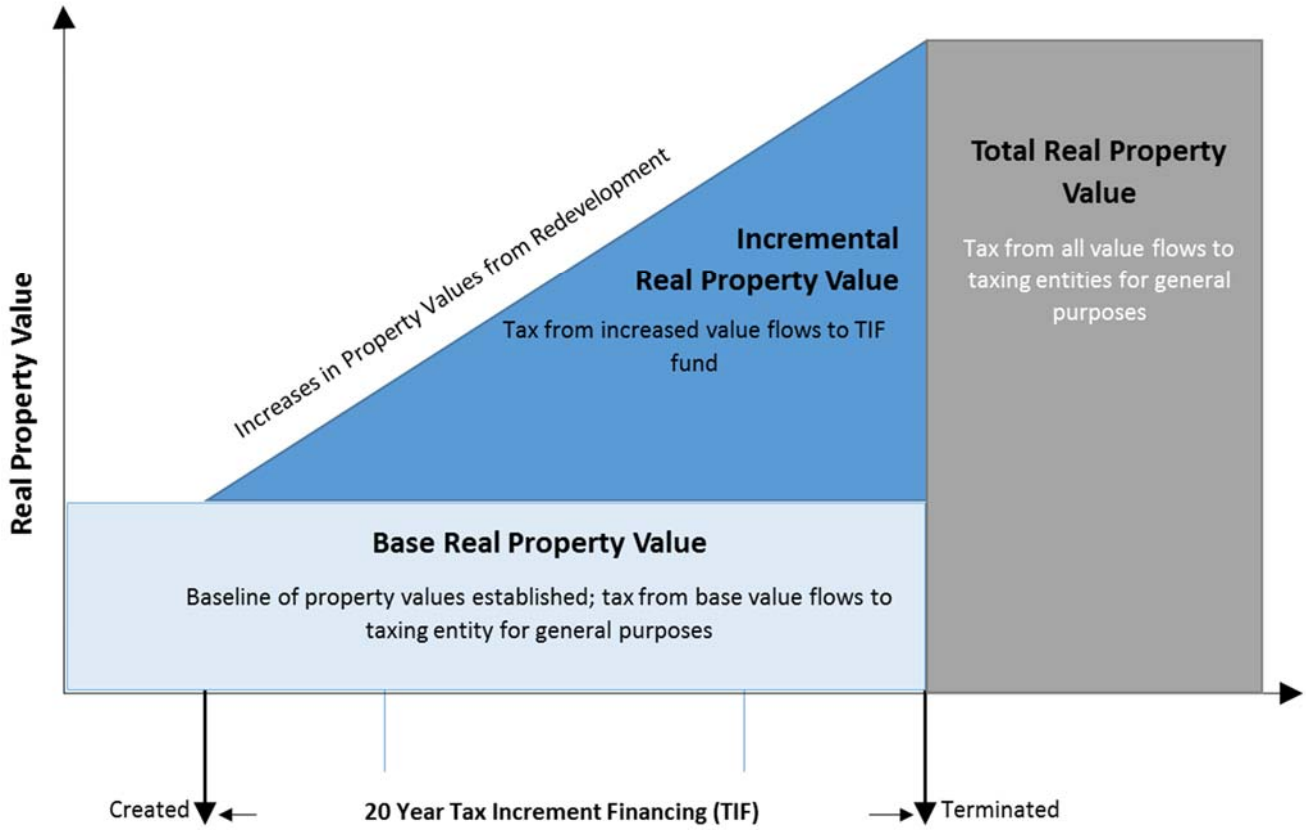
All or part of the tax increment flows to a tax increment fund ("TIF fund") for a specified term of years. If only part of the tax increment is to flow to the TIF fund, a city must so stipulate upon designation of the TIF zone and may not change the portion flowing to the TIF fund during its stated duration.

Money flowing to the TIF fund may be disbursed for projects and in approximate amounts consistent with a "project plan and financing plan" ("TIF plan," for short) approved by the City Council. Before approving a TIF plan, the Council must designate the TIF zone and then receive a recommendation about the plan from a TIF Board as prescribed by Chapter 311. The TIF plan should resemble the preliminary financing plan, but it may differ, and it must address a checklist of items stipulated in Chapter 311. A TIF plan may be amended by the Council pursuant to Chapter 311. The TIF fund may be used for public purposes authorized by Chapter 311, including grants and loans to stimulate economic development. Disbursements from the TIF fund to entities other than the City itself should be pursuant to written contractual agreements.

Dallas County may consent by order of the County Commissioners Court to participate in TIF zone 3 after the City has designated the zone. Other local governmental units may participate, although recent history suggests other participations are unlikely.

Exhibit B illustrates how tax from real properties in a TIF zone flows to a taxing jurisdiction and to a TIF Fund. Exhibit B assumes real property values in the Zone rise after the Zone's designation.

Exhibit B:
Real Property Tax Flow with Tax Increment Financing



Inclusion of a property in a TIF zone doesn't impact tax rates for the property. Rates in a TIF zone are the same as tax rates outside it and within the same taxing jurisdictions.

Section 2:
TIF Zone 3 Described

TIF zone 3 seeks to capture value added by Wilbow's development of the Wyrick Farm and value added to other real property in the zone, then to use the captured real property tax increments to pay for public improvements on the Wyrick Farm site, other improvements to thoroughfares, drainage and trails within the TIF zone, and potential property acquisitions within the zone to promote redevelopment of the former hospital area for the benefit of Garland. The initial boundary of the TIF zone to be designated in 2018 is proposed in Exhibit C. Boundary lines that follow public streets and highways include all such rights-of-way. Boundaries that approximate property lines shall be construed to follow such property lines.

Taxable values of real properties with improvements east of Shiloh Road in the hospital area may decline after the January 1, 2018 appraisal due to closure of the hospital. Conversely, taxable values at the Wyrick Farm site are likely to increase after January 1, 2018. Accordingly, Garland is advised to designate TIF zone 3 with an initial boundary encompassing Wyrick Farms and nearby properties in calendar year 2018 and to anticipate a second ordinance in 2019 or 2020 to add the hospital area to the TIF zone after that area has hit a probable low taxable value. This two-step process of setting the TIF zone boundary will ultimately include the hospital site and adjacent properties, but will avoid burdening the TIF fund with a risk of reduced value and revenue. Exhibit D maps a proposed TIF zone 3 boundary after expansion.

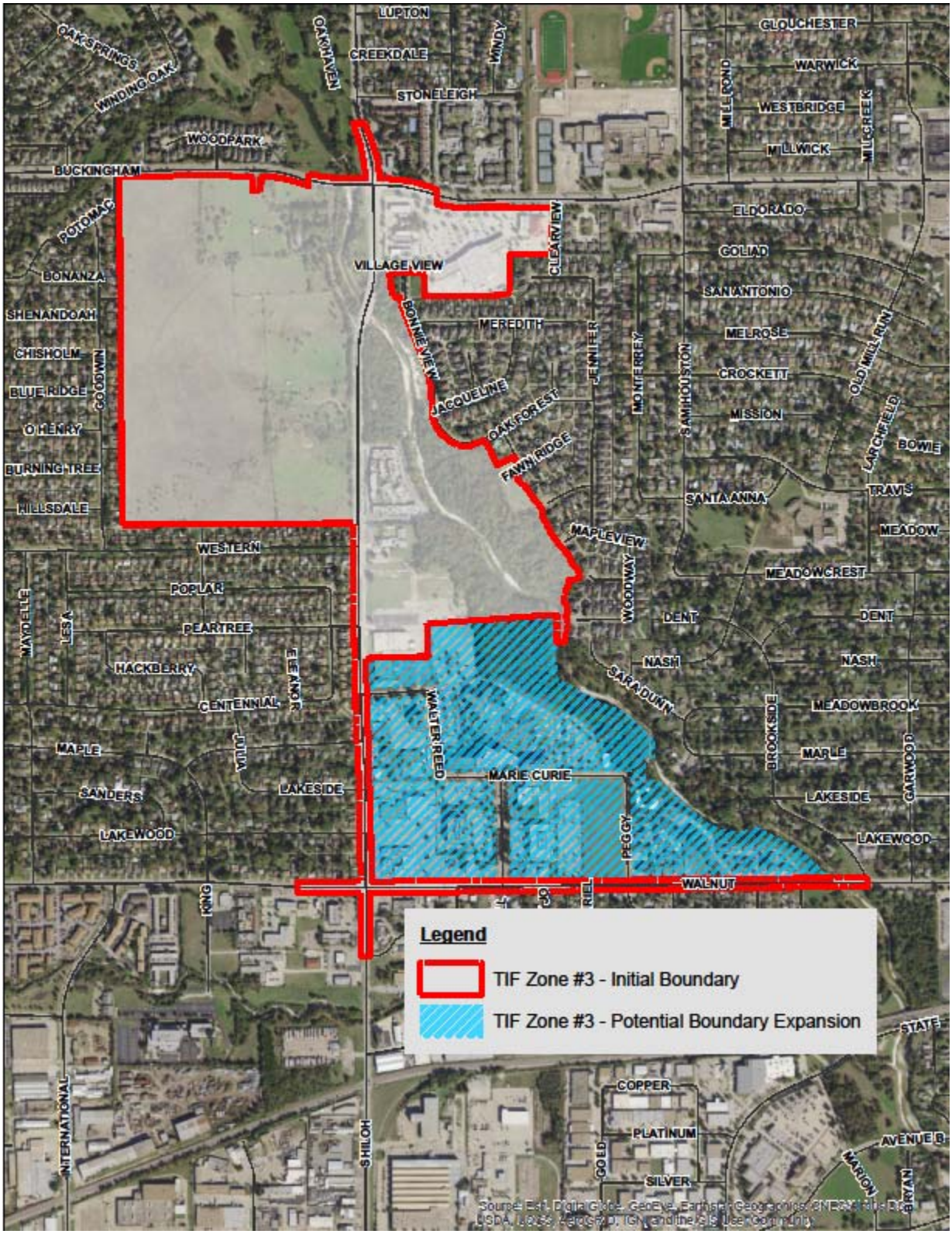
Chapter 311 requires the City Council to make findings about an area before designating a TIF zone. Findings must include the following:

