



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

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

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities 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.

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

- Special Recognition in Honor of the Life and Legacy of the Honorable Linda Reed Griffin
- Recognition of the Bob Day Tennis Complex at the 2026 US Open
- Proclamation Recognizing Hispanic Heritage Month
- Proclamation Recognizing Elise Wakefield in Earning the Girl Scout Gold Award and the Congressional Gold Award

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous Work Session, and approval of the

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

1. Approve the minutes of the September 1, 2026 Regular Meeting

2. Approve the following bids:

- a. Purchase of a hydro excavator for the Water Department** **Bid No. REQ00002933**

Freightliner of Austin **\$596,645.75**

This request is for the purchase of one Freightliner hydro excavator for the Water Department.

- b. Avaya Telephone System Support and Maintenance** **Bid No. REQ00002894**

Black Box Network Services **\$1,000,000.00**

This request is for the purchase of ongoing support and maintenance of the Avaya Telephone Suite from Black Box Network Services supporting the City's telephone and communication services.

- c. Fire Department Ambulance Equipment** **Bid No. REQ00002919**

Stryker Sales Corp. **\$582,158.05**

This request is for the purchase of equipment to outfit Fire Department ambulances.

- d. GP&L Miller to Newman Transmission Line Material** **Bid No. REQ00002521**

Texas Electric Cooperatives, Inc. **\$895,811.41**

This request is for the purchase of construction materials needed for the GP&L Miller to Newman Transmission Line.

- e. GP&L Disconnect Switches** **Bid No. REQ00002808**

Pacific Air Switch Corporation **\$640,292.40**

This request is for the purchase of disconnect switches needed for the GP&L Spring Creek Substation.

- f. GP&L Wylie Switch Station Terminal Testing and Commissioning** **Bid No. REQ00002908**

WSP USA, Inc. **\$933,450.00**

This request is to obtain testing and commissioning services at the GP&L Wylie Switch Station.

- g. GP&L Ben Davis Substation Testing and Commissioning** **Bid No. REQ00002909**

WSP USA, Inc.

\$2,607,767.00

This request is to obtain testing and commissioning services at the GP&L Ben Davis Substation.

h. GP&L Keen Creek Substation Circuit Switches

Bid No. REQ00002807

Graybar Electric Company, Inc.

\$432,609.44

The request is for the purchase of circuit switches needed for the construction of the GP&L Keen Creek Substation.

i. GP&L Square Top Switch Station Cable Trench

Bid No. REQ00002927

Trenwa

\$563,500.00

This request is for the purchase of a 1,250-foot pre-cast concrete cable trench and associated materials needed for the construction of the GP&L Square Top Switch Station.

j. GP&L Substation Capacitor Voltage Transformers

Bid No. REQ00002804

Keasler Sales, LLC

\$1,090,320.00

This request is to obtain Capacitor Voltage Transformers (CVTs) for use in GP&L and TMPA substations.

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

a. Z 26-19 Glamour by Jessica (District 5)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Personal Service use and (2) a Concept Plan for a Personal Service use, on a property zoned Planned Development (PD) Community Office (CO) District 11-03 on a 0.230-acre tract of land located at 2903 Saturn Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Small Watershed Dam Site #11

Approve a resolution authorizing the City Manager to execute the necessary Watershed Plan Modification, Operations and Maintenance Plan and the Interlocal Agreement with the cities of Sachse and Rowlett for the operations and maintenance of the Army Corps of Engineers Small Watershed Dam Site #11. Council considered this item at the September 14, 2026 Work Session.

5. Garland Cultural Arts Commission, Inc. Hotel Occupancy Tax Revenue Budget, Subgrant Recipients and Hotel Occupancy Tax Program Management Agreement

Approve the Garland Cultural Arts Commission, Inc. Hotel Occupancy Tax Revenue Budget, Subgrant Recipients and Hotel Occupancy Tax Program Management Agreement. Council considered this item at the August 31, 2026 Work Session.

6. Atmos Mid-Tex 2026 Rate Review Mechanism Settlement

Approve a Resolution adopting the negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division, regarding the Company's 2026 Rate Review Mechanism filing and associated rate tariffs. Council considered this item at the August 31, 2026 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

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7. Hold public hearings on the following Zoning Cases:

- a. **Consider a request by Lone Star Green Homes, requesting approval of 1) an amendment to Planned Development (PD) District 22-67 to change the base zoning designation from Single-Family Attached (SFA) District to Single-Family-5 (SF-5) District to allow a Dwelling, Single-Family Detached development and amend certain development standards and 2) a Concept Plan for the PD. The site is located at 2000 and 2050 East Miller Road.**

Consider and take appropriate action on the application of Lone Star Green Homes, requesting approval of 1) an amendment to Planned Development (PD) District 22-67 to change the base zoning designation from Single-Family Attached (SFA) District to Single-Family-5 (SF-5) District to allow a Dwelling, Single-Family Detached development and amend certain development standards and 2) a Concept Plan for the PD. The site is located at 2000 and 2050 East Miller Road. (District 3) (File Z 26-22)

Presenter: Nabila Nur, Planning & Development Director

- b. **Consider a request by ZoneDev requesting approval of 1) a Planned Development (PD) District with a base zoning of Single-Family-5 (SF-5) to allow a Single-Family Detached housing development and associated improvements and 2) a Concept Plan for a Single-Family Detached development. The site is located at 4712, 4718, 4802, and 4902 Bobtown Road on properties zoned Agricultural (AG) District and Single-Family-10 (SF-10) District.**

Consider and take appropriate action on the application of ZoneDev, requesting approval of 1) a Planned Development (PD) District with a base zoning of Single-Family-5 (SF-5) to allow a Single-Family Detached housing development and associated improvements and 2) a Concept Plan for a Single-Family Detached development. The site is located at 4712, 4718, 4802, and 4902 Bobtown Road on properties zoned Agricultural (AG) District and Single-Family-10 (SF-10) District. (District 3) (File Z 26-25)

Presenter: Nabila Nur, Planning & Development Director

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

8. Citywide Appointment

- **Animal Services Advisory Committee — Josh Polando**

9. Councilmember Margaret Lucht

- All Abilities Committee — Christina Godfrey

CITIZEN COMMENTS

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

ADJOURN

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

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

- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

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


GARLAND

STRATEGIC GOALS
GARLAND ON THE RISE · STRATEGIC PLAN 2026-2036

OUR FOUR STRATEGIC GOALS



PROTECT CORE SERVICES



ACCELERATE ECONOMIC REDEVELOPMENT



STRENGTHEN FINANCIAL STEWARDSHIP



ALIGN, EXECUTE, MEASURE & COMMUNICATE

"We don't need a bigger Garland. We need a stronger one."

10-YEAR STRATEGIC PLAN · 2026-2036 · CITY OF GARLAND, TEXAS



GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: September 15, 2026

Title: Approve the minutes of the September 1, 2026 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Align Execute Measure & Communicate

Issue / Summary

Consider approval of the September 1, 2026 Regular Meeting Minutes.

Background

N/A

Consideration / Recommendation

Approve the September 1, 2026 Regular Meeting Minutes.

Attachments

A. September 1, 2026 City Council Regular Meeting Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on September 1, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Dylan Hedrick
Mayor Pro Tem Christopher Ott
Deputy Mayor Pro Tem Carissa Dutton
Councilmember Jimmy Tran
Councilmember Justin Caraway
Councilmember Ed Moore
Councilmember Christina Segoviano
Councilmember Margaret Lucht
Councilmember Joe Thomas Jr.

Staff Present: Mike Betz, City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Jeff Bryan, Assistant City Manager
Matt Watson, Assistant City Manager
Brian England, City Attorney
Tiffany Veno, Chief Communications Officer
Nabila Nur, Planning Director
Jennifer Stubbs, City Secretary
Courtney Vanover, Deputy City Secretary
Darci Pickel, Public Information Coordinator
Rhonda McTyre, Recreation Services Supervisor
Jennifer Alanis, Learning Development & Engagement Coordinator

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Councilmember Tran provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

- Pet of the Month

Alberto Maldonado announced the pet of the month; Boss.

- Garland Youth Council Introductions

Tiffany Veno, Rhonda McTyre, and Jennifer Alanis welcomed the 2026-27 Garland Youth Council.

CONSENT AGENDA

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

Ms. Stubbs announced that item 4 had been pulled from the consent agenda.

Councilmember Tran made a motion to approve the consent agenda as presented, excluding item 4. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

1. Approve the minutes of the August 11, 2026 Special Meeting

2. Approve the minutes of the August 17, 2026 Regular Meeting

3. Approve the following bids:

- a. **Fire Administration, Support Services & Training (FASST) Construction Services** **Bid No. REQ00002586**

CGC General Contractors **\$747,149.34**

This request is for the purchase of Construction Services for the Fire Administration, Support Services & Training (FASST).

- b. **Forest Lane Median Improvements** **Bid No. REQ00002226**

American Landscape Systems **\$1,481,500.00**

This request is for the assignment of a general contractor for the Forest Lane median improvements.

- c. **Information Technology Building UPS Replacement** **Bid No. REQ00002777**

Graybar Electric, Inc. **\$258,221.69**

This request is for the purchase and installation of an Uninterruptible Power Supply (UPS) system at the IT facility that has reached the end of its useful service life.

- d. **GP&L Wylie Switch Station Electrical Equipment** **Bid No. REQ00002691**

Techline, Inc. **\$1,081,021.28**

This request is to obtain electrical equipment for the construction of the GP&L Wylie Switch Station.

- e. **GP&L Centerville to Miller 138kV Transmission Line** **Bid No. REQ00002845**

Reconductor Engineering Services

Burns & McDonnell

\$1,039,500.00

This request is to obtain design and engineering services to support the reconductor of the GP&L Centerville to Miller 138kV Transmission Line.

- f. Design Contract Award for Daugherty Drive & Pamela Place Reconstruction**

Bid No. REQ00002705

Halff Associates, Inc.

\$365,200.00

This request is to award a professional services contract to Halff Associates, Inc. to provide design services for the reconstruction of Pamela Place and Daugherty Drive.

- g. Highway Road Widening Agreement with the Kansas City Southern Railway Company for the Sixth Street, Avenue E and Avenue F Improvements Project**

Bid No. REQ00002856

Kansas City Southern Railway Company

\$1,498,874.00

This request is to provide funding for construction of railroad-related work, including surface panel replacement at Avenue F, and the installation of new active warning devices and bungalows at the railroad crossing at Avenue B, Avenue D, and Avenue F as part of the Sixth Street, Avenue E and Avenue F Capital Improvements Project.

- h. GP&L Wide Area Coordination Engineering Study**

Bid No. REQ00002843

SynchroGrid, Inc.

\$355,900.00

This request is to obtain a wide area coordination study for the GP&L transmission system to satisfy North American Electric Reliability Corporation (NERC) requirements for transmission line coordination.

- 4. Amendment to Interlocal Agreement for Public Health Services with Dallas County Health & Human Services and Consent to Sublicense Agreement between Dallas County and St. Vicent de Paul Charitable Pharmacy**

Approve an amendment extending the interlocal agreement between the City of Garland and Dallas County Health & Human Services for providing public health services within the City of Garland and consent to a related Sublicense between Dallas County and St. Vicent de Paul Charitable Pharmacy for pharmacy services. Council considered this item at the August 31, 2026 Work Session.

This item was pulled from the consent agenda.

- 5. Code Compliance Civil Citation Collections Contract**

Approve a contract for collecting past due Civil Citation fees. Council considered this item at the August 31, 2026 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

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presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

6. Hold public hearings on the following Cases:

- a. Consider a request by Glamour by Jessica, requesting approval of 1) a Specific Use Provision (SUP) for a Personal Service use and 2) a Concept Plan for the Personal Service use. The site is zoned Planned Development (PD) Community Office (CO) District 11-03 in District 5. The site is located at 2903 Saturn Road.**

Consider and take appropriate action on the application of Glamour by Jessica, requesting approval of 1) a Specific Use Provision (SUP) for a Personal Service use and 2) a Concept Plan for the Personal Service use. The site is zoned Planned Development (PD) Community Office (CO) District 11-03. The site is located at 2903 Saturn Road. (District 5) (File Z 26-19)

Ms. Nur presented the item and stated that staff and the Plan Commission recommended approval of a five-year SUP, subject to certain conditions. She noted that the request aligns with the Strategic Plan and answered questions from the Council.

Applicant present wishing to speak on the item: Jessica Jaimes.

Councilmember Lucht made a motion to approve the request with operating hours from 7:00 a.m. to 9:00 p.m. Deputy Mayor Pro Tem Dutton seconded the motion. All voted in favor. The motion carried.

- b. Consider a request by Masterplan Consultants, requesting approval of a Planned Development (PD) with a base zoning of Community Retail (CR) District for a Car Wash, Automated/Rollover use in District 8. The site is located at 1355 Belt Line Road.**

Consider and take appropriate action on the application of Masterplan Consultants, requesting approval of a Planned Development (PD) with a base zoning of Community Retail (CR) District for a Car Wash, Automated/Rollover use. The site is located at 1355 Belt Line Road. (District 8) (File Z 26-23)

Ms. Nur presented the item and stated that staff and the Plan Commission recommended denial of the request. She noted that the request does not align with the Strategic Plan and answered questions from the Council.

Applicant present wishing to speak on the item: Dallas Cothrom.

Mayor Pro Tem Ott made a motion to deny the request. Councilmember Lucht seconded the motion. All voted in favor. The motion carried.

- c. GDC Amendment ORD 25-09**

Hold a public hearing to consider amendments to several sections within Chapter 4 Site Development, Chapter 6 Definitions, and Chapter 7 Downtown (DT) District generally related to citywide and downtown sign regulations.

Ms. Nur provided a summary of the item and stated that staff and the Plan Commission recommended approval.

Mayor Hedrick opened the public hearing. There was no one present wishing to speak under the public hearing. Mayor Hedrick closed the public hearing.

Councilmember Tran made a motion to approve the item as presented. Deputy Mayor Pro Tem Dutton seconded the motion. All voted in favor. The motion carried.

- d. GDC Amendment 26-05**

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Chapter 4 Site Development, Chapter 5 Relief Procedures and Enforcement, and Chapter 7 Downtown

(DT) District generally related to parking requirements.

Ms. Nur provided a summary of the item and stated that staff and the Plan Commission recommended approval.

Mayor Hedrick opened the public hearing. There was no one present wishing to speak under the public hearing. Mayor Hedrick closed the public hearing.

Councilmember Tran made a motion to approve the item as presented. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

7. City Manager Appointments

- **Patricia Anthony - Civil Service Commission**
- **Glenna Saygidia - Civil Service Commission**

Mr. Betz presented the appointments of Patricia Anthony and Glenna Saygidia to the Civil Service Commission.

Councilmember Tran made a motion to confirm the appointments as recommended by the City Manager. Deputy Mayor Pro Tem Dutton seconded the motion. All voted in favor. The motion carried.

8. Councilmember Margaret Lucht

- **Board of Adjustment — Margaret Bice**
- **Cultural Arts Commission — Trayc Claybrook**
- **Environmental & Community Advisory Board — Catherine Haedge**
- **Parks & Recreation Advisory Board — Jason Aguirre**
- **Property Standards Board — Gayle Owens**
- **Senior Citizens Advisory Commission — Gail Belton**
- **Tax Increment Finance #1 Downtown/Forest Jupiter Board — Lucian Giambasu**
- **Tax Increment Finance #2 South Board — Jason Shanks**
- **Tax Increment Finance #3 Board — Mehwish Khanum**
- **Unified Building Standards Commission — Tyler Williams**

Councilmember Lucht made a motion to approve her Board and Commission appointments as presented. Deputy Mayor Pro Tem Dutton seconded the motion. All voted in favor. The motion carried.

CITIZEN COMMENTS

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

Chip VanPelt.

ADJOURN

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Mayor Hedrick adjourned the meeting at 8:10 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

2.a

Meeting Date: September 15, 2026

Title: Purchase of a hydro excavator for the Water Department

Submitted by: Johnny Burkett, Fleet Procurement & Project Coordinator

Bid Number: REQ00002933

Strategic Focus Area: Protect Core Services
Strengthen Financial Stewardship

Purchase Justification

This request is for the approval to purchase a hydro excavator for the Water Department. A hydro excavator uses pressurized water and vacuum technology to perform non-destructive digging. This significantly reduces utility strike risk and improves precision when working in congested underground environments. It is especially beneficial for tasks such as service leak repairs, valve replacements, tie-ins, meter box work, and locating buried assets.

Evaluation

The hydro excavator is available from Freightliner of Austin through the TIPS Cooperative Purchasing Contract 230802. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Freightliner of Austin	REQ00002933	1	\$596,645.75	Cooperative Purchase	REQ00002933

Fiscal Impact

Funding is available in the Water Utility Fund for the hydro excavator in the amount of \$596,646, which is within the revised budget of \$1,317,970 and will leave a remaining balance of \$0.