- Residential properties (defined as properties with houses having fewer than five living units) constitute less than 30% of the property in the zone, excluding property that is publicly owned.
- The taxable value of real property in the proposed zone plus all other reinvestment zones in Garland is less than 25% of the taxable value of all real property in Garland.
- Development or redevelopment would not occur solely through private investment in the foreseeable future.
- Either or both of the following are true:
    - The area impairs sound growth of the city, retards the provision of housing or constitutes an economic or social liability, menacing public health, safety, morals, or welfare in its present condition due to one or more of the conditions of Tax Code Section 311.005(a)(1).
    - The area is predominantly open or undeveloped and impairs sound growth of the city for some specified reason.

Exhibit C:
TIF Zone 3 Initial Boundary Map

Exhibit D:

TIF Zone 3 Expanded Boundary Map, After 2018



Section 3:
Forecast Revenue to TIF Fund 3

Tax increment revenues to TIF fund 3 for a term of twenty years (commencing with City tax assessments levied in September 2019) are forecast to total about $23.8 million. Annual revenue will ramp up gradually from less than $100,000 in year 1 to roughly $1.7 million in year 20. This anticipated tax increment revenue stems primarily from the Wyrick Farm development. Schedule 1 displays forecasts of annual taxable value, annual revenue to the TIF fund, and more for the TIF zone's proposed duration of twenty years. Schedule 1 assumes no major redevelopment of taxable property in either the initial or expanded area of the TIF zone other than Wyrick Farm.

Recognizing that a dollar received years in the future will almost certainly lack the buying power of a dollar today, the column at the right margin of Schedule 1 discounts revenue received in future years to express cumulative revenue in terms of worth in present (2018) dollars. The applicable discount rate for Garland is an estimate of the average long-term rate of interest the City will pay to borrow money. Applying a discount rate of 4.5% for each year into the future, the 2018 present value of the forecast $23.8 million total cash for the TIF fund is about $13.2 million, so Garland could use TIF fund revenue to purchase roughly $13.2 million of improvements or services valued in 2018 dollars.

If and when Garland adds real property to TIF zone 3 after 2018, the zone's base value, taxable value, and perhaps tax increment revenue will increase. Without new development in the area added to the TIF zone, a condition for increased tax increment revenue from the expanded area will be that property value inflation must grow faster than depreciation of properties added to the zone. Ideally, property in the hospital area will expand the TIF zone after 2018, grow in taxable value, and add tax increment revenue to the TIF fund, boosting buying power beyond the forecasted $13.2 million in present value dollars.

Another potential way to add cash flow to the TIF fund is for Dallas County to participate. Dallas County ordinarily limits participation to fifteen years, with 55% of the County tax increment flowing to a TIF fund. County participation beginning in year 3 might potentially add about $1.9 million of present value revenue. A typical condition of Dallas County participation in a TIF program, however, is that twenty percent of housing units in projects receiving TIF money must meet a Dallas County goal for affordable housing. Those units must be affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. The Wyrick Farm development does not meet the County's affordable housing goal. County participation may be precluded if a planned expenditure from the TIF fund is reimbursement of public improvement costs to Wilbow.

Section 4:
Potential TIF Fund 3 Expenditures

Schedule 2 is a list of infrastructure improvement needs within the Zone to which TIF fund revenue might be applied. All cost estimates are approximate and are expressed in 2018 dollars. Costs will increase with inflation. The total project cost estimate is $39.2 million in 2018 dollars.

Given the Schedule 1 forecast of revenue for TIF fund 3, it's clear the list of potential expenditures for TIF projects exceeds probable revenue. Although economically infeasible to finance 100% of the projects on the Schedule 2 list, Garland may retain the full list with knowledge it will eventually be necessary to set priorities, using TIF revenue to secure only some of the proposed projects.

Garland will have three methods for financing public improvements with TIF fund 3:

1) Contract with a developer or other private source to construct public improvements, transfer land, or provide a service. In exchange, the City may agree to reimburse an amount, ultimately using cash accumulated by the TIF fund.
2) Issue bonds secured wholly or partly by revenue to the TIF fund to pay for public improvements.
3) "Pay-as-you-go," allowing tax increment revenues to accumulate before a project is begun.

Schedule 1:

Forecast Revenue to TIF Fund 3 with Wyrick Farm Development

Notes:

2017 taxable value is from an appendix. It's the taxable value of accounts within the TIRZ 3 boundary as proposed for 2018.

2018 taxable value is an estimate, based on modest inflation of the 2017 taxable value. Actual taxable value will be the 2018 freeze-adjusted taxable value for Jan. 1, 2018.

Annual inflation rates are long-term net average estimates. Actual adjustments may vary significantly from year to year.

Taxable value added by new construction for Jan. 1, 2019, is the difference between 2017 market value and 2017 taxable value of Wyrick Farm. This assumes termination of agricultural valuation for Wyrick Farm. The taxable value doesn't include rollback tax due for prior years.

2020 taxable value is an estimate combining the 2018 estimated taxable value, modest inflation, Wyrick Farm value added by surrender of its agricultural classification and 80% of the 2017 taxable value of land added to the zone after 2018.

Base value for the zone will be the sum of freeze-adjusted taxable values for Jan. 1 of the calendar years when real properties were included in the zone. This schedule assumes a 2018 base value of $14,533,339 and a base value of $61,081,829 for 2020 and subsequent years.

The tax rate is assumed constant from 2017 onward. Actual rates will be set annually.

Jan. 1, 2020 and subsequent values added by new construction (2018 dollars) are from an appendix. The value additions assume no new construction except Wyrick Farm.

Participation by Dallas County in TIF zone 3 for fifteen years with 55% of the County tax increment could add an estimated $1.9 million of 2018 present value to the fund.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
Year	Real Property Value for Jan. 1	Tax Due Without Penalty by Jan 31	Taxable Real Property Value Carried from Previous Year Net Change @ 1.50% Annually After 2017	Estimated Taxable Value Added by New Construction for Jan. 1, in 2018 Dollars	Taxable Value Added to Roll by New Construction, If 3.00% Annual Inflation	Taxable Value of Real Property within TIF Zone	City Real Property Tax Levy, If $0.7046 Per $100 After 2017	City's Captured Appraised Value ("CAV"=Taxable Less Base Value)	Real Property Tax on CAV (the "Tax Increment")	% of City Tax Increment to TIF Fund	City Tax Increment to TIF Fund This Year	2018 Present Value of Cumulative Tax Increments to TIF Fund @ 4.50% Annual Discounts
-1	2017	2018				$14,318,561	$100,889					$0
Base	2018	2019	$14,533,339	$0	$0	$14,533,339	$102,402	$0	$0	0%	$0	$0
1	2019	2020	$14,751,340	$5,233,769	$5,390,782	$20,142,122	$141,921	$5,608,782	$39,519	100%	$39,519	$36,189
2	2020	2021	$20,444,253	$20,034,878	$21,255,002	$88,247,745	$621,794	$27,165,916	$191,411	100%	$191,411	$203,922
3	2021	2022	$89,571,461	$20,569,141	$22,476,456	$112,047,917	$789,490	$50,966,088	$359,107	100%	$359,107	$505,055
4	2022	2023	$113,728,636	$20,569,141	$23,150,750	$136,879,386	$964,452	$75,797,557	$534,070	100%	$534,070	$933,620
5	2023	2024	$138,932,577	$20,569,141	$23,845,272	$162,777,849	$1,146,933	$101,696,020	$716,550	100%	$716,550	$1,483,856
6	2024	2025	$165,219,517	$18,432,088	$22,008,877	$187,228,393	$1,319,211	$126,146,564	$888,829	100%	$888,829	$2,136,992
7	2025	2026	$190,036,819	$18,432,088	$22,669,143	$212,705,962	$1,498,726	$151,624,133	$1,068,344	100%	$1,068,344	$2,888,236
8	2026	2027	$215,896,552	$18,432,088	$20,141,240	$236,037,792	$1,663,122	$174,955,963	$1,232,740	100%	$1,232,740	$3,717,752
9	2027	2028	$239,578,359	$18,432,088	$20,745,477	$260,323,836	$1,834,242	$199,242,007	$1,403,859	100%	$1,403,859	$4,621,736
10	2028	2029	$264,228,693	$0	$0	$264,228,693	$1,861,755	$203,146,864	$1,431,373	100%	$1,431,373	$5,503,746
11	2029	2030	$268,192,124	$0	$0	$268,192,124	$1,889,682	$207,110,295	$1,459,299	100%	$1,459,299	$6,364,242
12	2030	2031	$272,215,006	$0	$0	$272,215,006	$1,918,027	$211,133,177	$1,487,644	100%	$1,487,644	$7,203,677
13	2031	2032	$276,298,231	$0	$0	$276,298,231	$1,946,797	$215,216,402	$1,516,415	100%	$1,516,415	$8,022,500
14	2032	2033	$280,442,704	$0	$0	$280,442,704	$1,975,999	$219,360,875	$1,545,617	100%	$1,545,617	$8,821,152
15	2033	2034	$284,649,345	$0	$0	$284,649,345	$2,005,639	$223,567,516	$1,575,257	100%	$1,575,257	$9,600,068
16	2034	2035	$288,919,085	$0	$0	$288,919,085	$2,035,724	$227,837,256	$1,605,341	100%	$1,605,341	$10,359,678
17	2035	2036	$293,252,871	$0	$0	$293,252,871	$2,066,260	$232,171,042	$1,635,877	100%	$1,635,877	$11,100,403
18	2036	2037	$297,651,664	$0	$0	$297,651,664	$2,097,254	$236,569,835	$1,666,871	100%	$1,666,871	$11,822,662
19	2037	2038	$302,116,439	$0	$0	$302,116,439	$2,128,712	$241,034,610	$1,698,330	100%	$1,698,330	$12,526,862
20	2038	2039	$306,648,186	$0	$0	$306,648,186	$2,160,643	$245,566,357	$1,730,261	100%	$1,730,261	$13,213,407
Total for years 1-20				$160,704,422	$181,682,999		$32,066,384		$23,786,713		$23,786,713	

Schedule 2:
Potential Expenditures from TIF Fund 3, in 2018 Dollars

Notes:

Projects and cost estimates are current estimates from City of Garland personnel, with 2018 construction costs.

High-confidence cost estimates are +/-15%. Medium-confidence estimates are +/- 25%. Low-confidence estimates are +/- 50%. Confidence levels for cost estimates are not indicators of relative project priority.

Total cost estimates exceed the 2018 present value of the revenue forecast for TIF Fund 3. It's unlikely that the TIF fund will be sufficient to finance all of the identified projects.

(a) Project	(b) Cost Estimate	(c) Confidence in Cost Estimate
Wilbow Development Agreement *cash reimbursement incentives as outlined in the development agreement*	$3,100,000	High
Establishing a TIRZ *professional services associated with establishing a TIRZ*	$13,500	High
Target Investment Area - Market Study *professional services to conduct a market analysis and recommend a redevelopment plan for the area*	$150,000	High
Drainage Study *professional consulting services to assess drainage needs, determine appropriate improvements, and provide a construction cost estimate*	$100,000	High
Drainage *upsizing box culvert to meet current storm drainage standards*	$4,000,000	Medium
Trail - Detailed Engineering Study *professional engineering consulting services to assess the site condition, determine appropriate alignment, and construction cost estimate*	$150,000	High
Trail - Design and Construction *12-ft. trail along the creekside from Shiloh to Walnut, connecting to Wyrick tract, acquiring easements*	$3,321,120	Low
Hospital District - Urban Design Standards *professional design consulting services to develop urban design standards unique to the Medical District*	$40,000	High
Shiloh Road Screening Wall - Structural Maintenance *reconstructing screening wall along west side of Shiloh between Maple and Western*	$660,000	Medium
Shiloh Road Screening Wall *aesthetic enhancements to the screening wall including landscaping, lighting, and decorative elements*	$100,000	High
Shiloh Road - Pavement Replacement or Reconstruction *reconstructing a six-lane divided roadway, including underground utilities and bridge façade enhancements at Shiloh Road over Duck Creek, streetscape improvements at intersection of Shiloh/Buckingham and Walnut/Shiloh and along Shiloh between Buckingham and Walnut*	$15,020,000	Medium
Walnut Street - Pavement Replacement or Reconstruction *Reconstructing a five-lane divided roadway, including underground utilities and streetscape improvements along Walnut between Peggy and Shiloh and correcting TAS issues with sidewalks and intersections*	$7,770,000	Medium
Land Acquisition *acquiring land along Walnut and Shiloh as market presents opportunities*	$4,815,889	Low
Total Estimated Cost	$39,240,509	

Appendix 1:

Real Property Accounts and Taxable Values in TIF Zone 3, January 1, 2017

Notes:
This appendix has two pages.
2017 taxable values are from the Dallas Central Appraisal District.
DCAD taxable value reflects agricultural valuations, if applicable.
It's assumed TIF zone 3 is designated in 2018 and expanded in 2020, a hedge to preclude diminution of the tax increment due to the hospital closing.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
DCAD Account	Property Address		Property Owner	Use	DCAD "Market" Value	Land SF	DCAD Land per SF	DCAD Taxable
Accounts in TIRZ 3 at 2018 Designation:								
26033000010010000	1302	N. Shiloh	VDR Apartments, LLC	apartments	$3,100,000	260,315	$2.00	$3,100,000
26112070050010000	1401	Bonnie View	City of Garland	vacant	N.A.	219,542	N.A.	$0
26112070050030000	2125	Canyon Creek	City of Garland	vacant	N.A.	703,755	N.A.	$0
26179100010010000	2224	W. Buckingham	HDBAM Investments	retail store	$893,100	40,119	$1.00	$893,100
26201580010020000	1102	N. Shiloh	SHG Resources, LP	vacant	$476,080	476,084	$1.00	$476,080
264497000102A0000	932	N. Shiloh	Pinner	technical building	$790,000	166,443	$2.00	$790,000
26506600010010000	1200	N. Shiloh	St. Barnabas Church	church	N.A.	100,105	N.A.	$0
26506600010010100	1100	N. Shiloh	Episcopal Diocese of Dallas	vacant	N.A.	29,311	N.A.	$0
26554190010010000	1400	N. Shiloh	Snyder	vacant	$43,110	268,242	$0.16	$43,110
26554190010020000	1450	N. Shiloh	Snyder	residence	$285,240	16,858	$0.16	$209,246
26591400010010000	2210	W. Buckingham	Sicilianos, Inc.	restaurant	$1,044,890	78,277	$5.00	$1,044,890
26683650010020000	2334	W. Buckingham	Southwest Buckingham, LLC	shopping center	$5,075,000	430,808	$2.50	$5,075,000
26683650011R10000	1873	N. Shiloh	Car Spa, Inc.	car wash	$1,028,750	71,264	$7.50	$1,028,750
26683650011R20000	2534	W. Buckingham	RaceTrac Petroleum, Inc.	convenience store	$1,465,000	76,115	$10.00	$1,465,000
65148754610130000	1401	N. Shiloh	Ingram & Patterson	vacant	$2,553,070	2,127,558	$1.20	$4,395
651487546101300HS	1909	N. Shiloh	Ingram & Patterson	residence	$184,490	56,628	$2.00	$184,490
65148754610130100	1201	N. Shiloh	Ingram & Patterson	vacant	$2,613,600	2,178,000	$1.20	$4,500
Subtotal					$19,552,330	7,299,424		$14,318,561
Accounts Added to TIRZ 3 in 2020:								
26001500010010000	618	Clara Barton	Hargett Electric Co., L.P.	bank	$1,636,260	64,835	$4.00	$1,636,260
26032660010010000	601	Clara Barton	BT Garland JV, LLP	land only	$1,072,180	268,046	$4.00	$1,072,180
26032660010019800	601	Clara Barton	HRT Properties of Texas	medical office	$5,850,000	0	N.A.	$5,850,000
26062700010010000	2101	W. Walnut	Las Brisas Properties, Inc.	apartments	$342,850	44,867	$2.00	$342,850
26143000010010000	1801	W. Walnut	Regents Point Realty, LP	apartments	$4,000,000	337,329	$2.00	$4,000,000
26346200010010000	705	Walter Reed	BT Garland JV, LLP	medical office	$878,000	53,191	$4.00	$878,000
26346200010020000	701	Walter Reed	BT Garland JV, LLP	land only	$106,740	26,685	$4.00	$106,740
26436000010010000	2039	W. Walnut	Ikujenyo	residence	$220,110	9,496	$5.00	$220,110
26436000010010200	2057	W. Walnut	Tang Living Trust	residence	$196,410	8,059	$5.00	$196,410
26436000010010300	2113	W. Walnut	Thomas	residence	$216,440	8,146	$5.00	$216,440
26436000010010400	2053	W. Walnut	Cityspace Holding Corp.	residence	$206,030	7,667	$5.00	$206,030
26436000010010500	2117	W. Walnut	Cityspace Holding Corp.	residence	$223,210	10,629	$5.00	$223,210
26436000010010600	2041	W. Walnut	Volosen	residence	$216,890	10,411	$5.00	$216,890
26436000010010700	2045	W. Walnut	Mak	residence	$212,510	7,492	$5.00	$212,510
26436000010010800	2049	W. Walnut	Tran	residence	$211,950	8,059	$5.00	$211,950
26436000010010900	2035	W. Walnut	JED Realty, LLC	residence	$183,900	9,757	$5.00	$183,900

Appendix 1:

Real Property Accounts and Taxable Values in TIF Zone 3, January 1, 2017

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
DCAD Account	Property Address		Property Owner	Use	DCAD "Market" Value	Land SF	DCAD Land per SF	DCAD Taxable
26436000010011000	2105	W. Walnut	Morroquin	residence	$193,930	9,801	$5.00	$139,052
26436000010011100	2109	W. Walnut	Suarez, Trustee	residence	$164,460	8,699	$5.00	$164,460
26514050010010000	760	N. Shiloh	Garland Medical Offices, LLC	medical office	$500,000	29,965	$5.00	$500,000
26619700010020000	530	Clara Barton	Baylor Health Care System	land only	$781,670	260,558	$3.00	$781,670
26640640010020000	2121	W. Walnut	U.S. Sam Ent. Corp.	medical office	$342,850	20,386	$5.00	$342,850
26640640010020100	2231	Peggy	Daasuba Property Mgmt.	medical office	$219,290	16,474	$4.00	$219,290
26640640010020200	2225	Peggy	Adami	medical office	$292,640	18,504	$4.00	$292,640
26648500010010000	2425	W. Walnut	Ward Properties Walnut	shopping center	$3,141,090	287,904	$5.25	$3,141,090
26649500010010000	2431	W. Walnut	Brightest Real Estate Inv.	retail strip	$563,440	25,375	$10.00	$563,440
26656500010010000	2321	W. Walnut	Huang Li Feng	fast food restaurant	$263,750	30,000	$7.00	$263,750
26656600010010000	2319	W. Walnut	2319 Walnut, LLC	fast food restaurant	$371,000	19,308	$7.00	$371,000
26675500010010000	2215	W. Walnut	Walnut Street, Inc.	retail store	$276,500	15,625	$7.00	$276,500
26676500010020000	2221	W. Walnut	Reed	medical office	$151,700	7,500	$7.00	$151,700
26677500010030000	2227	W. Walnut	Reed	fast food restaurant	$118,440	14,375	$7.00	$118,440
26677530010010000	2301	W. Walnut	TKM Corporate Services	retail store	$151,930	18,730	$0.70	$151,930
65073810510090000	2323	W. Walnut	Ward Properties Walnut	land only	$48,830	9,300	$5.25	$48,830
65073810510340000	720	N. Shiloh	Dunkin	day nursery	$149,170	15,000	$5.00	$149,170
65073810510440000	614	Clara Barton	Hargett Electric Co., L.P.	land only	$130,640	32,661	$4.00	$130,640
26032600010010000	2300	Marie Curie	Baylor Scott & White Health	hospital	$22,500,000	1,041,807	$1.52	$22,500,000
2603266001001CU00	601	Clara Barton	BT Garland JV, LLP	land only	$124,760	31,189	$4.00	$124,760
26039800010010000	777	Walter Reed	BT Garland JV, LLP	land only	$426,020	106,504	$0.70	$426,020
26201580010010000	1000	N. Shiloh	Baylor Health Care System	vacant	$239,200	119,598	$2.00	$239,200
26208750010010000	800	N. Shiloh	BT Garland JV, LLP	land only	$300,000	60,000	$5.00	$300,000
26208750010019900	800	N. Shiloh	HRT Properties of Texas	medical office	$500,000	0	N.A.	$500,000
26346350010010000	2400	Westwood	BT Garland JV, LLP	vacant	$288,820	144,410	$2.00	$288,820
264497000102B0000	900	N. Shiloh	BT Garland JV, LLP	technical building	$765,420	104,544	$2.00	$765,420
26619700011RR0000	530	Clara Barton	BT Garland JV, LLP	land only	$737,050	245,683	$3.00	$737,050
26619700011RR9900	530	Clara Barton	HRT Properties of Texas	medical office	$7,400,000	0	N.A.	$7,400,000
266701500A0000100	2241	Peggy	Medical Condo A, LP	medical office	$489,370	44,566	$3.00	$489,370
266701500B0000100	2241	Peggy	Naser	medical office	$100,000	8,983	$3.00	$100,000
266701500B0000200	2241	Peggy	Medical Condo A, LP	medical ofice	$130,340	11,718	$3.00	$130,340
266701500B0000300	2241	Peggy	Medical Condo A, LP	medical office	$104,600	10,210	$3.00	$104,600
266701500B0000400	2241	Peggy	Kukreja	medical office	$167,150	15,017	$3.00	$167,150
266701500C0000100	2241	Peggy	IDB Properties, LLC	medical office	$243,360	22,075	$3.00	$243,360
65073810510140000	2450	Westwood	BT Garland JV, LLP	vacant	$59,020	118,047	$0.50	$59,020
65073810510510000	931	Sara Dunn	Baylor Scott & White Health	vacant	$30,570	101,890	$0.30	$30,570
Subtotal					$58,240,490	3,901,074		$58,185,612

Adjusted subtotal for expansion area if 80% of 2017 value $46,548,490

Assumed 2020 base value = assumed 2018 base plus 80% of 2017 taxable value of properties added after 2018 $61,081,829

Appendix 2:

Anticipated Wyrick Farm Development and Taxable Real Property Values Added for the City of Garland, in 2018 Dollars

Notes:
Annual home completions for Wyrick Farm are current estimates by the developer.
Average taxable value added per home is an estimate by Stein Planning, LLC, from another appendix.
No commercial completions are assumed for Wyrick Farm in this time horizon.

(a)	(b)	(c)	(d)	(e)	(f)
Project Site	Completed During Year Ended Dec. 31	Appraised as Complete Jan. 1	Detached Homes @ Average of $267,132 Each	Commrecial Floor Area @ $130 per Sq. Ft.	Estimated Taxable Value Added This Year in 2018 Dollars
Wyrick Farm					
	2019	2020	75		$20,034,878
	2020	2021	77		$20,569,141
	2021	2022	77		$20,569,141
	2022	2023	77		$20,569,141
	2023	2024	69		$18,432,088
	2024	2025	69		$18,432,088
	2025	2026	69		$18,432,088
	2026	2027	69		$18,432,088
Total					$155,470,653

Appendix 3:

Estimated Sale Prices of Wyrick Farm Homes and Estimated City Taxable Values, in 2018 Dollars

Notes:
Lot mix and estimated average home sale prices for each lot size are from Wilbow.
All dollar values on this page are expressed in 2018 dollars, before adjustment for inflation.
Adjustments from sales volume to taxable home value are based on local observations.

Sale Prices and Total Sales Volume

Approx. Lot Dimensions	Number of Lots	% of Lots	Mean Sale Price per Unit (Land and Improvements)	Total Sales Volume
22' x 100'	293	50%	$250,000	$73,250,000
33' x 75'	94	16%	$337,500	$31,725,000
40' x 115'	136	23%	$375,000	$51,000,000
50' x 115'	59	10%	$400,000	$23,600,000
All	582	100%		$179,575,000
		Mean Sale Price per New Home =	$308,548	$179,575,000

Adjustments from Sales Value to Taxable Value

		Consequence of Adjustment for Taxable Value of Whole Site
Assumed long-term relation of DCAD "market" to true sale price	95%	($8,978,750)
Exemption for veteran with 100% disability rating =	100%	
Assumed % of homesteads with 100% disability rating =	2%	($3,411,925)
City of Garland exemption for homestead status =	8%	
Assumed % of homes with homestead exemption =	75%	($9,763,565)
City homestead exemption supplement for over-65 =	$51,000	
Assumed % of homesteads with over-65 supplements =	8%	($1,733,429)
City homestead exemption supplement for disability =	$51,000	
Assumed % of homesteads with City disability supplements =	1%	($216,679)
Taxable Value after Adjustments =		$155,470,653
Mean Taxable Value per Home =	$267,132	

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS DESIGNATING A CERTAIN AREA FOR A TAX INCREMENT FINANCING DISTRICT TO BE KNOWN AS, "TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF GARLAND, TEXAS"; ESTABLISHING THE BOUNDARIES THEREOF; ESTABLISHING A BOARD OF DIRECTORS FOR THE REINVESTMENT ZONE; AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council of the City of Garland, Texas ("City"), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by creation of a reinvestment zone for tax increment financing, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Property Tax Code, Vernon's Texas Codes Annotated ("Act");

WHEREAS, in compliance with the Act, the City called a public hearing to hear comments on the creation of the proposed reinvestment Zone and its benefits to the City and the property in the proposed reinvestment zone;

WHEREAS, in compliance with the Act, notice of such public hearing was published on March 26, 2018, in the "Dallas Morning News," which publication date being not later than seven days prior to the date of the public hearing;

WHEREAS, the public hearing was convened at the time and place stated in the published notice, the 3rd day of April, 2018 at 7:00 p.m., in the City Hall of the City of Garland, Texas;

WHEREAS, the City also gave written notice of the public hearing to all taxing units that include in their boundaries the real property to be included in the proposed reinvestment zone as required by state law;

WHEREAS, at the public hearing the City invited any interested person to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone, the concept of tax increment financing and the appointment of a board of directors for the proposed reinvestment zone; and

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

Section 1

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

Section 2

That the City Council, after conducting the public hearing and having heard evidence and testimony, has made the following findings and determinations based on the evidence presented to it:

a) That a public hearing on the adoption of the reinvestment zone has been properly called, held, and conducted, and that notices of the public hearing were published as required by law and mailed to all taxing units that include in their boundaries the real property to be included in the proposed reinvestment zone;

b) That creation of the proposed reinvestment zone with boundaries as described in Exhibits “A-1” and “A-2” will benefit the City, its residents and property owners, in general and to the property, residents, and property owners in the reinvestment zone;

c) That the reinvestment zone as defined in Exhibit “A-1” and Exhibit “A-2” meets the criteria for the creation of a reinvestment zone as set forth in Section 311.005 of the Act in that, more specifically:

(1) It is a contiguous geographic area located wholly within the corporate limits of the City; and

(2) The area is largely open or undeveloped; has deterioration of site improvements; contains a predominance of defective or inadequate sidewalk and street layout; and has a faulty lot layout in relation to size, adequacy, accessibility, or usefulness that impairs the sound growth of the municipality;

d) That many of the goals and objectives in the Envision Garland Comprehensive Plan and Forest-Jupiter Transit-Oriented Redevelopment Plan are related to creating opportunities for new development and redevelopment within the reinvestment zone;

e) That the closure of the Baylor Scott & White Medical Center - Garland on February 28, 2018, created an economic and social burden in the community and further enhanced the need for new development and redevelopment in the area;

f) That while there are areas that have suffered a deterioration of site or other improvements, the ordinance does not constitute a blanket condemnation of all the properties within the reinvestment zone, or in any way open the door for future actions. It is a finding that there are some impediments to new development due to specific existing conditions that can be mitigated by the establishment of the reinvestment zone;

g) That thirty percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is used for residential purposes, which is defined in the Act as any property occupied by a house which has less than five living units;

h) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed a total of twenty five percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City, if any;

i) That the proposed reinvestment zone does not contain more than twenty five percent of the total appraised value of real property taxable by Dallas County or Garland Independent School District;

j) That the improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone; and

k) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future.