Attachments

None

Budget Type: Operating

Fiscal Year: 2026-27

Document Location: Page 178

Routing

KC Tidwell, Service Writer
Julian Boring, Fleet Services Director
Gary Holcomb, Director of Procurement
Uriel Villalpando, Managing Director

Created/Initiated - 8/27/2026
Approved - 8/27/2026
Approved - 8/27/2026
Approved - 8/27/2026

Allyson Bell Steadman, Chief Financial Officer
Jeffrey Bryan, Assistant City Manager
Jennifer Stubbs, City Secretary

Approved - 9/4/2026
Approved - 9/4/2026
Final Approval - 9/4/2026



GARLAND

PURCHASING REPORT

2.b

Meeting Date: September 15, 2026

Title: Avaya Telephone System Support and Maintenance

Submitted by: Alicia Byrd, Accounting Representative II

Bid Number: REQ00002894

Strategic Focus Area: Protect Core Services

Purchase Justification

This item requests authorization for the City Manager, or their designee, to approve an agreement with Black Box Network Services for an amount not to exceed \$1,000,000. The agreement covers ongoing support and maintenance for the Avaya Telephone Suite, which provides the City's core telephone and communication services.

This contract is structured as a five-year term agreement, renewed annually contingent upon budgetary approval and Black Box Network Services' continued status as a cooperative contract vendor. Securing this approval at this time will allow the City to lock in current pricing and protect against future cost increases, access available contract incentives and implement long-range support commitments proactively.

Approval of this item ensures operational continuity for the City's communication systems and maintains reliable service levels across departments.

Evaluation

The support and maintenance services are available from Black Box Network Services through the Texas Department of Information Resources Cooperative Purchasing Contract DIR-CPO-5395. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Black Box Network Services	REQ00002894	All	\$1,000,000.00	Cooperative Purchase	REQ00002894

Fiscal Impact

Funding is available in the Information Technology Fund for the Avaya System Support and Maintenance in the amount of \$1,000,000, which is within the FY 2026-27 Approved Budget of \$11,734,478 and will leave a remaining balance of \$10,734,478.

Attachments

None

Budget Type:	Operating
Fiscal Year:	2026-27
Document Location:	Page 236

Routing

Alicia Byrd, Accounting Representative II
Jason Oliver, Sr. Project Manager
Jonathan Morgan, Chief Information Officer
Gary Holcomb, Director of Procurement
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 8/27/2026
Approved - 8/27/2026
Approved - 8/27/2026
Approved - 8/27/2026
Approved - 9/4/2026
Final Approval - 9/4/2026



GARLAND

PURCHASING REPORT

2.c

Meeting Date: September 15, 2026

Title: Fire Department Ambulance Equipment

Submitted by: Sydney Yao, Budget/Admin Services Manager

Bid Number: REQ00002919

Strategic Focus Area: Protect Core Services

Purchase Justification

This is part of our CIP for our ambulances. Stryker will provide captive components for outfitting our ambulance equipment.

Evaluation

Stryker Sales Corp. is being awarded as a Sole Source based on captive components for ambulance equipment. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Stryker Sales Corp.	REQ00002919	All	\$582,158.05	Sole Source	REQ00002919

Fiscal Impact

Funding is available in the Fire Ambulance Replacement CIP Program for the ambulance equipment components in the amount of \$582,158, which is within the total project budget of \$27,757,893 and will leave a remaining balance of \$25,300,177. This project will continue through 2031, and funding is included in 2027 for the continuation of this project, as projected in the 2026 CIP.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 147

Routing

Sydney Yao, Budget/Admin Services Manager
Mark Lee, Fire Chief
Gary Holcomb, Director of Procurement
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 8/20/2026
Approved - 8/24/2026
Approved - 8/25/2026
Approved - 9/4/2026
Final Approval - 9/4/2026



GARLAND

PURCHASING REPORT

2.d

Meeting Date: September 15, 2026

Title: GP&L Miller to Newman Transmission Line Material

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002521

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is for the purchase of construction materials needed for the GP&L Miller to Newman Transmission Line. This is part of the approved GP&L Miller to Newman Transmission Line Capacity Increase CIP project. A 10% owner's contingency has been added for any additional material items needed.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. KBS Electrical Distributors, Inc. and Techline, Inc. are non-responsive due to quoting unapproved alternates. Texas Electric Cooperatives, Inc. is a qualified bidder, quoted all items, meets all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Texas Electric Cooperatives, Inc.	REQ00002521	All	\$895,811.41	Lowest Responsible Bid	REQ00002521

Fiscal Impact

Funding is available in the GP&L Transmission Lines CIP Program for the materials in the amount of \$895,811, which is within the approved budget of \$7,943,000 and will leave a remaining balance of \$3,268,623.

Attachments

A. Bid Recap

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 304

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Director of Procurement
Allison Bell Steadman, Chief Financial Officer

Created/Initiated - 8/24/2026
Approved - 8/25/2026
Approved - 9/4/2026

[illegible]



GARLAND

PURCHASING REPORT

2.e

Meeting Date: September 15, 2026

Title: GP&L Disconnect Switches

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002808

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is for the purchase of disconnect switches needed for the GP&L Spring Creek Substation. This is part of the approved GP&L Spring Creek Substation CIP project. A 10% owner's contingency has been added for any additional material items needed.

Evaluation

Pacific Air Switch Corporation is the manufacturer and Sole Source provider of the specified disconnect switches and associated hardware. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Pacific Air Switch Corporation	REQ00002808	All	\$640,292.40	Sole Source	REQ00002808

Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program for the materials in the amount of \$640,292, which is within the approved budget of \$4,000,000 and will leave a remaining balance of \$242,404.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 310

Routing

Perla Cruz, Management Services Coordinator
Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Director of Procurement
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 8/25/2026
Approved - 8/25/2026
Approved - 8/25/2026
Approved - 9/4/2026
Final Approval - 9/4/2026



GARLAND

PURCHASING REPORT

2.f

Meeting Date: September 15, 2026

Title: GP&L Wylie Switch Station Terminal Testing and Commissioning

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002908

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to obtain testing and commissioning services at the GP&L Wylie Switch Station. Services include testing and commissioning services, SCADA support and testing, ground grid testing and other associated 138kV testing services during both Phase I and Phase II outages of the Station. This is part of the approved GP&L Wylie Switch Station Reconfiguration CIP project.

Evaluation

WSP USA, Inc. was selected as the Most Qualified firm for this project from RFQ 0832-24. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
WSP USA, Inc.	REQ00002908	All	\$933,450.00	Most Qualified	REQ00002908

Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program for the services in the amount of \$933,450, which is within the approved budget of \$16,700,000 and will leave a remaining balance of \$81,424.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 310

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Director of Procurement
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 8/25/2026
Approved - 8/25/2026
Approved - 9/4/2026
Final Approval - 9/4/2026



GARLAND

PURCHASING REPORT

2.g

Meeting Date: September 15, 2026

Title: GP&L Ben Davis Substation Testing and Commissioning

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002909

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to obtain testing and commissioning services at the GP&L Ben Davis Substation. Services include 345kV SCADA testing and support, 345kV/138kV testing and commissioning services, and 345kV/138kV ground grid testing. This is part of the approved GP&L Ben Davis Substation Flood Mitigation CIP project.

Evaluation

WSP USA, Inc. was selected as the Most Qualified firm for this project from RFQ 0832-24. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
WSP USA, Inc.	REQ00002909	All	\$2,607,767.00	Most Qualified	REQ00002909

Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program for the services in the amount of \$2,607,767, which is within the approved budget of \$8,433,537 and will leave a remaining balance of \$323,675.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 310

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Director of Procurement
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 8/25/2026
Approved - 8/25/2026
Approved - 9/4/2026
Final Approval - 9/4/2026



GARLAND

PURCHASING REPORT

2.h

Meeting Date: September 15, 2026

Title: GP&L Keen Creek Substation Circuit Switches

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002807

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is for the purchase of circuit switches needed for the construction of the GP&L Keen Creek Substation. This is part of the approved GP&L Keen Creek Substation CIP project. A 10% owner's contingency has been added for any additional material items needed.

Evaluation

The circuit switches are available from Graybar Electric Company, Inc. through the Omnia Partners Cooperative Purchasing Contract EV2370. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Graybar Electric Company, Inc.	REQ00002807	All	\$432,609.44	Cooperative Purchase	REQ00002807

Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program for the switches in the amount of \$432,609, which is within the approved budget of \$3,200,000 and will leave a remaining balance of \$159,221.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 310

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Director of Procurement
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 8/25/2026
Approved - 8/27/2026
Approved - 9/4/2026
Final Approval - 9/4/2026



GARLAND

PURCHASING REPORT

2.i

Meeting Date: September 15, 2026

Title: GP&L Square Top Switch Station Cable Trench

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002927

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is for the purchase of a 1,250-foot pre-cast concrete cable trench and associated materials needed for the construction of the GP&L Square Top Switch Station. This is part of the approved GP&L Mesa View Point of Interconnect CIP project.

Evaluation

Trenwa is the Sole Source manufacturer and exclusive distributor of the specified cable trench system. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Trenwa	REQ00002927	All	\$563,500.00	Sole Source	REQ00002927

Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program or the material in the amount of \$563,500, which is within the approved budget of \$26,767,000 and will leave the remaining balance of \$7,470,818.

Attachments

None

Budget Type: CIP

Fiscal Year: 2026

Document Location: Page 310

Routing

Perla Cruz, Management Services Coordinator
Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Director of Procurement

Created/Initiated - 8/26/2026
Approved - 8/26/2026
Approved - 8/27/2026

Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Approved - 9/4/2026
Final Approval - 9/4/2026



GARLAND

PURCHASING REPORT

2.j

Meeting Date: September 15, 2026

Title: GP&L Substation Capacitor Voltage Transformers

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002804

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to obtain Capacitor Voltage Transformers (CVTs) for use in GP&L and TMPA substations. A 10% owner's contingency has been included for any additional material items needed. Expenses associated with TMPA will be reimbursed at 100%.

Evaluation

Keasler Sales, LLC is the manufacturer's Sole Source distributor for the specified Capacitor Voltage Transformers. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Keasler Sales, LLC	REQ00002804	All	\$1,090,320.00	Sole Source	REQ00002804

Fiscal Impact

Funding is available in the GP&L Transmission Lines and Substations Upgrades CIP Programs for the transformers in the amount of \$1,090,320 which is in the approved budget amount of \$23,800,000 and will leave a remaining balance of \$6,168,446.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: Pages 304 & 310

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Director of Procurement
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 8/28/2026
Approved - 8/31/2026
Approved - 9/4/2026
Final Approval - 9/4/2026



GARLAND

CITY COUNCIL STAFF REPORT

3.a

Meeting Date: September 15, 2026

Title: Z 26-19 Glamour by Jessica (District 5)

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Zoning Ordinance Z 26-19 Glamour by Jessica.

Background

Zoning Case Z 26-19 was approved via public hearing during the September 1, 2026 Regular Meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 26-19 Ordinance
- B. Z 26-19 Exhibit A
- C. Z 26-19 Exhibit B
- D. Z 26-19 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR AN PERSONAL SERVICE USE AND (2) A CONCEPT PLAN FOR A PERSONAL SERVICE USE, ON A PROPERTY ZONED PLANNED DEVELOPMENT (PD) COMMUNITY OFFICE (CO) DISTRICT 11-03 ON A 0.230-ACRE TRACT OF LAND LOCATED AT 2903 SATURN ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of August 2026, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) and (2) a Concept Plan, as shown in "Exhibit C" for a Personal Service use, on a property zoned Planned Development (PD) Community Office (CO) District 11-03 by **Miguel Angel Martinez and Jessica Jaimes Martinez** and

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

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

Section 1

The Garland Development Code is hereby amended by approving (1) A Specific Use Provision (SUP) to allow a Personal Service use, on a property zoned Planned Development (PD) Community Office (CO) District 11-03 on a 0.230-acre tract of land located at 2903 Saturn Road and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 26-19

PASSED AND APPROVED this _____ day of _____,
2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 26-19

BEING AN APPROXIMATELY 0.230-ACRE PORTION OF LOT 9, BLOCK B,
BELLA VISTA 1, AN ADDITION TO THE CITY OF GARLAND, DALLAS
COUNTY, TEXAS.

SPECIFIC USE PROVISION

ZONING FILE Z 26-19

2903 Saturn Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Personal Service use.
- 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 Planned Development (PD) 11-03 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. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

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

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

EXHIBIT B

Planned Development (PD) 11-03 District, by the GDC, or by state or federal law.

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

V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a five-year (5) time period.

A. Landscaping:

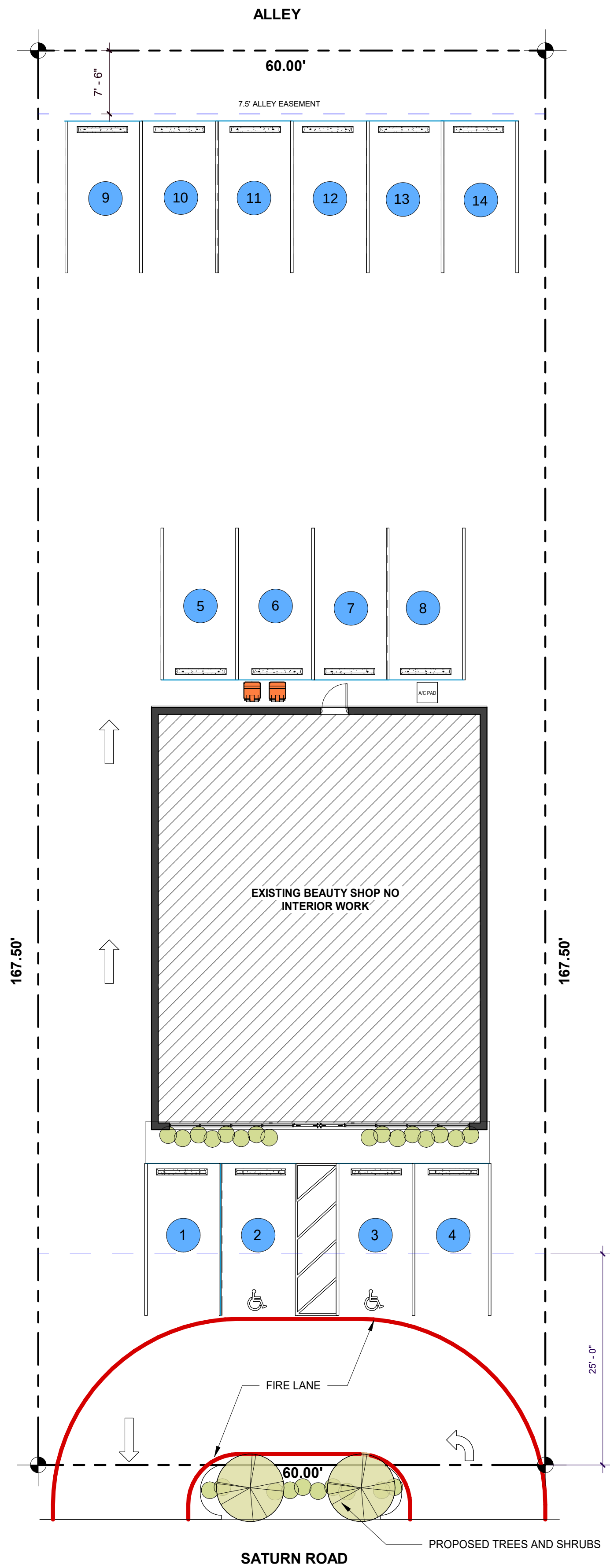
a. A minimum of ten (10) evergreen shrubs shall be provided and maintained along the street-facing building façade within the existing planters, generally as depicted in Exhibit C, prior to the issuance of a Certificate of Occupancy.

b. A minimum of five (5) evergreen shrubs and two (2) ornamental trees shall be provided and maintained along the Saturn Road frontage, generally as depicted in Exhibit C, prior to the issuance of a Certificate of Occupancy.

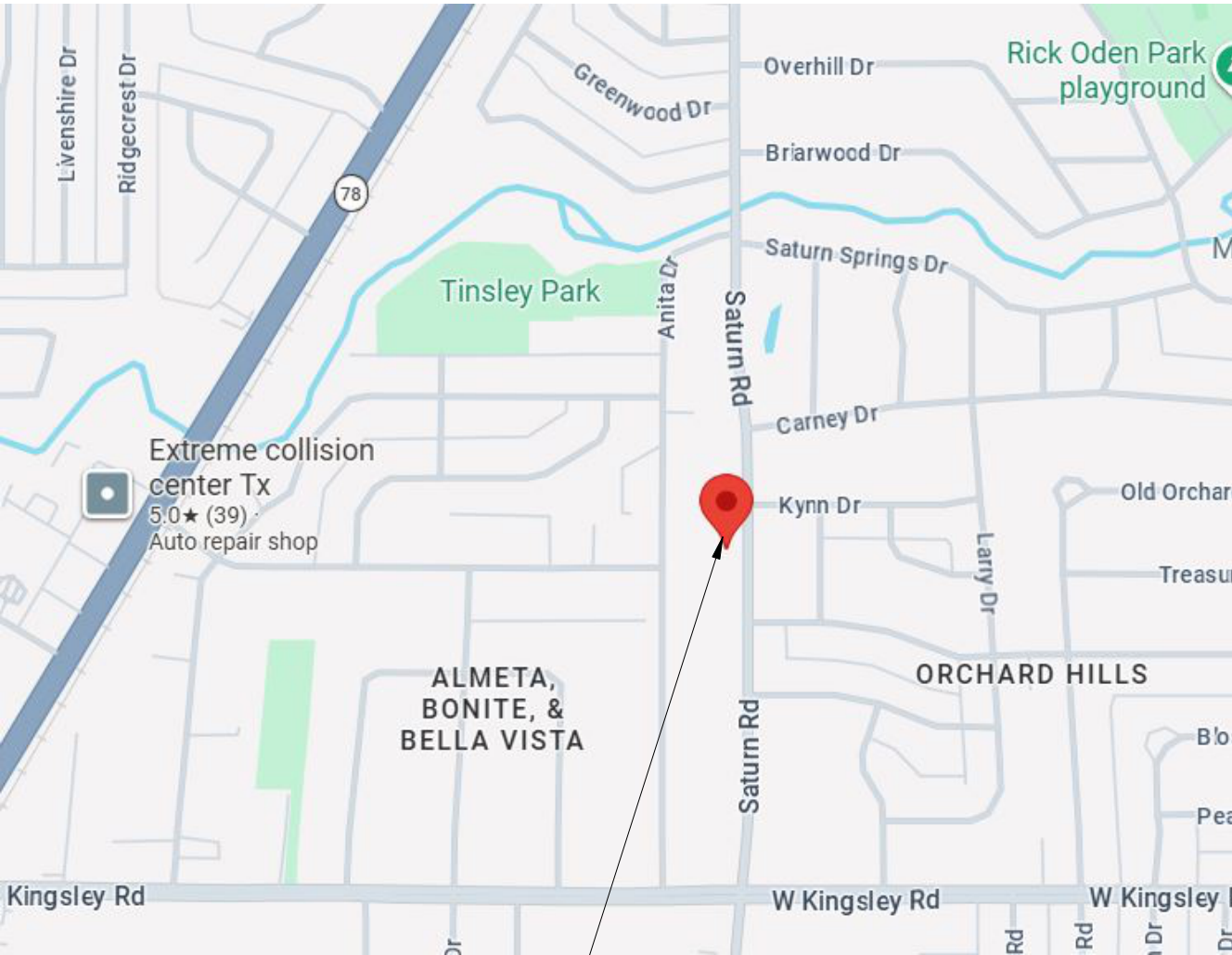
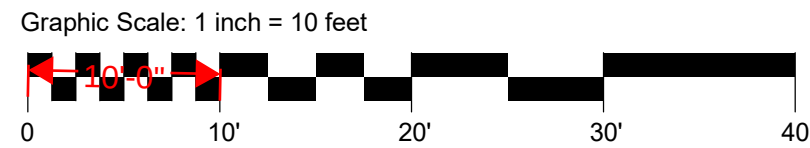
B. Site Improvements: The existing chain-link gate located within the southern side yard adjacent to the main building shall be removed prior to the issuance of a Certificate of Occupancy.

C. Hours of Operation: The hours of operation shall be limited to Monday through Saturday from 7:00 AM to 9:00 PM.

EXHIBIT C



01 SITE PLAN CONCEPT
1" = 10'-0"



VICINITY MAP PROJECT LOCATION

TOTAL SQUARE FOOTAGE - GROSS	
AREA	SQ FT
SHOP	1985 SF
TOTAL: 1	1985 SF

Planned Development (PD) Community Office (CO) District 11-03

SITE NOTES

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

CONCEPT PLAN LEGEND

	EXISTING BUILDING		FIRE LANE STRIPING
	NEW TREE		PARKING SPACES
	NEW SHRUBS		TRASH BINS

2903 SATURN RD - BEAUTY SALON
2903 Saturn Rd
Garland, TX 75041

OWNER:
GLAMOUR BY JESSICA
DESIGNED & DRAWN BY:
GLAMOUR BY JESSICA

PROJECT 26-343

#

ISSUE DATES:

NO.	DESCRIPTION	DATE
1	RE-SUBMITTAL	05/27/26

SITE PLAN
CONCEPT

AS0.4



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: September 15, 2026

Title: Small Watershed Dam Site #11

Submitted by: Tamera Wilson, Department Coordinator I

Strategic Focus Area: Strengthen Financial Stewardship

Issue / Summary

Approve a resolution authorizing the City Manager to execute the necessary Watershed Plan Modification, Operations and Maintenance Plan and the Interlocal Agreement with the cities of Sachse and Rowlett for the operations and maintenance of the Army Corps of Engineers Small Watershed Dam Site #11. Council considered this item at the September 14, 2026 Work Session.

Background

The City of Garland (Garland) and Dallas County (County) entered into a Master Agreement Governing Major Capital Improvement Program ("Master Agreement") on May 18, 2021. The Master Agreement contains verbiage encouraging all cities adjacent to small watershed dams maintained by the County to develop, commit to and submit a plan to the County for assuming full responsibility for the operations and maintenance of these dams.

Garland, along with the City of Sachse (Sachse) and City of Rowlett (Rowlett), all have jurisdictions that are adjacent to or through the Army Corps of Engineers Dam Site #11. Garland, Sachse and Rowlett, with the assistance of the County have developed the following documents necessary for all three (3) Cities to execute and assume the operations and maintenance of Dam Site #11.

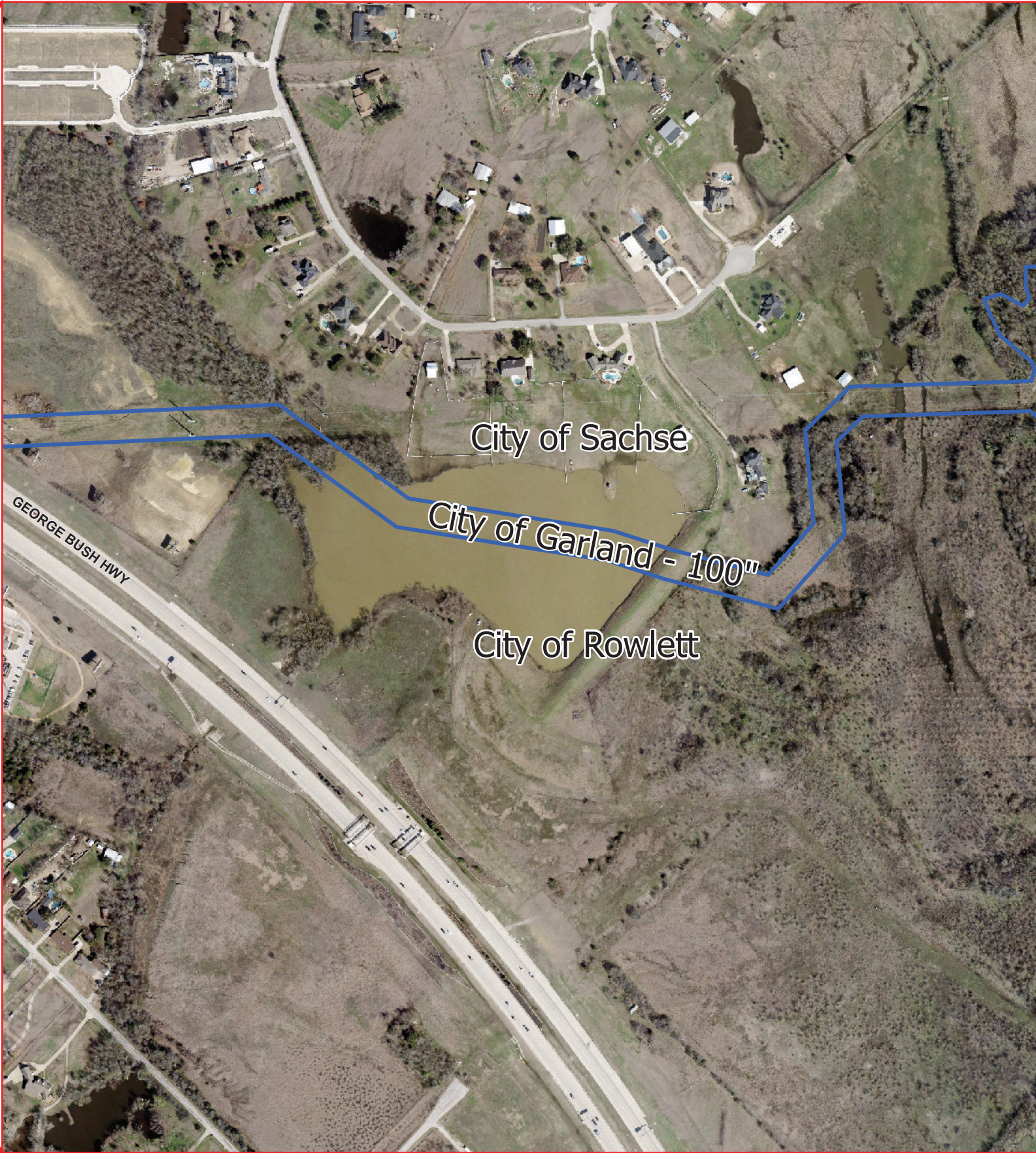
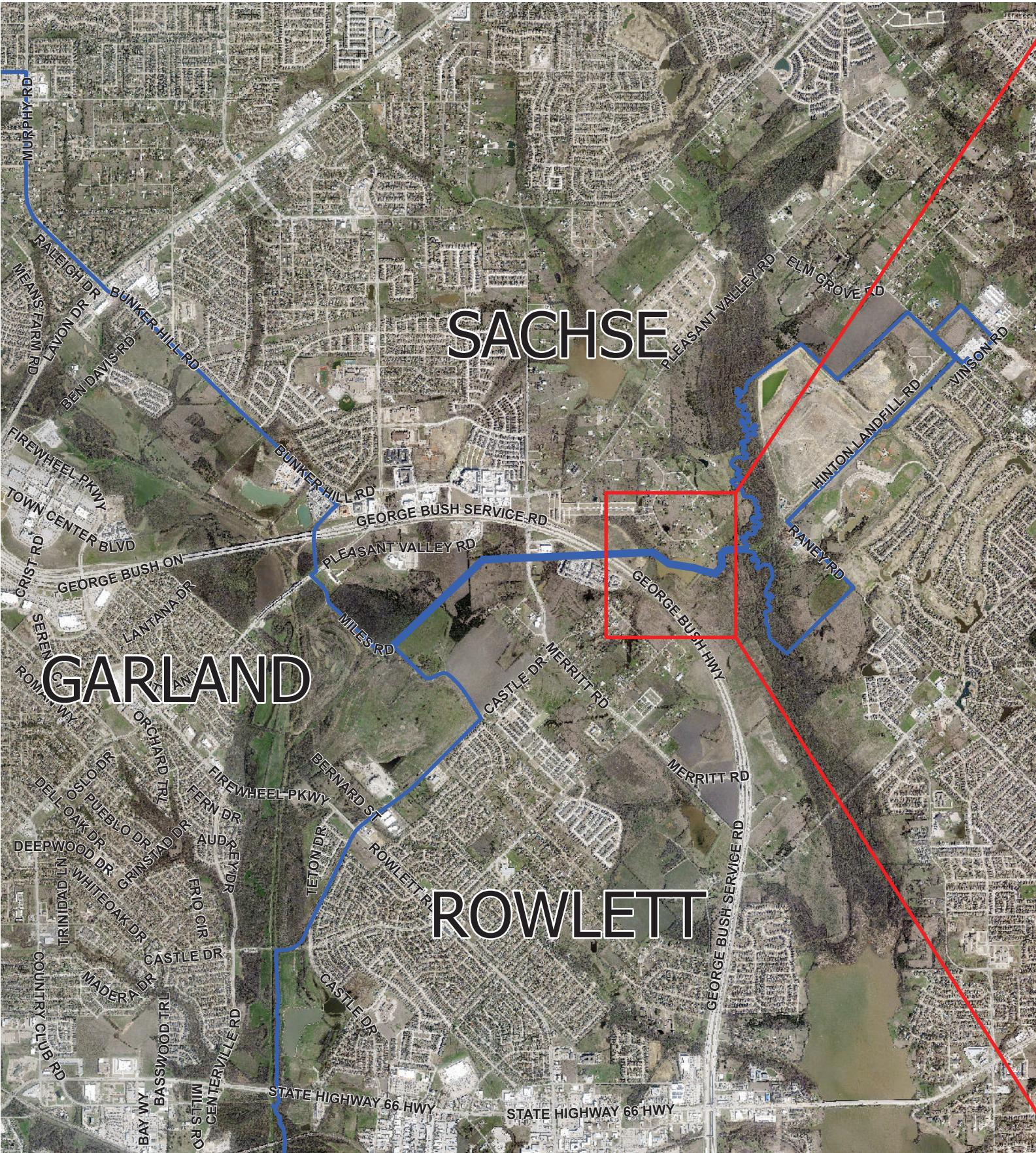
The City Attorney's Office has reviewed the Interlocal Agreement with the Cities of Sachse and Rowlett.

Consideration / Recommendation

Approve a resolution authorizing the City Manager to execute the necessary Watershed Plan Modification, Operations and Maintenance Plan and the Interlocal Agreement with the Cities of Sachse and Rowlett for the operations and maintenance of the Army Corps of Engineers Small Watershed Dam Site #11. Council considered this item at the September 14, 2026 Work Session.

Attachments

- A. Location Map - Watershed Dam Site #11
- B. Resolution - Rowlett Sachse NRCS Dam Site 11 ILA



 City of Garland Boundary

Title: City of Garland GIS Map

0 4,000 8,000 Feet

The maps and the data provided by the City of Garland are for general information only and should not be relied upon for an authoritative location of infrastructure or utilities. Data layers that appear on this map may or may not be accurate, current or otherwise reliable. The City of Garland makes no warranties, expressed or implied, concerning the location, status or condition of infrastructure, utilities, or any features displayed on city maps or in city data. Lookup actual record drawings at <https://www.garlandtx.gov/3352/Zoning-Files-Record-Drawings-Plats>

Aerial Source: NCTCOG, 2021



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO (I) A WATERSHED PROJET PLAN MODIFICATION WITH THE DALWORTH SOIL AND WATER CONSERVATION DISTRICT, THE COLLIN COUNTY SOIL AND WATER CONSERVATON DISTRICT, DALLAS COUNTY, AND THE CITIES OF ROWLETT AND SACHSE, (II) AN OPERATION AND MAINTENANCE AGREEMENT WITH THE DALWORTH SOIL AND WATER CONSERVATION DISTRICT #519, THE UNITED STATES DEPARTMENT OF AGRICULTURE, AND THE CITIES OF ROWLETT AND SACHSE, AND (III) AN INTERLOCAL AGREEMENT WITH THE CITIES OF ROWLETT AND SACHSE, ALL RELATING TO THE OPERATION AND MAINTENANCE OF THE ROWLETT CREEK WATERSHED SITE 11; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland ("Garland"), City of Rowlett ("Rowlett"), and City of Sachse ("Sachse," collectively "Cities" and each a "City") are co-sponsors to the Rowlett Creek Watershed (Trinity River) Project and jointly share primary operation and maintenance responsibilities for Site 11, as defined in that certain Flood Control Work Plan of the Rowlett Creek Watershed, dated 1951 and modified by that certain letter of concurrence from State Conservation dated April 26, 1982 (collectively, "Watershed Plan");

WHEREAS, Site 11 is located within the incorporated limits of each respective City;

WHEREAS, Site 11 is currently maintained and operated by Dallas County, however, Dallas County is requiring the Cities to assume operation and maintenance responsibilities by October 1, 2026;

WHEREAS, Dallas County, the applicable conservation districts, and the Cities desire to set forth agreements regarding the changes in maintenance and operation obligations for Site 11 ("Project");

WHEREAS, full consummation of the Project will request three separate, but interrelated agreements, specifically (i) a Watershed Project Modification for the Rowlett Creek Watershed a Subwatershed of the Trinity River by Exchange of Correspondence, attached hereto as Exhibit "A" ("Project Plan Modification") with the Dalworth Soil and Water Conservation District, the Collin County Soil and Water Conservation District, Dallas County, and the Cities of

Rowlett and Sachse, (ii) an Operation and Maintenance Agreement for Floodwater Retarding Structure 11 Rowlett Creek Watershed Dallas County, Texas, attached hereto as Exhibit "B" ("O&M Agreement"), with the Dalworth Soil and Water Conservation District #519, the United States Department of Agriculture Natural Resources Conservation Service, and the Cities of Rowlett and Sachse, and (iii) an Interlocal Agreement Between Cities of Garland, Rowlett, and Sachse for Continuing Maintenance of Site 11 Watershed from Dallas County, attached hereto as Exhibit "C" ("ILA");

WHEREAS, the ILA includes the funding obligations associated with the Cities' assumption of Project responsibilities, as further described in the O&M Agreement;

WHEREAS, the Texas Interlocal Cooperation Act (Chapter 791, Texas Government Code) authorizes Texas municipalities and other local governments to contract with one another to perform governmental functions and services;

WHEREAS, the City Council finds approval of the Project Plan Modification, O&M Agreement, and ILA are in the public interest;

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

Section 1

That the City Council hereby authorizes the City Manager to enter into and carry out the City's obligations within the Watershed Project Plan Modification for the Rowlett Creek Watershed a Subwatershed of the Trinity River by Exchange of Correspondence, attached hereto as Exhibit "A."

Section 2

That the City Council also authorizes the City Manager to enter into and carry out the City's obligations within the Operation and Maintenance Agreement for Floodwater Retarding Structure 11 Rowlett Creek Watershed Dallas County, Texas, attached hereto as Exhibit "B."

Section 3

That the City Council further authorizes the City Manager to enter into and carry out the City's obligations within the Interlocal Agreement Between Cities of Garland, Rowlett, and Sachse for Continuing Maintenance of Site 11 Watershed from Dallas County, attached hereto as Exhibit "C."