Section 3

That pursuant to the Act, the City hereby creates a reinvestment zone for tax increment financing encompassing only the area described by the description in Exhibit “A-1” attached hereto and depicted in the map attached hereto as Exhibit “A-2” and such reinvestment zone is hereby designated and shall hereafter be designated as “Tax Increment Financing Reinvestment Zone Number Three, City of Garland, Texas” (“Zone”).

Section 4

That the Zone shall take effect immediately upon passage of this ordinance, and that the termination of the Zone shall occur on December 31, 2039, or at an earlier time designated by subsequent ordinance of the City Council in the event the City determines that the Zone should be terminated due to insufficient private investment, accelerated private investment or other good cause, or at such time as all project costs and tax increment bonds, if any, and the interest thereon, have been paid in full.

Section 5

That there is hereby established a board of directors for the Zone that shall consist of nine members appointed by the City Council.

a) The initial board of directors shall be appointed by resolution of the City Council within sixty days of the passage of this ordinance or within a reasonable time thereafter. All members appointed to the board shall meet eligibility requirements as set forth in the Act.

b) The terms of the board members shall be for three year terms. The City Council shall annually designate a member of the board to serve as chairman of the board of directors for a one year term, and the board shall elect from its members a vice chairman and other officers as it sees fit.

c) The board of directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and reinvestment zone financing plan for the Zone and must submit such plans to the City Council for its approval. The board of directors shall possess all powers necessary to prepare, implement and monitor such project plan for the Zone as the City Council considers advisable, including the submission of an annual report on the status of the Zone.

Section 6

That there is hereby created and established a tax increment fund for the Zone ("Fund") which may be divided into such sub-accounts as may be authorized by subsequent resolution or ordinance into which all tax increments, less any of the amounts not required to be paid into the Fund pursuant to the Act, are to be deposited. The Fund and any sub-accounts are to be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law. In addition, all revenues from the sale of any tax increment bonds and notes hereafter issued by the City, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be dedicated to and used in the Zone shall be deposited into the Fund or sub-account from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds or notes issued for the Zone.

Section 7

That pursuant to the Act, the Zone may be expanded to include the "TIF Potential Boundary Expansion" boundaries as depicted in Exhibit "B" to include the closed hospital facility and adjacent properties at such time as the expanded area has been determined to have met a low taxable value.

Section 8

That if any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof.

Section 9

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Garland and it is accordingly so ordained.

PASSED AND APPROVED this the _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

Exhibit “A-1”

City of Garland

Tax Increment Financing Reinvestment Zone No. 3

Boundary Description

The Tax Increment Financing Reinvestment Zone #3 (TIF #3) is the area generally located at the intersection of W. Buckingham Road and N. Shiloh Road to the south, bounded to the west by land formerly known as Wyrick Farms and to the east by Clearview Drive, Bonnie View Drive, and Duck Creek, extending south to the northern border of the former hospital campus named Baylor Scott & White Medical Center—Garland. In addition, TIF #3 includes all rights-of-way of N. Shiloh Road between W. Buckingham Road and W. Walnut Street and along W. Walnut Street between N. Shiloh Road and Brookside Drive.

See Exhibit A-2 for a Detailed Boundary Map

Exhibit “A-2”

City of Garland

Tax Increment Financing Reinvestment Zone No. 3

Boundary Map

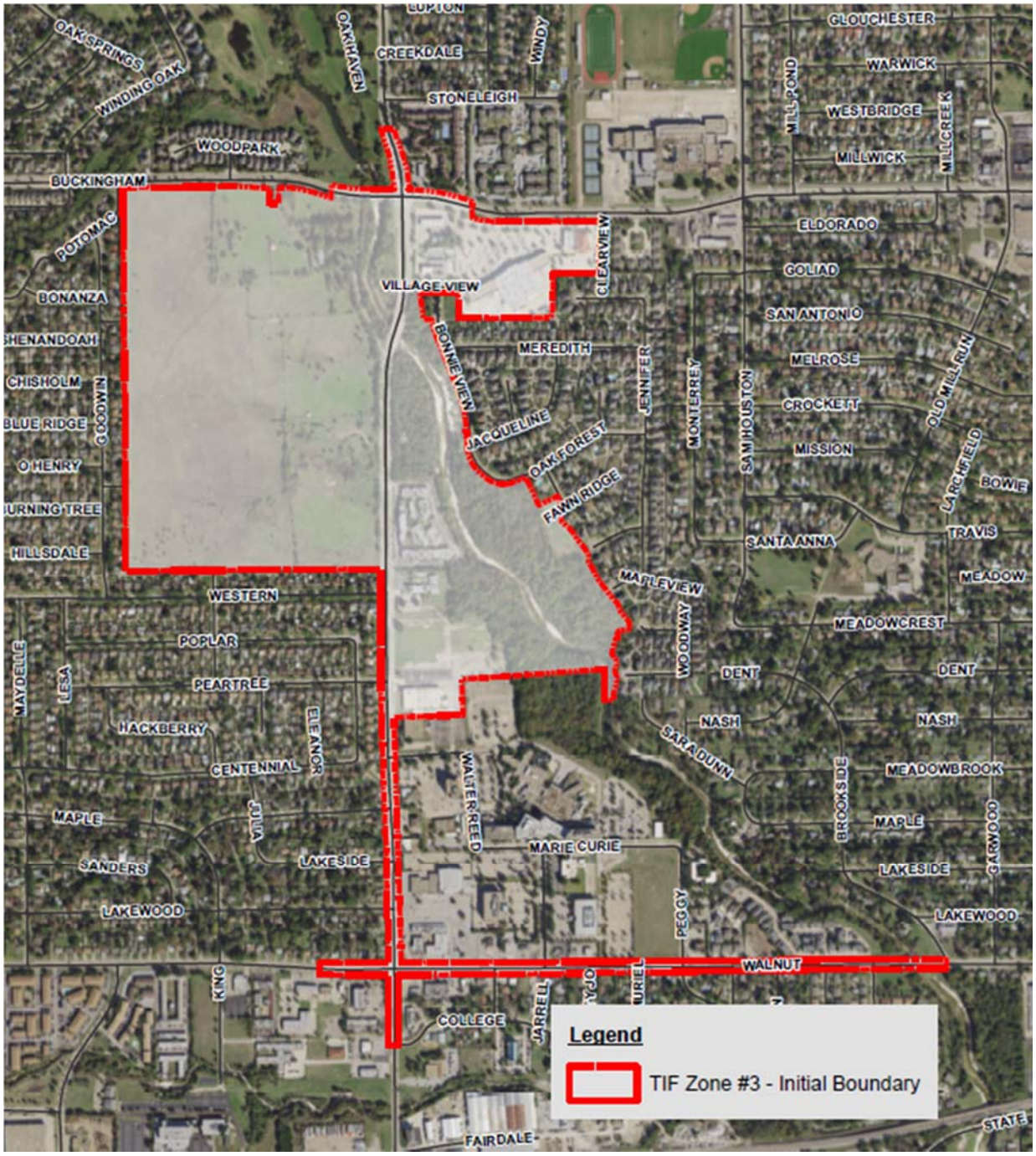
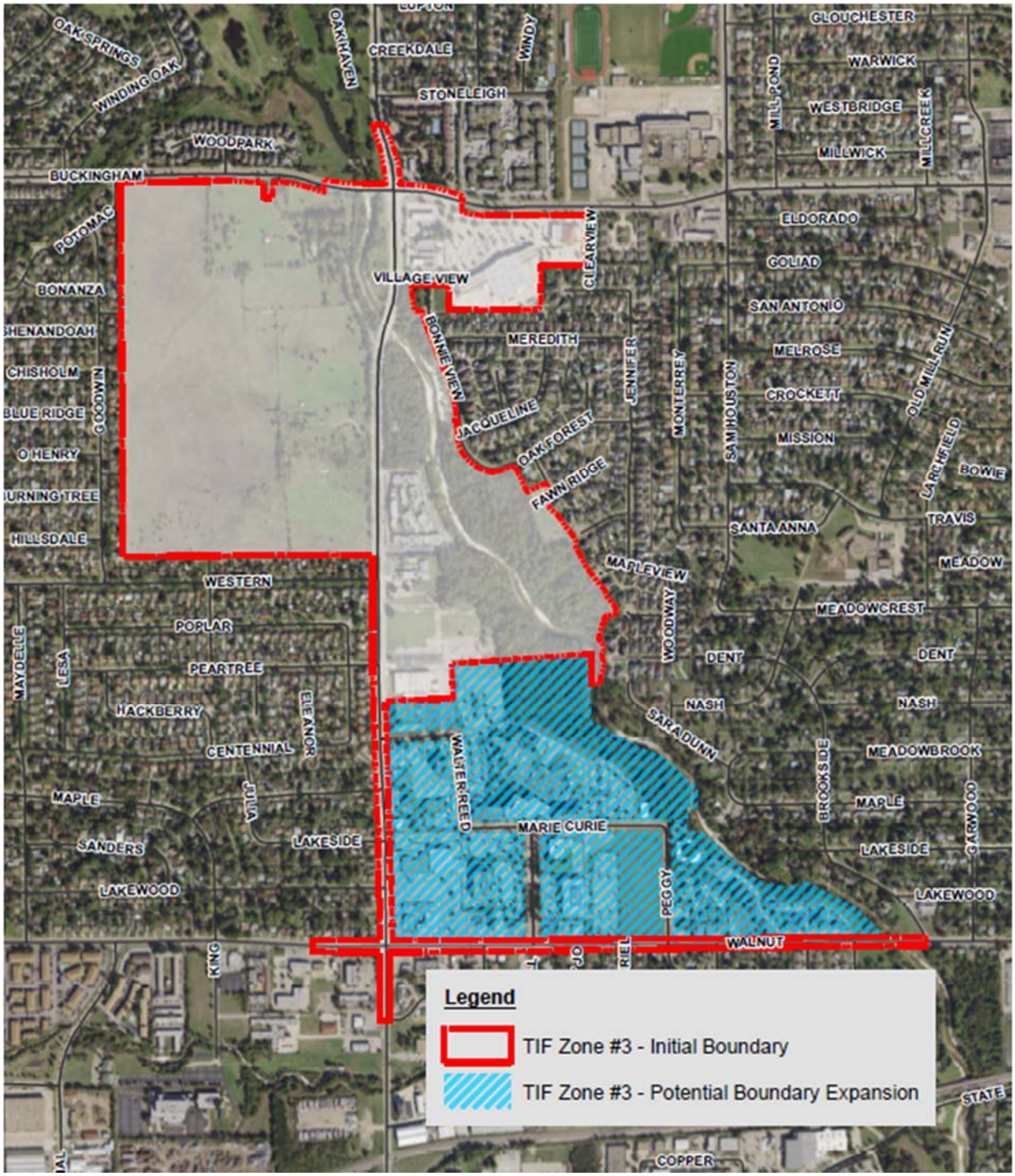