Section 4

That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 5

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

PASSED AND APPROVED this the _____ day of _____, 2026.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: September 15, 2026

Title: Garland Cultural Arts Commission, Inc. Hotel Occupancy Tax Revenue Budget, Subgrant Recipients and Hotel Occupancy Tax Program Management Agreement

Submitted by: Amy Rosenthal, Cultural Arts Director

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

At the August 31, 2026 Work Session, Council reviewed Garland Cultural Arts Commission, Inc.'s 2026-2027 budget, execution of the "Hotel Occupancy Tax Program Agreement" between the City of Garland and the GCACI, and the recommended grant award amounts from applying arts organizations.

Background

In February 1986, the Garland City Council created the nine-member Garland Cultural Arts Commission to serve as a liaison between the City and all community-based arts-related programs, as well as historical organizations. The Commission's primary goal is to increase the visibility of the arts and promote an active and diverse arts culture in Garland. In 1987, the Commission created the private nonprofit Garland Cultural Arts Commission, Inc. (GCACI) to pursue various sources of revenue, contributions and support in order to grow a cultural arts grant program to provide funding assistance to meritorious arts and historical groups. The GCACI administers this grant program, funded through revenues received from Hotel Occupancy Tax funds. Since the program's inception in 1987, grant funds have contributed over \$2 million toward the advancement of local cultural arts organizations. GCACI's extensive promotional efforts have been the foundation for building Garland's cultural tourism, which attracts thousands of arts patrons from throughout North Texas to Garland's arts facilities and activities. The Cultural Arts staff reviews the applicants to ensure all organizations presented to the GCACI have met the requirements for the granting process. The GCACI conducts interviews with each organization requesting funding, and then moves through the process with staff's guidance using a scoring rubric for applicants, followed by open panel discussion and award granting. In 2026, the GCACI grant was updated to further highlight Garland as an arts destination while better aligning with state regulations regarding the use of HOT funds to promote tourism and the convention and hotel industry. In addition, the schedule for the application cycle was adjusted to better meet deadlines associated with the City's fiscal year deadlines.

Consideration / Recommendation

Approve by minute action the 2026-2027 GCACI budget and subgrant recipients, and authorize the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" between the City and Garland Cultural Arts Commission, Inc.

Attachments

- A. 2026-2027 Motel Tax Agreement
- B. 2026-2027 Recommended Grant Amounts FY26-27
- C. GCAC Recommendations FY27 and CA 08.28.2026

GARLAND CULTURAL ARTS COMMISSION, INC. (GCACI)
HOTEL OCCUPANCY TAX
PROGRAM MANAGEMENT AGREEMENT

This Hotel Occupancy Tax Program Management Agreement (this “Agreement”) is made and entered into by and between the City of Garland, Texas, a Texas home-rule municipality (the “City”) and the Garland Cultural Arts Commission, Inc., a non-profit corporation organized under the laws of Texas (“GCACI”).

WHEREAS, Chapter 351, TEXAS TAX CODE authorizes a municipality that levies and collects a hotel occupancy tax to expend a portion of the revenues from such tax for the encouragement, promotion, improvement and application of the arts, and for certain historical preservation and restoration projects, activities and related promotions; and

WHEREAS, Sec. 351.101(c), TEX. TAX CODE, authorizes the governing body of a municipality to delegate by contract the management or supervision of programs and activities funded with revenue from the hotel occupancy tax authorized by Chapter 351, Texas Tax Code; and

WHEREAS, GCACI has agreed to manage and supervise various programs and activities relating to the encouragement, promotion, improvement and application of the arts;

NOW, THEREFORE, in consideration of the following mutual covenants and promises, the City and GCACI agree as follows:

Section 1. General Responsibilities of the GCACI. GCACI shall develop, operate, and administer: (i) programs and activities for the encouragement, promotion, improvement, and application of cultural arts within the City and at City facilities; and (ii) projects, activities, advertising and promotional programs for historical restoration and preservation. A detailed, written description of all such programs, activities, projects, advertisements, and promotions (collectively referred to as the “Program”) shall be provided to the City Manager annually upon renewal of this Agreement and shall be updated not less than quarterly as part of the periodic reporting required by Section 4 of this Agreement.

Section 2. Hotel Occupancy Tax Revenues. In consideration of GCACI’s development, operation, and administration of the Program, the City shall pay to GCACI **\$160,330.00**. In no event shall the payment under this Agreement exceed the amount City may lawfully allocate under Sec. 351.103(c) or fifteen percent (15%) of the hotel occupancy tax revenue actually received in hand by the City for the applicable fiscal quarter(s) used to calculate the amount. The City shall remit payment of Program funds to GCACI on or before October 1, 2026. GCACI shall maintain all revenues received by the City under this Agreement in a separate account established for that purpose and may not commingle that revenue with any other money.

Section 3. Budget. GCACI shall annually prepare and submit to the City a budget detailing all proposed uses and expenditures of the revenues to be provided to the GCACI under this Agreement, including any and all proposed uses and expenditures of revenues intended to be granted by GCACI to subgrantees. If approved by the City Council of the

City, the budget shall be made a part of this Agreement as Exhibit “A”, and all of GCACI expenditures of revenues received by the City under this Agreement shall be made in accordance with the approved budget.

Section 4. Limitation on Expenditures; Periodic Reporting.

- (A) For the purposes of this agreement, “convention center facilities” means facilities that are primarily used to host conventions and meetings. The term means civic centers, civic center buildings, auditoriums, exhibition halls, and coliseums that are owned by the City or that are managed in whole or part by the City.
- (B) Revenue from hotel occupancy taxes paid to GCACI by the City under this Agreement shall be used only to promote tourism and the convention and hotel industry, and that use is limited to the following:
 - (1) the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both;
 - (2) the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
 - (3) advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the City;
 - (4) The encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creating writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.
 - (5) Historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums:
 - (a) at or in the immediate vicinity of convention center facilities or visitor information centers; or
 - (b) located elsewhere in the City or its vicinity that would be frequented by tourists and convention delegates; and
 - (6) Any other related purpose authorized by Chapter 351, TEX. TAX CODE, as may be amended from time to time.
- (C) None of the hotel occupancy tax revenues provided to GCACI under this Agreement may be spent for:

- (1) travel for a person to attend an event or conduct an activity, the primary purpose of which is not directly related to the promotion of tourism and the convention and hotel industry or the performance of the person's job in an efficient and professional manner; or
 - (2) programs, activities, or any other use located outside the territorial limits of the City of Garland.
- (D) GCACI shall provide a written report to the City Council, through the City Manager no less than quarterly each City fiscal year listing the expenditures made by the GCACI with and or the hotel occupancy tax revenue provided to GCACI under this Agreement. Additionally, on an annual basis, GCACI shall send to the City Manager a written report showing the activities conducted under the GCACI program for the preceding year. The report shall also indicate cumulative expenses and revenues for the preceding year. Financial reports shall show the relationship of actual expenses to the authorized budgeted expenses shown in the budget.
- (E) In addition to making, submitting, and filing the report in the manner described above, GCACI, if requested by the City shall make an oral presentation of such report at a regular City Council meeting. Minutes and financial reports shall be sent to the City Manager and City's Internal Audit Department after each quarterly meeting.
- (F) Subgrants. GCACI may by written contract make subgrants of Program funds for the encouragement, promotion, improvement, and application of the arts, to another person, entity or private organization. Prior to making subgrants of Program funds to third-parties, GCACI must include the proposed subgrant, including detailing the identity of the subgrantee and all proposed uses of the Program funds, in the budget required by above Section 3 and approved by the City Council. Written contracts between GCACI and subgrantees shall require that the subgrantee:
- (1) restrict the use of Program funds to the program or activity expressly identified in the approved budget;
 - (2) at least annually make periodic reports to the governing body of its expenditures of Program funds;
 - (3) make any and all records of these expenditures available for review by the City; and
 - (4) return to GCACI any and all Program funds not spent within the budget year in which the funds were granted.

Section 5. Responsibility for Funds; Audit of the GCACI.

- (A) GCACI acknowledges that the approval by the City Council of the annual budget of the GCACI for the functions and activities to be undertaken by GCACI pursuant to this Agreement creates a fiduciary duty in the GCACI with respect to the revenue provided by the hotel occupancy taxes that are made available to GCACI under this Agreement.

(B) GCACI shall maintain complete and accurate financial records of all expenditures of revenues provided to GCACI by the City under this Agreement. GCACI shall make all such books and records fully, completely and promptly available to the City through which an operational audit of all funds and activities of the Program may be made by the Internal Auditor of the City.

Section 6. Prohibition on Discrimination. GCACI shall not discriminate against any person in the development, operation or administration of any aspect of the Program on the basis of race, creed, sex, national origin or handicapped status.

Section 7. Termination. Either party may terminate this Agreement, at will and without cause, by giving written notice of termination to the other party not less than thirty-days prior to the date of termination. Upon the termination of this contract, either due to the expiration of the stated term hereof or due to the exercises by either party of the above described right of termination, any balance of funds in the account established for the GCACI program, as well as any equipment or other party which has been purchased from those accounts or transferred from the City shall belong to and be returned to the City. This provision shall not prevent the City and the GCACI from agreeing to use any such fund balance for the continuation of the GCACI program in the event the parties enter into another subsequent contract. The City shall not be responsible for any obligations made outside the contract period.

Section 8. Notices. Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by a courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 9. No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 10. Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provision of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

Section 11. Waiver. Either City or GCACI shall have the right to waive any requirement contained in this Agreement, which intended for the waiving party's benefit, but except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waive of any

other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

Section 12. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.

Section 13. Paragraph Headings; Construction. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.

Section 14. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

Section 15. Gender. Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

Section 16. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

Section 17. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 18. Computation of Deadlines. If any deadline contained herein ends on a Saturday, Sunday or a legal holiday recognized by the Texas Supreme Court, such deadline shall automatically be extended to the next day that is not a Saturday, Sunday or legal holiday.

Section 19. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally and no written modification of this Agreement shall be effective unless executed by both parties.

Section 20. Relationship of Parties; No Third-Party Beneficiaries. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership, joint venture, or employment, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this

Agreement. Neither party has the authority to enter into contracts or to assume any obligation for the other, nor to make warranties or representations on behalf of the other except in accordance with the express terms of this Agreement or as otherwise authorized in writing by the other. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.

Section 21. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

Section 22. No Waiver of Immunity or Defense. No party, by execution of this Agreement, waives nor shall be deemed to have waived any immunity or defense that would otherwise be available to it including, without limitation, immunity from liability and suit for damages to one another or to any third-party except as otherwise provided by law.

EXECUTED on the dates indicated below but deemed to be effective as of the 15th day of September, 2026.

GARLAND CULTURAL ARTS COMMISSION, INC.

DeAnne Driver, Chairman

CITY OF GARLAND, TEXAS

Michael J. "Mike" Betz, City Manager

Garland Cultural Arts Commission, Inc.
Recommended Grant Amounts FY26-27
For programs October 1, 2026 - September 30, 2027

Organization	2026-2027 Award Amounts	
	GCAC Grant Amount	Youth Subsidy Waiver Amount
Garland Summer Musicals	\$37,000.00	not requested
Garland Civic Theatre	\$25,000.00	\$2,000.00
Garland Symphony Orchestra	\$31,000.00	\$2,000.00
Breitling Performing Arts	\$11,500.00	\$2,000.00
Company of Rowlett Performers	\$9,000.00	\$2,000.00
Dallas Ballet Company	\$31,000.00	n/a
Magic 11th Street	\$4,500.00	n/a
Reel Owl Cinema Booster	\$5,500.00	n/a
Accolade Community Theatre	\$4,000.00	n/a
Prayaanam	\$1,500.00	n/a
Peoples Centered Lighthouse	\$0.00	n/a
	\$160,000.00	\$8,000.00



GARLAND

Cultural Arts GCAC, Inc. Grant Recommendations & Arts Update

August 31, 2026

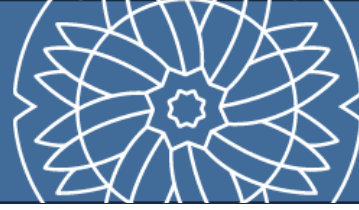


DeAnne Driver - District 6 (Chair)
Chip Van Pelt - District 7 (Vice Chair)
Chase Miller - District 3 (Treasurer)
Mitch Carr - Mayoral Appointee
Beena Varnan - District 1
Felicia Fuller - District 2
Blake Edwards – District 4
Trayc Claybrook - District 5
Lupita Torres - District 8



- Private 501(c)3
- Commissioners appointed by City Council
- By-laws adopted in July 1986
- Empowered through City Ordinance
- Filed for incorporation in 1987 – incorporated in 1988
- GCAC, Inc. is a **delegated authority to distribute Hotel Occupancy Taxes**

Hotel Occupancy Taxes

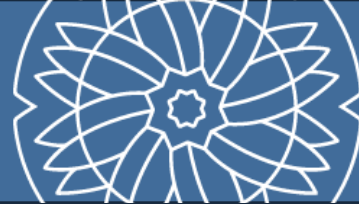


Municipalities are authorized to charge a tax of up to 7% on individuals staying overnight in hotels or other accommodations.

The taxes collected are submitted quarterly to the municipality and must be used for one of nine allowable uses, one of which is promotion of the arts, arts facilities, and arts programming that **also has some direct impact on “tourism and the convention and hotel industry.”**

In most Texas municipalities, up to 15% of the Hotel Occupancy Tax that is collected may be used to fund eligible arts-related expenditures.

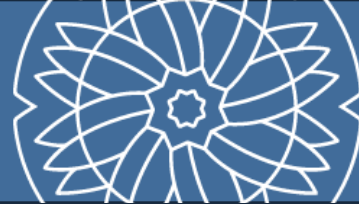
Texas Tax Code, Chap 351.101.(4)



Based on the Texas Tax Code, Chapter 351.101.(4), applicant organizations must demonstrate use of funds to promote tourism and the convention and hotel industry.

Allowable uses defined in the Code include: the encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Cultural Tourism Grant Updates



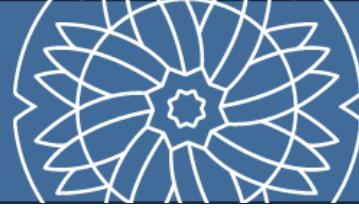
- Must be in open-to-public settings and not arts education or art-for-youth focused
- Organizations thinking differently about marketing and how they track data
- Organizations required to submit final report

Cultural Tourism Grant – Not Eligible

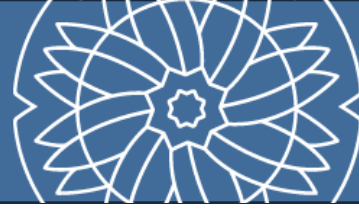


- General operations – salaries, administrative costs, internal programs
- Educational initiatives
- Activities held in private locations and not open to the public
- Events only serving residents
- Capital or construction expenses

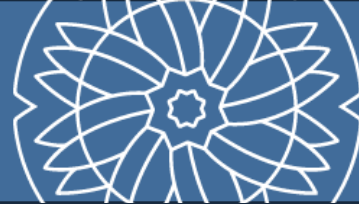
Cultural Tourism Grant Final Report



1. Expense Detail for Grant Amount
Amount – Payee – Check Number/ACH #
2. Total Attendance Number
3. Total Attendance Number of Visitors from 50+ miles
4. Marketing Examples
5. Number of Hotel Nights



- Online application process for arts groups & Commissioners
- Updated timeline to meet FY end: Open July 1 & Due July 31
- Commissioner interviews Aug. 6
- Commissioners submit scores Aug. 9
- Commissioners vote on Award Recommendations based on scores Aug. 11
- Council Work Session to present Award Recommendations Aug. 31
- Council Regular Session to confirm Awards Sept. 15



- Advertise grant opportunity via multiple channels
 - Facebook and Instagram
 - Arts in Action email
 - Garland City Press July issue
 - Homepage GarlandArts.com
 - GrowGarland.com July Update
- Email past recipients about updates to schedule and eligibility
- Webinar in June to guide applicants through updated application
- Available for individual appointments

GCAC, Inc. – Applicant Overview



2024 Applicants:

1. Accolade Community Theatre
 2. Achievement Center
 3. Breitling Performing Arts
 4. Company of Rowlett Performers
 5. Culture Makers
 6. Dallas Ballet Company
 7. Ek Sitara
 8. Friends of Magic 11th St
 9. Garland Civic Theatre
 10. Garland Summer Musicals
 11. Garland Symphony Orchestra
 12. Landmark Heritage Society
 13. MLK Productions
 14. Prayaanam **
 15. Reel Owl Cinema
 16. Spectacular Follies
 17. Texas Winds
 18. Work/Shop **
- (6 applications started – not submitted)

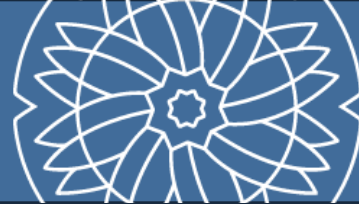
2025 Applicants:

1. Accolade Community Theatre
 2. Achievement Center
 3. Bright Lights Theatre **
 4. Breitling Performing Arts
 5. Company of Rowlett Performers
 6. Culture Makers
 7. Dallas Ballet Company
 8. Ek Sitara
 9. Friends of Magic 11th St
 10. Garland Civic Theatre
 11. Garland Creates **
 12. Garland Summer Musicals
 13. Garland Symphony Orchestra
 14. Landmark Heritage Society
 15. MLK Productions
 16. Prayaanam
 17. Reel Owl Cinema
 18. Spectacular Follies
 19. Texas Winds
- (13 applications started – not submitted)

2026 Applicants:

1. Accolade Community Theatre
 2. Breitling Performing Arts
 3. Company of Rowlett Performers
 4. Dallas Ballet Company
 5. Friends of Magic 11th St
 6. Garland Civic Theatre
 7. Garland Summer Musicals
 8. Garland Symphony Orchestra
 9. People Centered Lighthouse
 10. Prayaanam
 11. Reel Owl Cinema
- (2 applications started – 1 not submitted, 1 withdrawn)

GCAC, Inc. – FY27 Proposed Budget



REVENUES

Hotel Occupancy Tax Revenue	\$160,330
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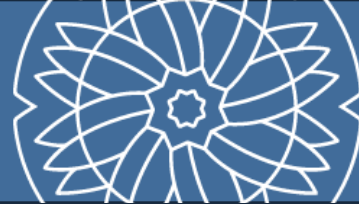
EXPENDITURES

Grant Awards	\$160,000
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Private Fundraising to Support:

- GISD Annual Senior Art Show
- Art Vibe
- Special Projects and Arts Initiatives

GCAC, Inc. – FY27 Proposed Awards

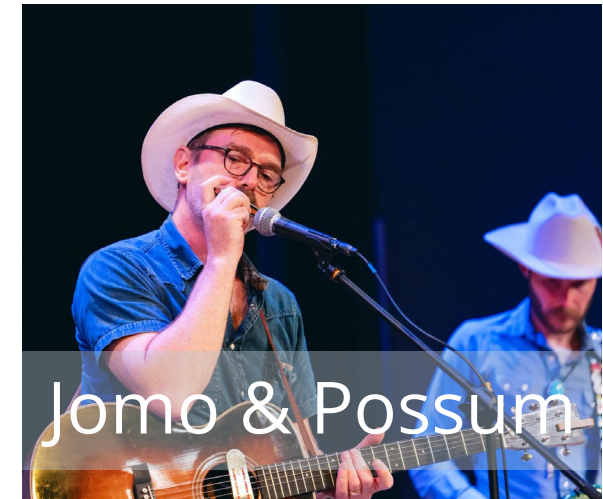
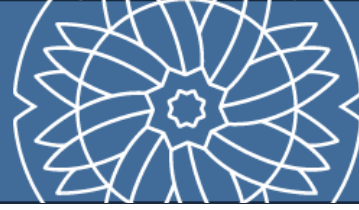


- \$242,500 requested
- \$160,000 allocated for awards
- 11 applicants

Garland Cultural Arts Commission, Inc.
Recommended Grant Amounts FY26-27
For programs October 1, 2026 - September 30, 2027

Organization	2026-2027 Award Amounts	
	GCAC Grant Amount	Youth Subsidy Waiver Amount
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Peoples Centered Lighthouse	\$0.00	n/a
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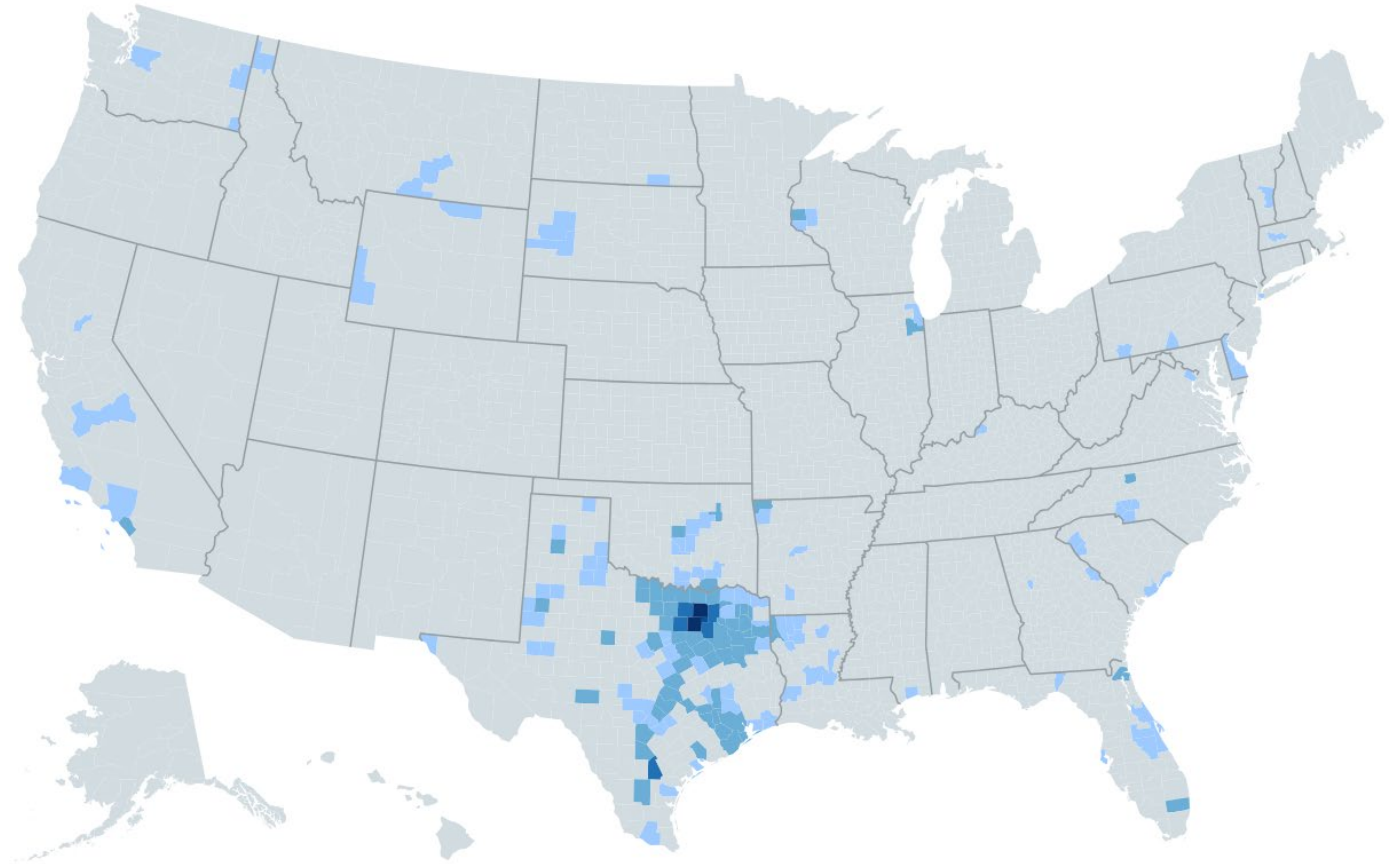
Cultural Arts Presents – FY26 Review



Ticket Buyers Past 12 Months



- Cultural Arts Presents programs top priority in Cultural Arts Master Plan
- Supplements our local groups
- Supports Cultural District as destination



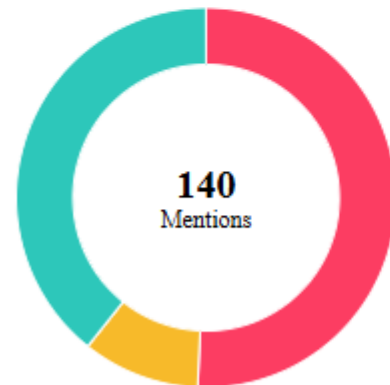
The Big Hat – Critical Mention



2025 The Big Hat

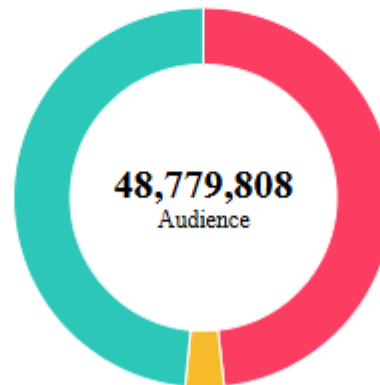
Mention Analytics

Mentions by Media Type



● TV ● Radio ● Online News

Audience by Media Type



● TV ● Radio ● Online News

Publicity by Media Type



● Online News ● TV ● Radio

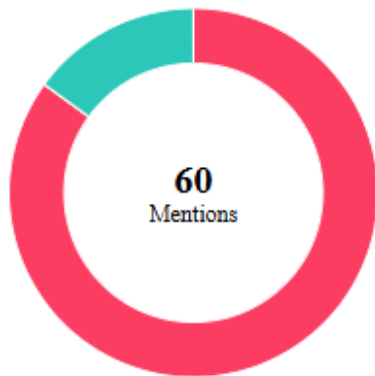
The Flats – Critical Mention



The Flats Mosaic

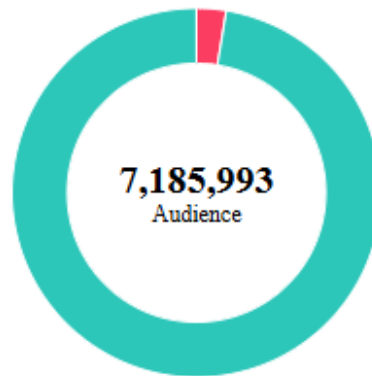
Mention Analytics

Mentions by Media Type



● TV ● Online News

Audience by Media Type



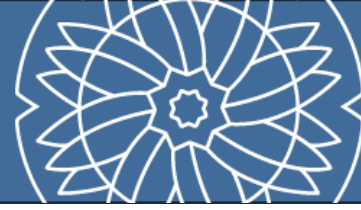
● TV ● Online News

Publicity by Media Type

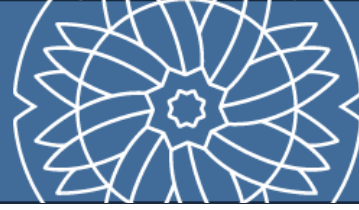


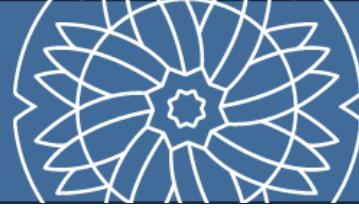
● Online News ● TV

Cultural Arts Presents – What's Next!



616 / 618 N. Fifth Street





Fifth and Art

Fifth Street Arts
5th St. Arts
5th St. Art Factory
Fifth Street & Art
5th St. & Art

5th & Arts
Warehouse on Fifth
The Warehouse on
5th St.

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: September 15, 2026

Title: Atmos Mid-Tex 2026 Rate Review Mechanism Settlement

Submitted by: Matthew Watson, Assistant City Manager

Strategic Focus Area: Strengthen Financial Stewardship

Issue / Summary

City Council will consider a resolution approving a negotiated settlement with Atmos Energy Corporation, Mid-Tex Division, regarding the Company's 2026 Rate Review Mechanism filing.

Background

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as the Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of the RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost of service for the test year ending December 31, 2025, entitled it to additional system-wide revenues of \$291.1 million.

Application of the standards set forth in ACSC's RRM Tariff reduced the Company's request to \$273.6 million. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM should be \$253.4 million, rather than the \$291.1 million claimed by the Company. Following several settlement meetings, the parties agreed to settle the case for a \$260.5 million system-wide increase in revenues. This represents a reduction of approximately \$30.6 million from the Company's initial request and includes payment of ACSC's reasonable ratemaking expenses.

The impact of the settlement on an average residential customer using 40.7 Ccf per month is an estimated increase of \$13.37 per month, or 14.15%, increasing the average monthly bill from \$94.48 to \$107.85. The estimated increase for an average commercial customer is \$44.82 per month, or 9.90%.

The settlement also establishes a new benchmark for pensions and retiree medical benefits to be used in Atmos Mid-Tex's next RRM filing. The effective date for the new rates is October 1, 2026. ACSC members must take action approving the settlement prior to October 1, 2026.

Consideration / Recommendation

Staff recommends approving the Resolution adopting the negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division, regarding the Company's 2026 Rate

Review Mechanism filing and associated rate tariffs.

Attachments

- A. Atmos Mid-Tex 2026 RRM Settlement Resolution
- B. Attachment 1_ CY25 MTX RRM - Tariffs
- C. Attachment 2_ CY25 MTX RRM - Pension Benchmark
- D. CY25 MTX RRM - Average Bill

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF _____, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of _____, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026, Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2026; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2026 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

_____, TEXAS:

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2026 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF _____, 2026.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 24.35 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 24.40 per month
Commodity Charge – All <u>Ccf</u>	\$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 115.50 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 115.50 per month
Commodity Charge – All Ccf	\$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.14)
Rate C – Commercial Sales	\$ (0.49)
Rate I – Industrial Sales	\$ (10.47)
Rate T – Transportation	\$ (10.47)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes (“EDIT”) remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (4.45)
Rate C – Commercial Sales	\$ (14.80)
Rate I – Industrial Sales	\$ (319.02)
Rate T – Transportation	\$ (319.02)

Maximum Allowable Operating Pressure (“MAOP”) Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ 0.30
Rate C – Commercial Sales	\$ 0.98
Rate I – Industrial Sales	\$ 21.17
Rate T – Transportation	\$ 21.17

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Base Use/Heat Use Factors

<u>Weather Station</u>	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXTariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 200,382	\$ (490,197)	\$ 951,536	\$ (3,288,240)	\$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	\$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	\$ 75,047		\$ 299,646			\$ 374,693
11	Total Post-Employment Benefit Plan		\$ (183,588)		\$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					\$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 75,047	\$ (183,588)	\$ 299,646	\$ (1,035,492)	\$ 6,367	\$ (838,020)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	<u>Rate R @ 40.7 Ccf</u>							
2	Base Rates:							
3	Customer Charge		\$ 23.65	\$ 24.35	\$ 23.65	\$ 24.35	\$ 0.70	
4	Consumption Charge (Ccf)	40.7	\$ 0.74748	\$ 1.03839	30.44	42.29	11.85	
5	Total Base Rates				\$ 54.09	\$ 66.64	\$ 12.55	23.20%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	40.7	\$ 0.26375	\$ 0.26375	\$ 10.74	\$ 10.74	\$ -	
9	Rider GCR Part B (Ccf)	40.7	\$ 0.58642	\$ 0.58642	23.88	23.88	-	
10	Total Gas Cost				\$ 34.62	\$ 34.62	\$ -	0.00%
11								
12	Total Base with Gas Cost				\$ 88.71	\$ 101.26	\$ 12.55	
13	Rider FF & Rider TAX		0.06509	0.06509	5.77	6.59	0.82	14.15%
14								
15	Total Residential Average Bill				\$ 94.48	\$ 107.85	\$ 13.37	14.15%
16								
17	<u>Rate C @ 372.6 Ccf</u>							
18	Base Rates:							
19	Customer Charge		\$ 94.00	\$ 115.50	\$ 94.00	\$ 115.50	\$ 21.50	
20	Consumption Charge (Ccf)	372.6	\$ 0.22261	\$ 0.27784	82.95	103.53	20.58	
21	Total Base Rates				\$ 176.95	\$ 219.03	\$ 42.08	23.78%
22								
23	Gas Cost:							
24	Rider GCR Part A	372.6	\$ 0.26375	\$ 0.26375	\$ 98.28	\$ 98.28	\$ -	
25	Rider GCR Part B	372.6	\$ 0.40258	\$ 0.40258	150.02	150.02	-	
26	Total Gas Cost				\$ 248.30	\$ 248.30	\$ -	0.00%
27								
28	Total Base with Gas Cost				\$ 425.25	\$ 467.33	\$ 42.08	
29	Rider FF & Rider TAX		0.06509	0.06509	27.68	30.42	2.74	9.90%
30								
31	Total Commercial Average Bill				\$ 452.93	\$ 497.75	\$ 44.82	9.90%
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	<u>Rate I at 1263 MMBTU</u>							
34	Base Rates:							
35	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
36	Block 1 - Consumption Charge (MMBtu)	1,263	\$ 0.7678	\$ 0.9582	969.87	1,210.38	240.51	
37	Block 2 - Consumption Charge (MMBtu)	-	\$ 0.5623	\$ 0.7018	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
39	Total Base Rates	<u>1,263</u>			<u>\$ 2,818.62</u>	<u>\$ 3,514.88</u>	<u>\$ 696.26</u>	24.70%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,263	\$ 2.63750	\$ 2.63750	\$ 3,331.65	\$ 3,331.65	\$ -	
43	Rider GCR Part B (MMBtu)	1,263	\$ 0.90813	\$ 0.90813	1,147.13	1,147.13	-	
44	Total Gas Cost				<u>\$ 4,478.78</u>	<u>\$ 4,478.78</u>	<u>\$ -</u>	0.00%
45								
46	Total Base with Gas Cost				\$ 7,297.41	\$ 7,993.67	\$ 696.26	
47	Rider FF and Rider TAX		0.06509	0.06509	475.01	520.33	45.32	9.54%
48								
49	Total Industrial Average Bill				<u>\$ 7,772.42</u>	<u>\$ 8,514.00</u>	<u>\$ 741.58</u>	<u>9.54%</u>
50								
51	<u>Rate T at 4935 MMBTU</u>							
52	Base Rates:							
53	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
54	Block 1 - Consumption Charge (MMBtu)	1,500	\$ 0.7678	\$ 0.9582	1,151.70	1,437.30	285.60	
55	Block 2 - Consumption Charge (MMBtu)	3,435	\$ 0.5623	\$ 0.7018	1,931.41	2,410.57	479.16	
56	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
57	Total Base Rates	<u>4,935</u>			<u>\$ 4,931.86</u>	<u>\$ 6,152.37</u>	<u>\$ 1,220.51</u>	24.75%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,935	\$ 0.90813	\$ 0.90813	\$ 4,481.46	\$ 4,481.46	\$ -	
61	Total Gas Cost				<u>\$ 4,481.46</u>	<u>\$ 4,481.46</u>	<u>\$ -</u>	0.00%
62								
63	Total Base with Gas Cost				\$ 9,413.33	\$ 10,633.84	\$ 1,220.51	
64	Rider FF and Rider TAX		0.06509	0.06509	612.74	692.19	79.45	12.97%
65								
66	Total Transportation Average Bill				<u>\$ 10,026.07</u>	<u>\$ 11,326.02</u>	<u>\$ 1,299.96</u>	<u>12.97%</u>



GARLAND

CITY COUNCIL STAFF REPORT

7.a

Meeting Date: September 15, 2026

Title: Consider a request by Lone Star Green Homes, requesting approval of 1) an amendment to Planned Development (PD) District 22-67 to change the base zoning designation from Single-Family Attached (SFA) District to Single-Family-5 (SF-5) District to allow a Dwelling, Single-Family Detached development and amend certain development standards and 2) a Concept Plan for the PD. The site is located at 2000 and 2050 East Miller Road.