Exhibit “B”

Tax Increment Financing Reinvestment Zone No. 3

Potential Boundary Expansion



Medical District TIF

Tax Increment Financing Reinvestment Zone 3

Public Hearing

April 3, 2018

GARLAND

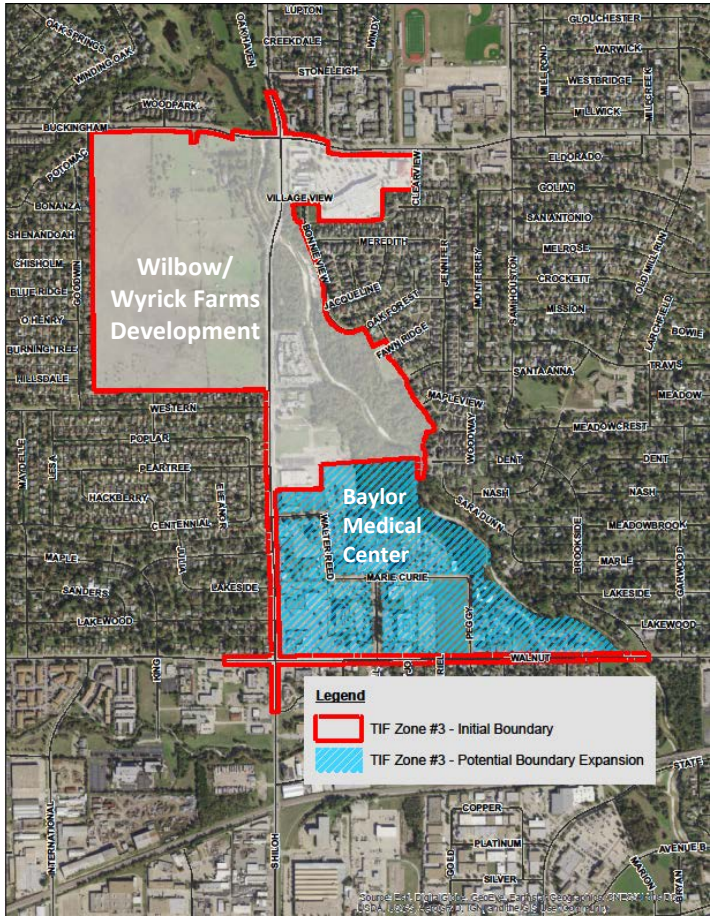
Background

- Discussions began in late 2016 about possible Medical District TIF
  - Staff analysis of boundaries, qualifications, and project plans
- December 2017 Council Retreat
  - Staff presented a Preliminary Project Plan and proposed boundaries based on continued hospital operations
  - Council directed staff to proceed with TIF, making necessary adjustments for hospital closure
- Press Release issued December 18, 2017
- TIF Consultant retained January 2, 2018
- Preliminary TIF Financing Plan and Project Plan presented March 19, 2018
- Public notice published for today's public hearing

Why establish a TIF?

- TIF Zones represent areas with unusual development challenges and opportunities for economic development
- Supports Envision Garland – Forest/Jupiter Catalyst Area and Shiloh/Walnut Targeted Investment Area (TIA)
- Closure of Baylor, Scott & White Medical Center – Garland presents redevelopment opportunity
- Wilbow / Wyrick Farms Development – catalyst project to kick-start reinvestment in the zone
- Infrastructure needs

TIF Zone 3 - Boundaries



- Initial boundary to exclude property associated with medical use
  - Anticipate value of hospital and surrounding professional buildings to decline
- Once the loss of value is realized, intend to expand the boundary to include the hospital campus
- Mitigates the risk of having a deficit for several years, which defeats the purpose of establishing a TIF

GARLAND

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **12.**

Meeting Date: April 3, 2018

Item Title: Consider an Ordinance Creating Tax Increment Financing Reinvestment Zone #3

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the March 20, 2018 Work Session, Council directed Staff to proceed with creating Tax Increment Financing Reinvestment Zone #3.

A public hearing is scheduled for April 3, 2018. Following the public hearing, Council is requested to consider an ordinance to formally establish the zone.

Recommendation/Action Requested and Justification

It is recommended that Council approve an Ordinance creating Tax Increment Financing Reinvestment Zone #3.

Attachments

TIF No. 3 - Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS DESIGNATING A CERTAIN AREA FOR A TAX INCREMENT FINANCING DISTRICT TO BE KNOWN AS, "TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF GARLAND, TEXAS"; ESTABLISHING THE BOUNDARIES THEREOF; ESTABLISHING A BOARD OF DIRECTORS FOR THE REINVESTMENT ZONE; AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council of the City of Garland, Texas ("City"), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by creation of a reinvestment zone for tax increment financing, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Property Tax Code, Vernon's Texas Codes Annotated ("Act");

WHEREAS, in compliance with the Act, the City called a public hearing to hear comments on the creation of the proposed reinvestment Zone and its benefits to the City and the property in the proposed reinvestment zone;

WHEREAS, in compliance with the Act, notice of such public hearing was published on March 26, 2018, in the "Dallas Morning News," which publication date being not later than seven days prior to the date of the public hearing;

WHEREAS, the public hearing was convened at the time and place stated in the published notice, the 3rd day of April, 2018 at 7:00 p.m., in the City Hall of the City of Garland, Texas;

WHEREAS, the City also gave written notice of the public hearing to all taxing units that include in their boundaries the real property to be included in the proposed reinvestment zone as required by state law;

WHEREAS, at the public hearing the City invited any interested person to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone, the concept of tax increment financing and the appointment of a board of directors for the proposed reinvestment zone; and

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

Section 1

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

Section 2

That the City Council, after conducting the public hearing and having heard evidence and testimony, has made the following findings and determinations based on the evidence presented to it:

a) That a public hearing on the adoption of the reinvestment zone has been properly called, held, and conducted, and that notices of the public hearing were published as required by law and mailed to all taxing units that include in their boundaries the real property to be included in the proposed reinvestment zone;

b) That creation of the proposed reinvestment zone with boundaries as described in Exhibits “A-1” and “A-2” will benefit the City, its residents and property owners, in general and to the property, residents, and property owners in the reinvestment zone;

c) That the reinvestment zone as defined in Exhibit “A-1” and Exhibit “A-2” meets the criteria for the creation of a reinvestment zone as set forth in Section 311.005 of the Act in that, more specifically:

(1) It is a contiguous geographic area located wholly within the corporate limits of the City; and

(2) The area is largely open or undeveloped; has deterioration of site improvements; contains a predominance of defective or inadequate sidewalk and street layout; and has a faulty lot layout in relation to size, adequacy, accessibility, or usefulness that impairs the sound growth of the municipality;

d) That many of the goals and objectives in the Envision Garland Comprehensive Plan and Forest-Jupiter Transit-Oriented Redevelopment Plan are related to creating opportunities for new development and redevelopment within the reinvestment zone;

e) That the closure of the Baylor Scott & White Medical Center - Garland on February 28, 2018, created an economic and social burden in the community and further enhanced the need for new development and redevelopment in the area;

f) That while there are areas that have suffered a deterioration of site or other improvements, the ordinance does not constitute a blanket condemnation of all the properties within the reinvestment zone, or in any way open the door for future actions. It is a finding that there are some impediments to new development due to specific existing conditions that can be mitigated by the establishment of the reinvestment zone;

g) That thirty percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is used for residential purposes, which is defined in the Act as any property occupied by a house which has less than five living units;

h) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed a total of twenty five percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City, if any;

i) That the proposed reinvestment zone does not contain more than twenty five percent of the total appraised value of real property taxable by Dallas County or Garland Independent School District;

j) That the improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone; and

k) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future.

Section 3

That pursuant to the Act, the City hereby creates a reinvestment zone for tax increment financing encompassing only the area described by the description in Exhibit “A-1” attached hereto and depicted in the map attached hereto as Exhibit “A-2” and such reinvestment zone is hereby designated and shall hereafter be designated as “Tax Increment Financing Reinvestment Zone Number Three, City of Garland, Texas” (“Zone”).

Section 4

That the Zone shall take effect immediately upon passage of this ordinance, and that the termination of the Zone shall occur on December 31, 2039, or at an earlier time designated by subsequent ordinance of the City Council in the event the City determines that the Zone should be terminated due to insufficient private investment, accelerated private investment or other good cause, or at such time as all project costs and tax increment bonds, if any, and the interest thereon, have been paid in full.

Section 5

That there is hereby established a board of directors for the Zone that shall consist of nine members appointed by the City Council.

a) The initial board of directors shall be appointed by resolution of the City Council within sixty days of the passage of this ordinance or within a reasonable time thereafter. All members appointed to the board shall meet eligibility requirements as set forth in the Act.

b) The terms of the board members shall be for three year terms. The City Council shall annually designate a member of the board to serve as chairman of the board of directors for a one year term, and the board shall elect from its members a vice chairman and other officers as it sees fit.

c) The board of directors shall make recommendations to the City Council concerning the administration of the Zone. It shall prepare and adopt a project plan and reinvestment zone financing plan for the Zone and must submit such plans to the City Council for its approval. The board of directors shall possess all powers necessary to prepare, implement and monitor such project plan for the Zone as the City Council considers advisable, including the submission of an annual report on the status of the Zone.

Section 6

That there is hereby created and established a tax increment fund for the Zone ("Fund") which may be divided into such sub-accounts as may be authorized by subsequent resolution or ordinance into which all tax increments, less any of the amounts not required to be paid into the Fund pursuant to the Act, are to be deposited. The Fund and any sub-accounts are to be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law. In addition, all revenues from the sale of any tax increment bonds and notes hereafter issued by the City, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be dedicated to and used in the Zone shall be deposited into the Fund or sub-account from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds or notes issued for the Zone.

Section 7

That pursuant to the Act, the Zone may be expanded to include the "TIF Potential Boundary Expansion" boundaries as depicted in Exhibit "B" to include the closed hospital facility and adjacent properties at such time as the expanded area has been determined to have met a low taxable value.

Section 8

That if any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof.

Section 9

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Garland and it is accordingly so ordained.

PASSED AND APPROVED this the _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

Exhibit “A-1”

City of Garland

Tax Increment Financing Reinvestment Zone No. 3

Boundary Description

The Tax Increment Financing Reinvestment Zone #3 (TIF #3) is the area generally located at the intersection of W. Buckingham Road and N. Shiloh Road to the south, bounded to the west by land formerly known as Wyrick Farms and to the east by Clearview Drive, Bonnie View Drive, and Duck Creek, extending south to the northern border of the former hospital campus named Baylor Scott & White Medical Center—Garland. In addition, TIF #3 includes all rights-of-way of N. Shiloh Road between W. Buckingham Road and W. Walnut Street and along W. Walnut Street between N. Shiloh Road and Brookside Drive.

See Exhibit A-2 for a Detailed Boundary Map

Exhibit “A-2”

City of Garland

Tax Increment Financing Reinvestment Zone No. 3

Boundary Map

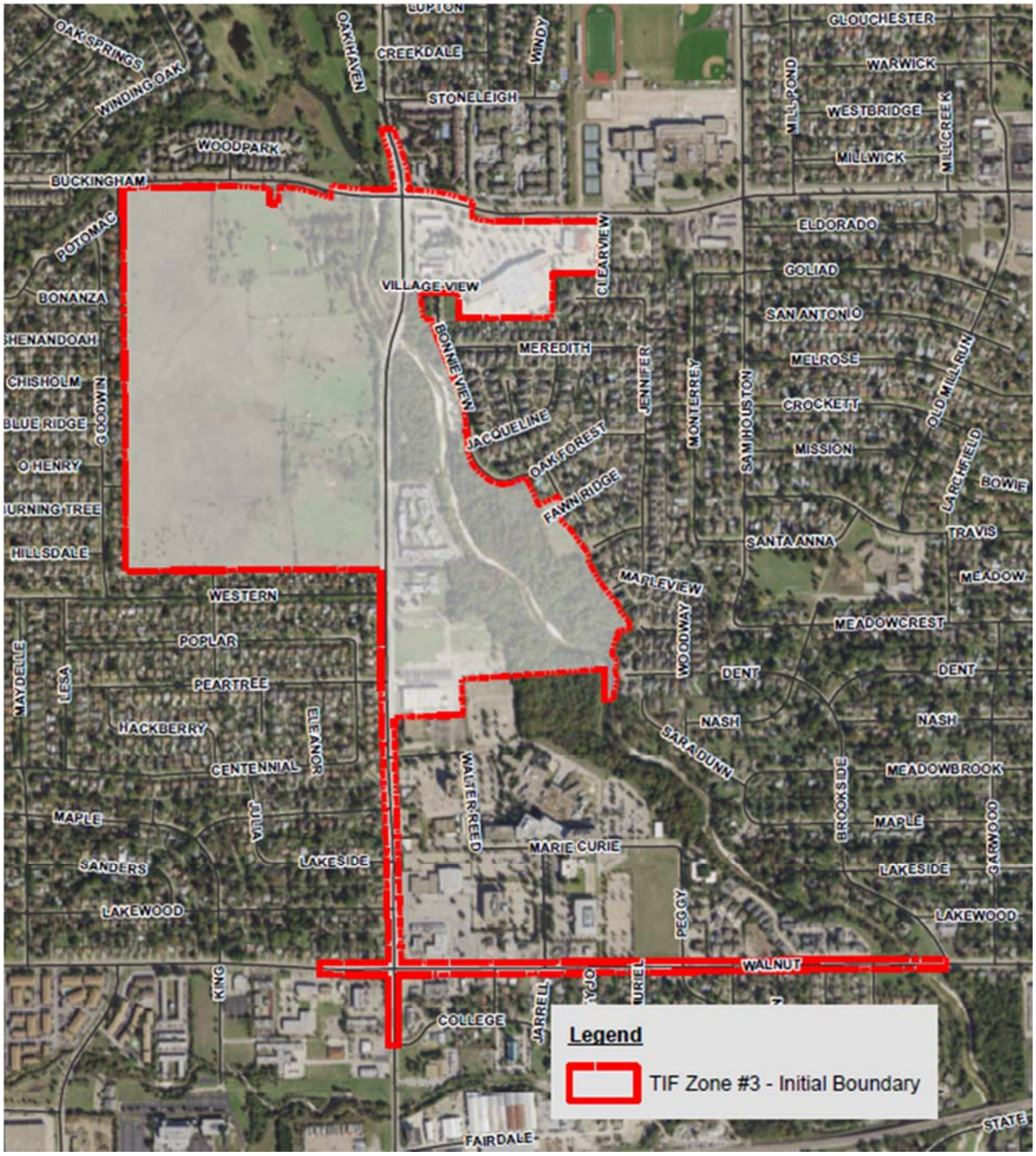
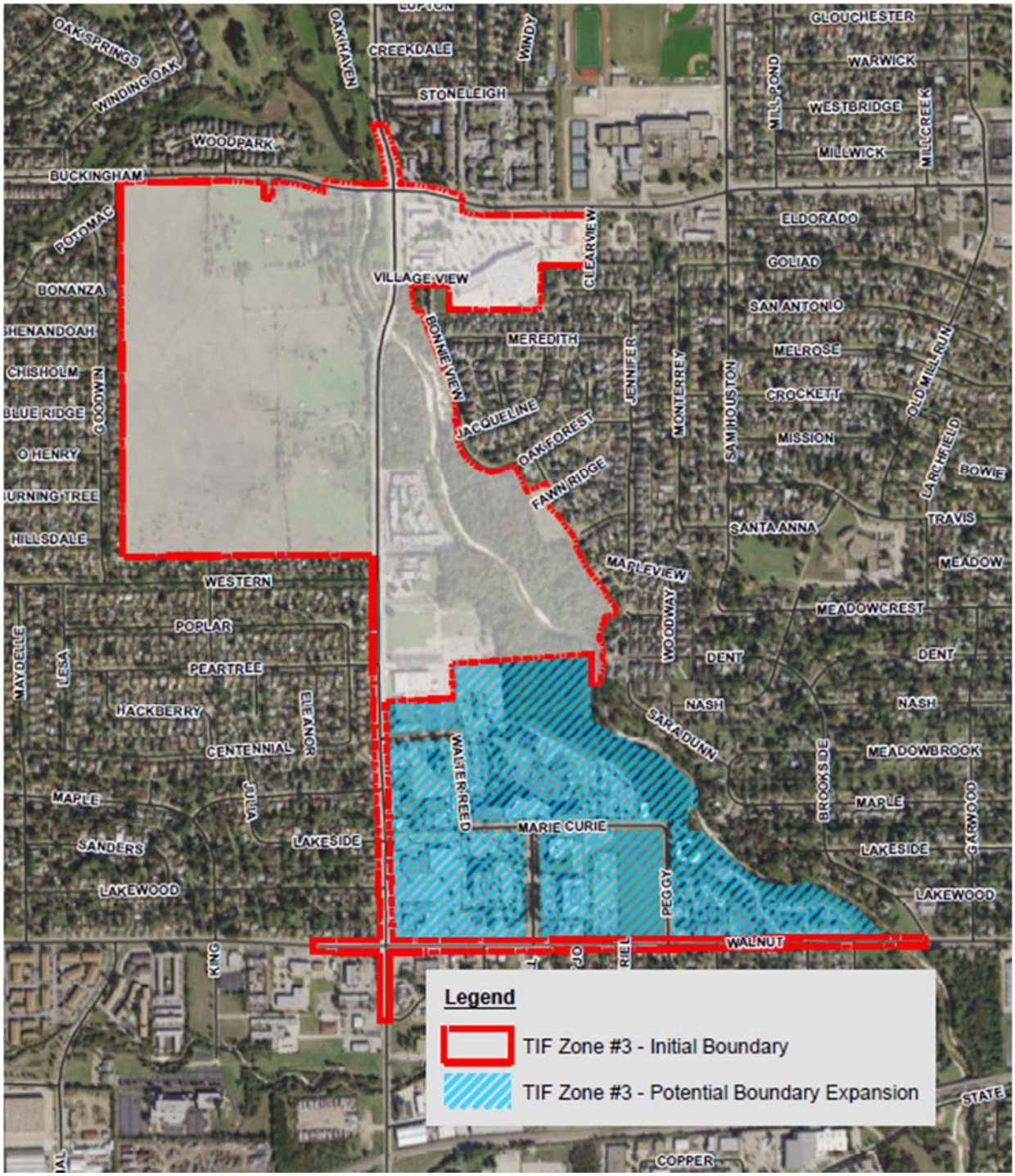