Submitted by: Courtney Vanover
Deputy City Secretary

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Hold a public hearing and consider approval of 1) an amendment to Planned Development (PD) District 22-67 to change the base zoning designation from Single-Family Attached (SFA) District to Single-Family-5 (SF-5) District to allow a Dwelling, Single-Family Detached development and amend certain development standards and 2) a Concept Plan for the PD. (District 3) (File Z 26-22)

Background

PLAN COMMISSION RECOMMENDATION

On August 24, 2026, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an amendment to Planned Development (PD) District 22-67 to change the base zoning designation from Single-Family Attached (SFA) District to Single-Family-5 (SF-5) District to allow a Dwelling, Single-Family Detached development and amend certain development standards as recommended by staff subject to the additional conditions:

1. A new minimum 6-foot-wide meandering sidewalk shall be constructed along Miller Road.
2. All required amenities shall be installed and completed prior to the issuance of a Certificate of Occupancy (or equivalent permit) for the first dwelling unit within the development.
3. Drought-resistant landscaping shall be utilized where feasible. Plant materials shall be selected from the GDC-approved planting lists identifying drought-resistant species.
4. The minimum front yard setback may be reduced to 15 feet to provide additional opportunities for variation and articulation along the front building façades. Where a 15-foot setback is allowed, garage doors shall maintain a minimum offset of five feet.
5. The minimum window and door coverage shall be 30% of the applicable front façade area. Garage doors shall count toward the required window and door coverage. Gabled portions of the front façade shall be included in the total front façade area used to calculate the required 30% coverage.
6. Thoroughfare screening shall incorporate a combination of solid masonry screening and ornamental metal fencing, with a minimum of 20% of the screening provided as solid masonry. Masonry columns associated with the ornamental metal fencing shall be spaced a maximum of 50 feet apart. Canopy trees shall be located between the masonry columns and spaced a maximum of 50 feet apart. A continuous row of evergreen high-level screening shrubs selected from Table 4-3, *Trees & Shrubs – High-Level Screening*, of the Garland Development Code shall also be provided along the ornamental

metal sections.

7. Where coach lights are utilized as one of the required residential design elements, a minimum of two (2) coach lights shall be provided on the front façade.
8. One (1) bench and one (1) trash receptacle shall be provided within the landscape buffer adjacent to the sidewalk along Miller Road, and one (1) bench and one (1) trash receptacle shall be provided within the landscape buffer adjacent to the sidewalk along Centerville Road.
9. Garage doors shall be offset a minimum of six inches behind the front building face and shall not be permitted to project forward of the front building face. Where a reduced 15-foot setback is allowed, the garage door must be setback five feet.
10. Any amenity selected and constructed within the development shall comply with the following minimum standards:
 - a. *Playground*: Any playground amenity shall contain a minimum area of 1,000 square feet and include a minimum of two (2) pieces of permanent children's play equipment, benches, at least three (3) ornamental trees, at least one (1) trash receptacle, and a minimum of two (2) bicycle racks.
 - b. *Gazebo*: Any gazebo shall include a covered structure with a minimum footprint of 150 square feet and permanent seating for a minimum of eight people. At least one (1) trash receptacle shall be provided within or adjacent to the gazebo, and a minimum of two (2) bicycle racks shall be provided.
 - c. *Sports Court*: Any sports court amenity shall be fully constructed and equipped for its intended recreational activity, including all necessary permanent surfacing, striping, and recreational equipment. Benches, at least one (1) trash receptacle, and a minimum of two (2) bicycle racks shall also be provided.
 - d. *Dog Park*: Any dog park amenity shall contain a minimum area of 3,000 square feet, be enclosed by fencing a minimum of four feet in height, and include a double-gated entry, pet waste station, benches, a shaded seating area, at least one (1) trash receptacle, and a minimum of two (2) bicycle racks.

All other aspects of the proposed Planned Development amendment are recommended for approval as requested, subject to compliance with all applicable codes and the conditions stated herein.

LOCATION

2000 and 2050 East Miller Road

APPLICANT

Lone Star Green Homes

OWNER

MR LLC 009 Separate Series, LLC

BACKGROUND

The subject property is currently undeveloped and was rezoned in 2024 to PD District 22-67, which established a development consisting of 90 Dwelling, Single-Family Attached (Townhouse) lots. The applicant is requesting to amend the existing PD to change the base zoning from SFA District to SF-5 District and develop the property with Single-Family Detached units. The proposed amendment would reduce the overall residential density of the previously approved townhouse development. The applicant proposes approximately 63 to 68 Single-Family Detached units and requests modifications to certain development standards.

SITE DATA

The subject property is approximately 11.16 acres in size. The property is located at the southeast corner of East Miller Road and East Centerville Road and has frontage along both thoroughfares. Access will be provided from Miller Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD District 22-67, with a base zoning of SFA. The existing PD was approved for a development containing 90 Single-Family Attached lots. The property currently remains undeveloped.

CONSIDERATIONS

The applicant requests to change the PD base zoning from SFA District to SF-5 District. Per GDC Section 2.36, the Single-Family Residential districts are intended primarily for low-density Dwelling, Single-Family Detached developments in logical, livable, and sustainable neighborhoods. Permitted uses within the proposed PD would be those allowed in the SF-5 District. The applicant proposes to decrease the overall site density from eight units per acre as currently permitted within the existing PD to six units per acre under the proposed PD amendment.

1. Lot Dimensions: The applicant proposes two residential lot types. Type “A” lots would have a minimum lot area of 4,100 square feet, a minimum lot width of 40 feet, a minimum corner lot width of 50 feet, and a maximum lot coverage of 65%. The proposal also includes a minimum lot depth of 110 feet, except for lots located on elbows, knuckles, or cul-de-sacs, which may have a minimum lot depth of 90 feet. Type “B” lots would have a minimum lot area of 3,600 square feet, a minimum lot width of 40 feet, a minimum corner lot width of 50 feet, a minimum lot depth of 90 feet, and a maximum lot coverage of 65%. Per Chapter 2, Table 2-3 – Single-Family Residential District Standards of the GDC, the SF-5 District requires a minimum lot area of 5,000 square feet, with a 4,750-square-foot average; a minimum lot width of 55 feet for interior lots and 60 feet for corner lots; a minimum lot depth of 90 feet; and a maximum lot coverage of 50%. The requested standards would reduce the minimum lot area and lot width for both lot types and increase maximum lot coverage from 50% to 65%. The proposed lot depths would meet or exceed the minimum SF-5 District requirement.

2. Front Yard Setback: The applicant proposes a minimum front yard setback of 15 feet to provide additional opportunities for variation and articulation along the front building façades. Garage doors would maintain a minimum offset of five feet from the front façade when a 15-foot setback is allowed. The requested standards would reduce the minimum lot area and lot width for both lot types and increase the maximum. The SF-5 District generally requires a 20-foot front yard setback. The requested deviation would reduce the minimum front yard setback for the dwelling by five feet while maintaining the 20-foot setback for the street-facing garage door. The deviation allowing 15 feet shall only be allowed where the garage door is offset at least five feet from the front façade of the building.

3. Key Corner Lots: The applicant proposes a 15-foot side yard setback for lots adjacent to a street, consistent with the standard SF-5 side yard setback, but requests that the GDC key corner lot requirements not apply. This would allow the side-street setback to remain 15 feet rather than requiring the lot to observe a front yard setback along both street frontages. Section 2.72(F), Area & Building Regulations – Illustration of Lots 2-17, requires key corner lots to observe the same front yard setback on both street sides so that the setbacks of the key corner lot and its neighboring lots align along each respective street frontage. The requested deviation would eliminate the double-front-yard condition that would otherwise apply to key corner lots and would allow the affected lots to maintain a single front yard instead of two.

4. Garage Design: The applicant proposes to permit front-entry, front-facing garages. The face of each garage door would be offset a minimum of six inches behind the front building face. Garage doors would not be permitted to project forward from the front building face. Section 4.84(A)(2), Residential Design – Garages, requires a garage door to be located at least 20 feet from the street or alley right-of-way line and requires front-entry garages to utilize an offset front-entry design with the garage door set back a minimum of five feet behind the front building face. The 20-foot right-of-way setback proposed by the applicant is consistent with the GDC; however, the proposed six-inch offset represents a reduction from the required five-foot setback behind the front façade. The requested deviation would reduce the required garage offset from five feet to six inches while retaining a visible setback behind the front building face and maintaining the required 20-foot setback from the street right-of-way. However, a five-foot offset from the garage must be maintained where setback is reduced to 15 feet.

5. Architectural Relief: The applicant proposes to allow a flat, unarticulated, or uninterrupted wall length of up to 40% of the horizontal length of the front façade above the first story. Section 4.84(A)(3)(a), Residential Design – Architectural Relief, provides that no façade facing a public street, or portion of an interior side or rear façade above the first story, may contain a flat, unarticulated, or uninterrupted wall length greater than 20% of the horizontal length of the façade. Any such façade section must contain an offset of at least two feet. The requested deviation would increase the permitted uninterrupted wall length from 20% to 40% along the front façade above the first story. The applicant proposes additional architectural design requirements to provide façade variation and visual interest elsewhere on the dwelling.

6. Window and Door Coverage: The applicant proposes a minimum window and door coverage of 30% of the applicable front façade area. Garage doors would count toward the required window and door coverage. Section 4.84(A)(3)(d), Residential Design – Walls & Windows, requires windows and doors to comprise a minimum of 25% of the wall area of the front building face of a dwelling. The existing provision does not expressly include garage doors as part of this calculation. The proposed standard would increase the minimum coverage requirement from 25% to 30% and would allow garage doors to count toward the required coverage.

7. Residential Design Elements: The applicant proposes that a minimum of five (5) architectural design elements be incorporated into each dwelling unit. The applicant also proposes modifications and additions to the qualifying design-element menu, including allowing a minimum 4:12 roof pitch over porches and adding coach lights, carriage-style garage doors, and enhanced driveway finishes as qualifying elements. Section 4.84(A)(3)(c), Residential Design – Minimum Number of Design Elements, requires a minimum of three (3) qualifying architectural design elements for each dwelling unit. The GDC menu includes such features as multiple-pane windows, front porches, gables with windows, dormers, bay windows, an 8:12 roof pitch, split garage doors, and covered front porches. The proposal increases the minimum required design elements per dwelling unit from three to five, improving the overall quality and visual interest of each dwelling unit. The applicant also proposes modifications and additions to the qualifying menu, increasing variability within the development and helping prevent dwelling units from appearing too similar to one another.

8. Alley Waiver: The applicant proposes that alleys not be required within the development. Additionally, Type “B” lots would not be permitted to access the existing alley along the southwest boundary of the property and would maintain a minimum rear yard setback of 10 feet. Section 3.80(B), Requirements – Alleys Required, requires alleys for all residential subdivisions containing two or more lots. Section 3.80(C) provides the process through which the alley requirement may be waived or varied. The requested deviation would allow the subdivision to develop without the internal alley system otherwise required by the GDC. The proposed 10-foot rear yard setback for Type “B” lots is consistent with the standard SF-5 rear setback for yards not adjacent to a street.

9. Thoroughfare Screening: The applicant proposes a combination of solid masonry screening and ornamental metal fencing along the thoroughfare frontage, with a minimum of 20% of the screening provided as solid masonry. Masonry columns associated with the ornamental metal fencing would be spaced a maximum of 50 feet apart. Canopy trees would be spaced a maximum of 50 feet apart. A continuous row of evergreen high-level screening shrubs selected from Table 4-3, Trees & Shrubs – High-Level Screening, of the Garland Development Code would also be provided along the ornamental metal sections. Section 4.40, Perimeter Screening Between Single-Family (Attached and Detached), Two-Family, and Horizontal Multi-Family Residential Development and Thoroughfares, generally requires Single-Family Residential Developments adjacent to a Type D or larger thoroughfare to provide a masonry screening wall and canopy trees. Ornamental metal fencing with masonry columns spaced a maximum of 50 feet apart may be incorporated with the masonry screening wall to provide views into landscape features, common areas, or similar features. The requested deviation would reduce the required masonry screening from 100% of the screening wall to a minimum of 20%, allowing the remaining 80% to be composed of ornamental metal fencing. To ensure the screening effect intended by the GDC standard is still achieved, the applicant proposes a continuous row of evergreen high-level screening shrubs along the ornamental metal sections.

10. Amenities: The applicant proposes a minimum of TOW (2) amenities from a menu consisting of a dog park, gazebo with seating, sports court, and playground. The existing Planned Development requires three (3) amenities, including a tennis and pickleball court, a gazebo featuring picnic tables, bicycle racks and grills, and

a playground. The request would reduce the minimum number of required amenities from three to two and provide flexibility in the type of amenities ultimately constructed. The GDC does not require amenities for Single-Family Detached Developments. Any selected amenity would be subject to the following minimum development standards:

- i. *Playground*: Any playground amenity shall contain a minimum area of 1,000 square feet and include a minimum of two (2) pieces of permanent children's play equipment, benches, at least three (3) ornamental trees, at least one (1) trash receptacle, and a minimum of two (2) bicycle racks.
- ii. *Gazebo*: A covered structure with a minimum footprint of 150 square feet, permanent seating for a minimum of eight people, at least one (1) trash receptacle within or adjacent to the gazebo, and a minimum of two (2) bicycle racks.
- iii. *Sports Court*: Any sports court amenity shall be fully constructed and equipped for its intended recreational activity, including all necessary permanent surfacing, striping, and recreational equipment. Benches, at least one (1) trash receptacle, and a minimum of two (2) bicycle racks shall also be provided.
- iv. *Dog Park*: Any dog park amenity shall contain a minimum area of 3,000 square feet, be enclosed by fencing a minimum of four feet in height, and include a double-gated entry, pet waste station, benches, shaded seating area, at least one (1) trash receptacle, and a minimum of two (2) bicycle racks.

All required amenities would be connected to the development by a paved pedestrian path, maintained in a clean, safe, and functional condition, and installed prior to the issuance of a Certificate of Occupancy for the first dwelling unit within the development, ensuring the selected amenities provide functional and usable recreational spaces with supporting improvements for residents.

11. *Streetscape Improvements*: The applicant proposes one entry monument sign within one of the open space areas identified on the Concept Plan, one (1) bench and one (1) trash receptacle within the landscape buffer adjacent to the sidewalk along Miller Road, and one (1) bench and one (1) trash receptacle within the landscape buffer adjacent to the sidewalk along Centerville Road, subject to specific design standards for the benches and trash receptacles included in the proposed PD conditions. The applicant further proposes a new minimum six-foot-wide meandering sidewalk along Miller Road. Section 4.71(E), Residential Districts – Subdivision Entrance Signs, allows the Plan Commission to approve subdivision entrance signs located at the entrance and within a common area of a Single-Family Residential subdivision owned and maintained by a homeowners' association. The maximum sign area is 40 square feet, with a maximum of two (2) signs permitted per street entrance. Section 3.93, Sidewalks in New Developments, requires sidewalks along streets abutting a new subdivision and requires sidewalk width, design, and construction to comply with the City's Technical Standards. These proposed improvements would strengthen the pedestrian experience and visual identity of the development, providing consistent, well-designed streetscape furniture at key pedestrian locations, while the meandering sidewalk enhances the walking experience along Miller Road and creates visual interest.

12. *Landscaping and HOA Maintenance*: The applicant proposes that drought-resistant landscaping be utilized where feasible and that plant materials be selected from the GDC-approved planting lists identifying drought-resistant species. All common areas, non-privately owned land, and amenities within the development would be owned and maintained by the Homeowners Association (HOA).

SITE DEVELOPMENT STANDARDS

1. Shall any trees be removed on the site, a tree mitigation plan will be required. Mitigation shall be obtained by planting new trees, preserving existing trees, and paying \$150 per caliper inch owed.
2. The required subdivision entrance sign shall comply with Section 4.71(E), *Subdivision Entrance Signs*, of the Garland Development Code. The maximum sign area shall be 40 square feet, with a maximum of two (2) signs permitted per street entrance into the platted subdivision. The Plan Commission may approve the placement of a subdivision entrance sign or signs legally placed in a common area maintained by the

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan identifies portions of the subject property as Traditional Neighborhoods and Neighborhood Centers. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density Single-Family Detached Residential housing. Traditional neighborhoods also accommodate convenient retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal onsite parking. While neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

The proposed amendment is consistent with the Traditional Neighborhoods designation, which contemplates low to moderate density Single-Family Detached housing; the reduced density and detached housing type proposed here align with that intent. The proposal does not align with the Neighborhood Centers designation, since it does not provide the mix of retail, services, and community gathering space that the designation contemplates. However, because the request does not increase density beyond what was previously approved under PD 22-67 and reflects the residential character called for under Traditional Neighborhoods, Staff finds the proposal consistent with the Comprehensive Plan.