Exhibit “B”

Tax Increment Financing Reinvestment Zone No. 3

Potential Boundary Expansion



GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **13.**

Meeting Date: April 3, 2018

Item Title: Consider Proposed Changes to the Smoking Ordinance

Submitted By: Jason Chessher, Health Director

Summary of Request/Problem

Council is asked to consider proposed changes to Article IV, Chapter 22 (Smoking Ordinance). The specific changes will reflect discussions by the Council at the April 2, 2018 Work Session.

Recommendation/Action Requested and Justification

Council discussion.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **14.a.**

Meeting Date: April 3, 2018

Item Title: Garland Development Code Amendments regarding Breweries, Wineries, and Distilleries

Submitted By: Will Guerin, Planning Director

REQUEST

Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries"; Chapter 2, Section 2.52(A) to add Special Standards for "Breweries/Wineries/Distilleries"; Chapter 6 Section 6.03 to define "Breweries/Wineries/Distilleries"; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries" in certain Downtown (DT) District sub-districts.

PLAN COMMISSION RECOMMENDATION

During their March 12, 2018 meeting, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries"; Chapter 2, Section 2.52(A) to add Special Standards for "Breweries/Wineries/Distilleries"; Chapter 6 Section 6.03 to define "Breweries/Wineries/Distilleries"; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries" in certain Downtown (DT) District sub-districts.

In addition, the Commission recommended adding a parking requirement for "Breweries/Wineries/Distilleries." A parking ratio is proposed accordingly, as detailed in Consideration 1 below.

STAFF RECOMMENDATION

Approval of the amendments as presented.

BACKGROUND

The Garland Development Code (GDC) does not currently define or recognize wineries, breweries and distilleries in the applicable list of land uses. These are traditionally industrial-type uses; however, in recent years smaller-scale “craft” breweries, wineries, and distilleries have become more common. In some communities, these types of uses operate in commercial, retail, and downtown and other mixed-use areas. During the February 5, 2018 City Council work session, staff briefed the Council on this issue and subsequently staff was directed to bring forward through the Plan Commission and City Council amendments to the GDC. The proposed amendments formally define these types of uses, establish in which zoning districts to allow them--whether by right or by Specific Use Provision (SUP), and create Special Standards for these uses.

CONSIDERATIONS

1. The proposed amendment to the Chapter 2 (Section 2.51) Land Use Matrix is to allow “Breweries/Wineries/Distilleries” by right in the Industrial (IN) District.

   Also, the proposed amendment is to allow “Breweries/Wineries/Distilleries” by Specific Use Provision (SUP) in the following zoning districts:

- Heavy Commercial (HC)
- Light Commercial (LC)
- Community Retail (CR)
- Urban Business (UB) [Mixed Use District]
- Urban Residential (UR) [Mixed Use District]
- Downtown (DT): Downtown Historic, Uptown, and Suburban Corridor sub-districts only.

   In addition, a parking ratio of 1/1000 gross floor area (gfa), plus 1 space per employee at maximum shift; and a parking ratio of 1/100 gfa for dining/tasting areas, is proposed. These ratios are consistent with those of other production-based industrial uses and restaurant uses, respectively, in the Garland Development Code.

2. The proposed Special Standards for “Breweries/Wineries/Distilleries” are as follows:

   “Production activities must be conducted indoors. Outdoor seating areas for dining and/or tasting may be allowed in accordance with the Texas Alcoholic Beverage Code and the Garland Development Code.

   Breweries, Wineries and Distilleries may not emit dust, odor, smoke, gas, fumes, or vibrations beyond the property’s boundary, and are subject to the City’s noise control ordinance.

   Outdoor storage of products and materials is prohibited except in the Industrial (I) District.

   Breweries, Wineries, and Distilleries are subject to all requirements in the zoning district in which they are located, including all applicable screening and loading requirements.

   Establishments may include food service, and those with a minimum of sixty-five

percent of their gross revenues from food sales, in accordance with Section 2.54 of the Garland Development Code, are considered Restaurants (without drive-through only).

Breweries, Wineries and Distilleries are subject to all regulations of alcoholic beverages in the Garland Development Code."

3. The proposed definition of “Breweries/Wineries/Distilleries” is as follows: “A facility that brews wines, ales, beers, meads, spirits and/or similar beverages on site. On-premise consumption of beverages may be allowed consistent with the Texas Alcoholic Beverage Code.”

4. Should this item be approved, an ordinance will be brought forward at the next available City Council meeting for formal/final approval.

Attachments

Staff Presentation

Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries"; Chapter 2, Section 2.52(A) to add Special Standards for "Breweries/Wineries/Distilleries"; Chapter 6 Section 6.03 to define "Breweries/Wineries/Distilleries"; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries" in certain Downtown (DT) District sub-districts.

City Council Meeting
April 3, 2018

GARLAND
TEXAS MADE HERE

Tank
GARAGE
WINERY
WINERY
TASTING
LUBRICATION

Ramblin' Road
Craft Brewery

CHAPTER 6: DEFINITIONS

Breweries/Wineries/Distilleries: A facility that brews wines, ales, beers, meads, spirits and/or similar beverages on site. On-premise consumption of beverages may be allowed consistent with the Texas Alcoholic Beverage Code.

CHAPTER 2, SECTION 2.51 AND CHAPTER 7 (LAND USE MATRIX)

Allow “Breweries/Wineries/Distilleries” by right in the Industrial (IN) District.

Allow “Breweries/Wineries/Distilleries” by Specific Use Provision (SUP) in the following zoning districts:

- Heavy Commercial (HC)
- Light Commercial (LC)
- Community Retail (CR)
- Urban Business (UB) [Mixed Use District]
- Urban Residential (UR) [Mixed Use District]
- Downtown (DT): Downtown Historic, Uptown, and Suburban Corridor sub-districts only.

CHAPTER 2, SECTION 2.51 AND CHAPTER 7 (LAND USE MATRIX)

A parking ratio of 1/1000 gross floor area (gfa), plus 1 space per employee at maximum shift; and a parking ratio of 1/100 gfa for dining/tasting areas

CHAPTER 2 SPECIAL STANDARDS

- Production activities must be conducted indoors. Outdoor seating areas for dining and/or tasting may be allowed in accordance with the Texas Alcoholic Beverage Code and the Garland Development Code.
- Breweries, Wineries and Distilleries may not emit dust, odor, smoke, gas, fumes, or vibrations beyond the property's boundary, and are subject to the City's noise control ordinance.
- Outdoor storage of products and materials is prohibited except in the Industrial (I) District.
- Breweries, Wineries, and Distilleries are subject to all requirements in the zoning district in which they are located, including all applicable screening and loading requirements.
- Establishments may include food service, and those with a minimum of sixty-five percent of their gross revenues from food sales, in accordance with Section 2.54 of the Garland Development Code, are considered Restaurants (without drive-through only).
- Breweries, Wineries and Distilleries are subject to all regulations of alcoholic beverages in the Garland Development Code.