GARLAND ON THE RISE

The subject property is not located within an identified Economic Focus Area (EFA) in the Garland Strategic Plan, *Garland on the Rise*. However, the Strategic Plan promotes higher-quality development and reinvestment that increases the overall value and quality of development within Garland, and the proposal can be considered generally aligned with it, particularly with the development standards and enhancements incorporated into the proposed PD conditions.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

To the north of the subject property is vacant property zoned CR District. To the east is Merriwood Ranch, an existing stable, commercial use, zoned PD District 14-11 with an SF-10 District based zoning. To the south is an existing Dwelling, Single-Family Detached subdivision zoned SF-10 District. To the west, across East Centerville Road, is an existing Fuel Pumps, Retail use and a small multi-tenant building with a Retail Store and Personal Service uses, zoned PD District 91-4 with a CR District based zoning.

The proposed development is compatible with the surrounding properties in terms of intensity, representing a less intense and lower density development. The site will function as a transitional buffer, protecting the established Single-Family neighborhood to the south from the existing commercial frontages along East Miller and East Centerville Road. Staff finds that the development provides an appropriate transition while maintaining the area's residential character.

Consideration / Recommendation

STAFF RECOMMENDATION

Staff worked with the applicant in getting many conditions for improvements incorporated within the proposal. Staff has also worked on finalizing the recommendations from Plan Commission with the applicant. At this stage, staff recommends approval of the conditions and standards described within the staff report and the conditions.

Attachments

- A. Z 26-22 Location Map
- B. Z 26-22 Concept Plan
- C. Z 26-22 Concept Plan with Property Lines

- D. Z 26-22 Photos
- E. Z 26-22 Conditions
- F. Z 26-22 Written Narrative
- G. Z 26-22 Elevation
- H. Z 26-22 Request Comparison Table



0 400 Feet

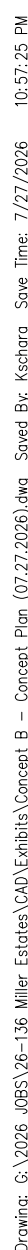
1 inch = 400 feet

ZONING MAP Z 26-22



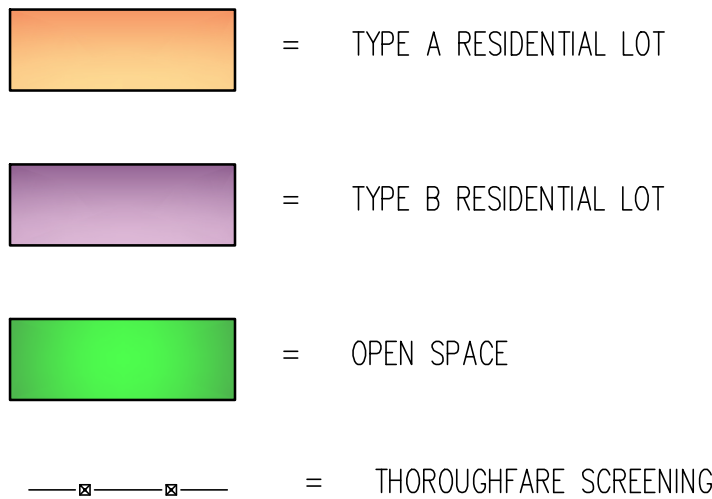
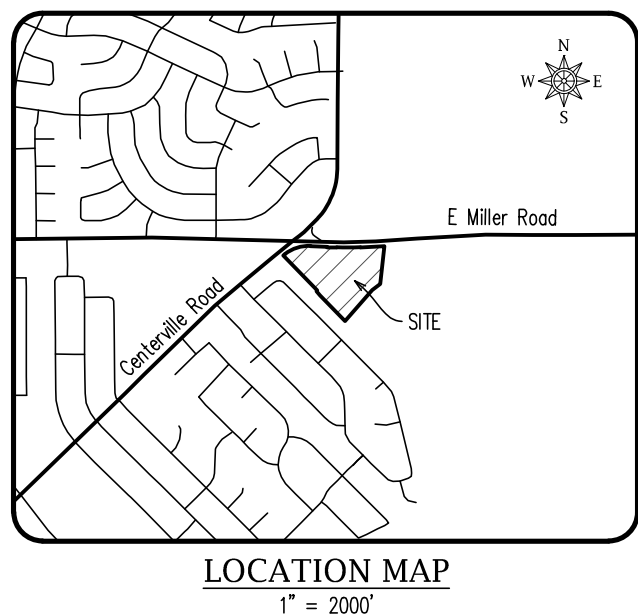
INDICATES AREA
OF REQUEST

2000 & 2050 E Miller Rd



Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	287.06'	400.61'	41°03'20"	N72°28'08"E	280.96'
BC2	246.09'	2928.79'	4°48'51"	N89°48'21"E	246.01'
BC3	252.09'	181509.11'	0°04'46"	N87°23'35"E	252.09'

NOTE: The concept plan presented is conceptual and subject to change within the established constraints and parameters of the Planned Development standards.



<u>OWNER / APPLICANT</u> MR LLC 009, SEPARATE SERIES LLC and MR LLC 009 4740 14TH STREET PLANO, Texas 75074 Telephone (214) 918-2533 Contact: SHA ALTAF	<u>ENGINEER / SURVEYOR</u> Spiars Engineering, Inc. 765 Center Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: KEVIN SCHARA
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Z 26-22



Facing South from East Miller Road



Facing East from Est Centerville Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-22

2000 & 2050 East Miller Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to change the base zoning from Single-Family Attached (SFA) to Single-Family-5 (SF-5) and amend certain design standards within this PD.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 22-67 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 Plan:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Conditions below, the Specific Conditions shall apply.
- V. Specific Conditions:**
- A. Permitted Uses: Permitted uses shall be those allowed in the Single-Family-5 (SF-5) District.
- B. Dimensional Standards Type "A" Lots:
- a. Minimum lot area: 4,100 square feet.
 - b. Maximum lot coverage: 65%.
 - c. Minimum lot depth: 110 feet, except for lots on elbows, knuckles, or cul-de-sacs, which shall be permitted a minimum lot depth of ninety (90) feet.
 - d. Minimum lot width: 40 feet, measured from the front building line, except as otherwise permitted under GDC Section 2.34(C). The minimum corner lot width shall be fifty (50) feet.

EXHIBIT B

- C. Dimensional Standards Type "B" Lots:
- a. Minimum lot area: 3,600 square feet.
 - b. Maximum lot coverage: 65%.
 - c. Minimum lot depth: 90 feet.
 - d. Minimum lot width: 40 feet, measured from the front building line, except as otherwise permitted under GDC Section 2.34(C). The minimum corner lot width shall be fifty (50) feet.
- D. Front Setback: The minimum front setback for the dwelling shall be twenty feet (20'). A minimum fifteen-foot (15') front setback may be permitted only when the garage is offset a minimum of five feet from the front facade.
- E. Side Yard Setback, Lots Adjacent to Street: The allowable side yard setback for all lots adjacent to a street shall be fifteen (15) feet, regardless of the front yard setback of the adjacent lots. Key corner lot requirements shall not apply.
- F. Fences: Fences shall be permitted within side yards adjacent to a street, provided such fences do not obstruct any required visibility triangle.
- G. Garage Placement:
- a. Front-entry, front-facing garages are permitted.
 - b. Garage doors shall be offset a minimum of six (6) inches behind the front building face. In no case shall a garage door project forward of the front building face.
- H. Architectural Relief: No front façade of a dwelling unit facing a public street above the first story shall contain a flat, unarticulated, or uninterrupted wall length greater than forty percent (40%) of the horizontal length of the façade. Examples of articulation include, but are not limited to, windows, rowlocks, dormers, gables, and cornice returns.
- I. Window and Door Coverage: The minimum window and door coverage shall be thirty percent (30%) of the applicable front façade area. Garage doors shall count toward the required window and door coverage.

J. Design Elements: A minimum of five (5) design elements shall be incorporated into the design of each dwelling unit, selected from the list provided below:

- a. Multiple pane windows featuring either divided light or simulated divided light on front facade;
- b. A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
- c. Gable(s) with window(s);
- d. Dormer(s);
- e. Bay windows with a minimum projection of twenty-four inches;
- f. A minimum roof pitch of 8:12, or a minimum pitch of 4:12 over porches;
- g. Split garage doors with a separate door for each vehicle bay;
- h. Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet;
- i. A minimum of two coach lights on the front façade;
- j. A "Carriage Style" garage door incorporating design elements such as hardware, windows, fixtures, or other treatments to enhance the appearance of the garage door; or
- k. Enhanced driveway finishes, including but not limited to stamped concrete, rock salt or exposed aggregate.

K. Alleys: Alleys shall not be required. Type "B" lots shall not have access from the existing alley along the southwest boundary of the property, and Type "B" lots shall have a minimum rear yard setback of ten (10) feet.

L. Sidewalk Improvements: A new minimum six (6)-foot-wide meandering sidewalk shall be constructed along Miller Road.

M. Thoroughfare Screening: Thoroughfare screening shall incorporate a combination of solid masonry screening and ornamental metal fencing, with a minimum of twenty percent (20%) of the screening provided as solid masonry. Masonry columns associated with the ornamental metal fencing shall be spaced a maximum

of fifty (50) feet apart. Canopy trees shall be located between the masonry columns and spaced a maximum of fifty (50) feet apart. A continuous row of evergreen high-level screening shrubs selected from Table 4-3, *Trees & Shrubs - High-Level Screening*, of the Garland Development Code shall also be provided along the ornamental metal sections.

- N. Entry Monument: One (1) entry monument sign shall be installed within one of the open space areas identified on Exhibit C.
- O. Thoroughfare Furniture: 1 bench and 1 trash receptacle shall be provided within the landscape buffer adjacent to the sidewalk along Miller Road, and 1 bench and 1 trash receptacle shall be provided within the landscape buffer adjacent to the sidewalk along Centerville Road. The bench shall be a minimum of six feet (6') in length, constructed of steel members with a zinc-rich epoxy primer and polyester powdercoat finish in black, and shall include a center armrest, consistent with the DuMor 19 Series-3AR bench (or equivalent) installed throughout downtown. The trash receptacle shall be a side-opening, thirty-gallon (30-gal.) Capacity unit with a metal vertical strap side panel and spun metal top, finished in a black polyester powdercoat, surface-mounted, consistent with the Scarborough litter receptacle (or equivalent).
- P. Amenities: A minimum of two (2) of the following amenities shall be provided, subject to the standards below:
- a. Playground: A playground shall contain a minimum area of one thousand (1,000) square feet and shall include a minimum of two (2) pieces of permanent children's play equipment, benches, at least three (3) ornamental trees, and at least one (1) trash receptacle, and a minimum of two (2) bicycle racks.
 - b. Gazebo: A gazebo shall include a covered structure with a minimum footprint of one hundred fifty (150) square feet and permanent seating for a minimum of eight (8) people. At least one (1) trash receptacle shall be provided within or

adjacent to the gazebo, and a minimum of two (2) bicycle racks.

- c. Sports Court: A sports court shall be fully constructed and equipped for its intended recreational activity, which may include, but is not limited to, basketball, pickleball, or a multi-purpose court. The court shall include all permanent surfacing, striping, and recreational equipment necessary for its intended use, as well as benches and at least one (1) trash receptacle, and a minimum of two (2) bicycle racks.
- d. Dog Park: A dog park shall contain a minimum area of three thousand (3,000) square feet and shall be fully enclosed by fencing a minimum of four (4) feet in height. The dog park shall include a double-gated entry, a pet waste station, benches, a shaded seating area, and at least one (1) trash receptacle, and a minimum of two (2) bicycle racks.

All required amenities shall be connected to the development by a paved pedestrian path and shall be maintained in a clean, safe, and functional condition. All required amenities shall be installed and completed prior to the issuance of a Certificate of Occupancy for the first dwelling unit within the development.

- Q. Landscaping: All landscaping requirements not specifically modified by or in conflict with the provisions of this Planned Development shall comply with the applicable landscaping standards of the Garland Development Code for the Single-Family-5 (SF-5) District. Drought-resistant landscaping shall be utilized where feasible, and plant materials shall be selected from the GDC-approved planting lists identifying drought-resistant species.
- R. HOA Maintenance Responsibility: All common areas, non-privately owned land, and amenities within the development shall be owned and maintained by the homeowners' association (HOA).

Miller Estates
City of Garland, Texas
Written Description of Request – Application Narrative

The applicant requests approval to amend a Planned Development (PD) District to allow for Single-Family Detached uses on the subject property. The property is currently undeveloped, and was rezoned in 2024 to PD 22-67, which established 90 townhome lots. The applicant now seeks to amend the existing PD land use of the property from townhome lots to single-family detached lots. Minimum lot size shall consist of 40-foot by 90-foot lots (110' typical depth), with permitted uses consistent with those allowed in the SF-5 District.

A FIT Consultation was held with the City prior to submission to discuss how the proposed zoning amendment aligns with the surrounding context. The land use will remain residential, and the proposed single-family detached development will have a reduced density compared to the previously approved townhome development. The detached product type will be more consistent with the character of the adjacent neighborhood than the previous townhome land use.

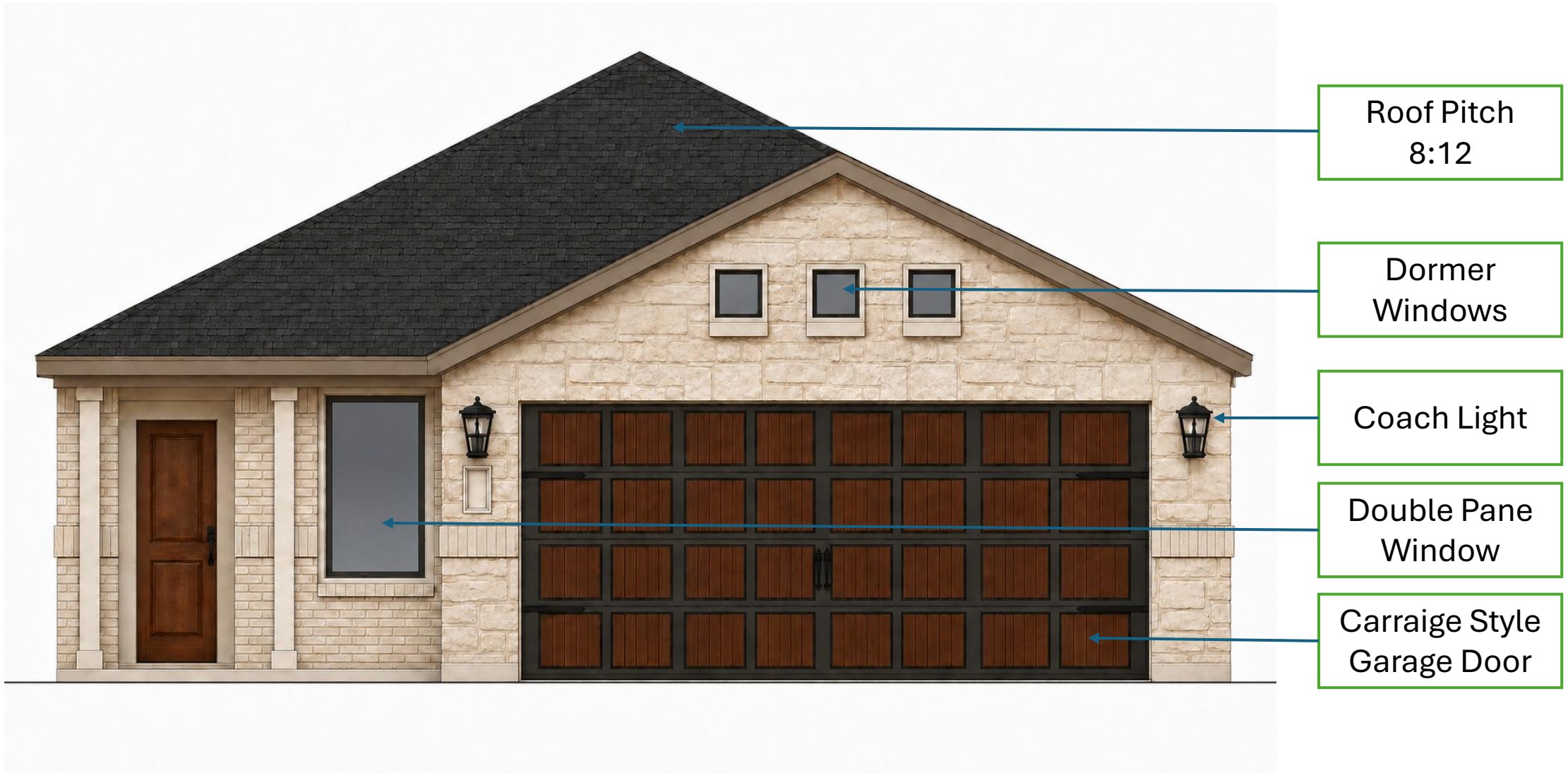
The proposed PD amendment establishes permitted uses consistent with the SF-5 District. Modifications to the lot standards include changes to the lot area, lot width, lot depth and lot coverage. These are described in the attached PD standards. These modifications are necessary to achieve an efficient and well-designed single-family neighborhood on the subject site. An alley waiver is also requested as part of this Planned Development.

No detention is anticipated to be required as part of this development as the increase in runoff from the project site is not expected to result in an increase in the peak discharge of Rowlett creek. No floodplain exists on the property.

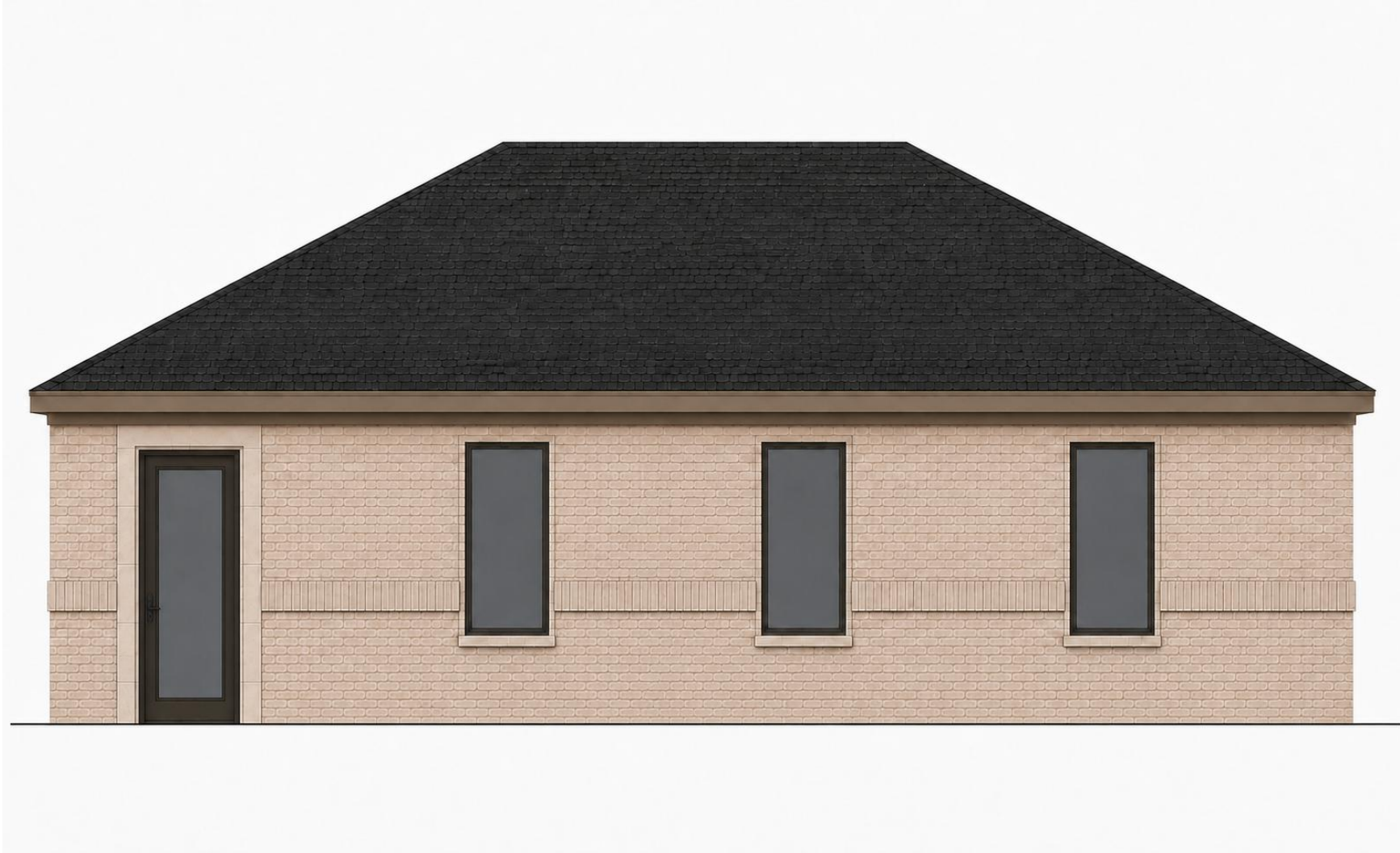
Along East Miller Road, a minimum 8-foot landscape buffer will be required. A masonry screening wall or ornamental metal fencing with trees shall be installed within the landscape buffer along this frontage, providing an appropriate transition between the public right-of-way and the residential development. An entry monument is proposed within the open space at the East Centerville / East Miller Road intersection or on either side of one of the entryways into the development.

The development will consist of 63-68 single-family detached dwelling units at a gross density of 6.1 units per acre. Community open spaces and social areas will be provided with the development. Amenities such as a children's playground, gazebo, dog park or a recreational sports court area shall be provided.

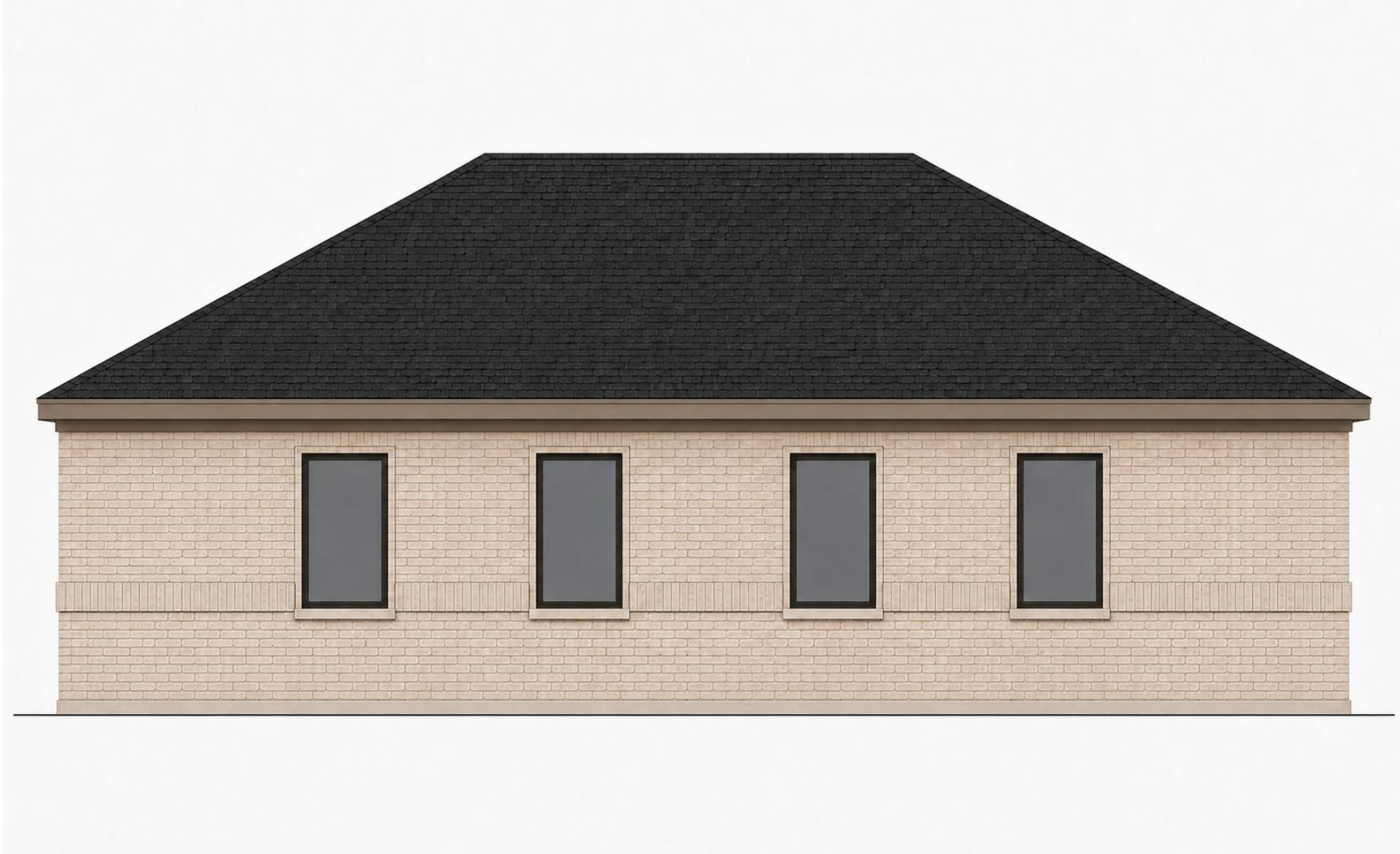
FRONT ELEVATION



BACK SIDE ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



Examples of different types of Carriage Style Doors



Z 26-22 Proposed PD Amendments

Standard	Current PD 22-67	SF-5 Standard	Proposed
Base Zoning	SFA District	SF-5 District	SF-5 District. Permitted uses would be those allowed in the SF-5 District.
Density	8 du/acre (90 du)	N/A	6 du/acre (approximately 63-68 dwelling units).
Min. Lot Area	1,500 Sq. Ft.	5,000 Sq. Ft.	Type A: minimum 4,100 Sq. Ft. Type B: minimum 3,600 Sq. Ft.
Min. Lot Width	Interior: 20 Ft. Exterior: 30 Ft.	Interior: 55 Ft. Exterior: 60 Ft.	Minimum 40 Ft., measured from the front building line, except as otherwise permitted by GDC Section 2.34(C). Minimum corner lot width: 50 Ft.
Min. Lot Depth	65 Ft.	90 Ft.	Type A: minimum 110 Ft.; lots on elbows, knuckles, or cul-de-sacs may have a minimum depth of 90 Ft. Type B: minimum 90 Ft.
Max. Lot Coverage	77%	50%	Maximum 65% lot coverage for both Type A and Type B lots.
Front Yard Setback	10 Ft.	20 Ft.	Minimum 15-ft front yard setback. Garage doors must remain a minimum 20 Ft. from the street right-of-way.
Side Yard Adjacent to Street / Key Corner	10-ft setback; key corner lots apply.	15-ft setback; key corner lots apply.	15-ft side yard setback for all lots adjacent to a street, regardless of adjacent front setbacks. Key-corner requirements would not apply.
Fences	No specific PD modification; GDC applies.	Subject to GDC Article 8 fence regulations.	Fences may be located within side yards adjacent to a street, provided they do not obstruct any required visibility triangle.
Garage Placement	20-ft setback from street; no offset from front.	20-ft setback from street and 5-ft setback behind front facade.	Front-entry, front-facing garages permitted. Garage doors must be offset a minimum of 6 inches behind the front building face and may not project forward of it.
Architectural Relief	Flat walls may not exceed 30 feet in length.	Flat wall length limited to 20% of facade.	No front facade facing a public street above the first story may contain a flat, unarticulated, or uninterrupted wall length greater than 40% of the horizontal facade length. Articulation may include windows, rowlocks, dormers, gables, and cornice returns.
Window & Door Coverage	Minimum 25% of front facade must include windows and doors; garage doors do not count.	Minimum 25% of front facade must include windows and doors; garage doors do not count.	Minimum 30% of the applicable front facade area. Garage doors count toward the requirement, and gabled portions of the front facade are included in the calculation.
Design Elements	Minimum 3 design elements.	Minimum 3 design elements.	Minimum 5 design elements. The SF-5 menu remains available with additions/modifications including: 4:12 minimum roof pitch over porches; minimum 2 coach lights on the front facade; carriage-style garage doors; and enhanced driveway finishes such as stamped concrete, rock salt, or exposed aggregate.
Alleys	Alleys not required.	Alleys required.	Alleys not required. Type B lots may not take access from the existing alley along the southwest boundary and must maintain a minimum 10-ft rear yard setback.
Sidewalk Improvements	No specific PD modification.	Sidewalks subject to applicable GDC/Technical Standards.	A new minimum 6-ft-wide meandering sidewalk must be constructed along Miller Road.
Thoroughfare Screening	Masonry wall with canopy trees every 50 Ft.	Masonry wall with canopy trees every 50 Ft.	Combination of solid masonry and ornamental metal fencing; minimum 20% of screening must be solid masonry. Masonry columns maximum 50 Ft. apart; canopy trees between columns maximum 50 Ft. apart; continuous high-level evergreen shrubs along ornamental metal sections.
Entry Monument	Permitted, not required.	Permitted, not required.	One entry monument sign required within one of the open-space areas identified on the Concept Plan (Exhibit C).
Thoroughfare Furniture	Not required.	Not required.	1 bench and 1 trash receptacle along Miller Road and 1 bench and 1 trash receptacle along Centerville Road. Furniture must meet the dimensional/material specifications established in the PD conditions.
Amenities	3 required: tennis/pickleball court; gazebo with picnic tables, bicycle racks and grills; playground.	None required.	Minimum 2 amenities from: playground, gazebo, sports court, or dog park. Minimum standards apply to each option, including bicycle racks and trash receptacles. Gazebo: 150 Sq. Ft. minimum and seating for 8. Playground: 1,000 Sq. Ft. minimum. Dog park: 3,000 Sq. Ft. minimum. Amenities must be connected by paved paths, maintained by the HOA, and completed before the first dwelling Certificate of Occupancy.
Landscaping	Subject to existing PD/GDC standards.	Subject to applicable SF-5 landscaping standards.	SF-5/GDC landscaping standards apply unless otherwise modified. Drought-resistant landscaping must be used where feasible, with plant materials selected from GDC-approved drought-resistant planting lists.
HOA Maintenance	Per existing PD requirements, as applicable.	No separate SF-5 zoning standard.	All common areas, non-privately owned land, and amenities must be owned and maintained by the homeowners' association (HOA).



GARLAND

CITY COUNCIL STAFF REPORT

7.b

Meeting Date: September 15, 2026

Title: Consider a request by ZoneDev requesting approval of 1) a Planned Development (PD) District with a base zoning of Single-Family-5 (SF-5) to allow a Single-Family Detached housing development and associated improvements and 2) a Concept Plan for a Single-Family Detached development. The site is located at 4712, 4718, 4802, and 4902 Bobtown Road on properties zoned Agricultural (AG) District and Single-Family-10 (SF-10) District.

Submitted by: Courtney Vanover
Deputy City Secretary

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Hold a public hearing and consider approval of 1) a Planned Development (PD) District with a base zoning of Single-Family-5 (SF-5) to allow a Single-Family Detached housing development and associated improvements and 2) a Concept Plan for a Single-Family Detached development. The site is located at 4712, 4718, 4802, and 4902 Bobtown Road on properties zoned Agricultural (AG) District and Single-Family-10 (SF-10) District (District 3) (File Z 26-25)

Background

PLAN COMMISSION RECOMMENDATION

On August 24, 2026, with a nine (9) to zero (0) vote, the Plan Commission recommended approval of the request as presented with the conditions that:

- A meandering six-foot-wide sidewalk will be installed along Bobtown Road (existing will need to be improved).
- An ornamental five-foot-tall fence with masonry columns spaced at a maximum of 50 feet between the centers of each column should be installed in the eight-foot landscape buffer along Bobtown Road or further back to avoid conflict with visibility triangles and other site elements.
- A six-foot-tall board-on-board fence on the sides and rear of lots that face Bobtown Road be installed.
- A minimum 15-foot front setback may be permitted for the dwelling only when the garage is offset a minimum of five feet from the front façade.

Plan Commission also wanted to convey their concerns regarding Bobtown Road and associated traffic to City Council.

LOCATION

4712, 4718, 4802, and 4902 Bobtown Road

APPLICANT

ZoneDev

OWNER

LTR Ventures, LTD/LTR Living Trust/Keim Living Tr.

BACKGROUND

The applicant submitted a zoning change request for a Planned Development (PD) District with a base zoning of Single-Family-5 (SF-5) for the properties addressed as 4802 and 4718 Bobtown Road earlier this year. The Plan Commission recommended denial of the request due to concerns over the deviation requests such as the lot size and dimensions, density, and architectural design standards. The case was then withdrawn before it went to City Council.

The applicant has now submitted a new zoning application and since added two (2) more properties to the request and revised the density, lot size, architectural design standards, and other elements of the request to better align with the City's vision for this property.

The subject site is currently made up of four (4) properties. Two (2) are undeveloped and the other two (2) each have a Single-Family Detached dwelling and accessory structures. Three (3) properties are zoned AG District and one (1) is zoned SF-10 District. The AG District allows one (1) Single-Family Detached dwelling on lots that are a minimum of two (2) acres in size. The SF-10 District allows one (1) Single-Family Detached dwelling on lots that are a minimum of 10,000 square feet. The applicant requests to rezone the properties to a PD District with a base zoning of SF-5 District to construct 77 single-family-detached dwellings. In addition, there will be a playground and small shade structure with a table and chairs in a common area and a bocce ball court or comparable amenity in another common area.

SITE DATA

The subject site is a combined total of 14.68 acres in size and is accessible from Bobtown Road.

USE OF PROPERTY UNDER CURRENT ZONING

The AG District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-Family uses on large lots are appropriate in this district.

The SF-10 district is intended to provide for development of primarily low-density detached, Single-Family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

CONSIDERATIONS

1. *Lot Dimensions:* The applicant proposes 45-foot-wide lots and 55-foot-wide corner lots with a maximum lot coverage of 60%. Per Chapter 2, Table 2-3 of the Garland Development Code (GDC), a minimum lot width of 55 feet (60 feet for corner lots) and a 50% maximum lot coverage are required per the (SF-5) District.

The applicant requests reduced lot sizes to allow for a 35-foot-wide dwelling product and a greater lot coverage to accommodate larger floor plans and design flexibility. Although the lot widths would be smaller than the required SF-5 District standards, the lots would still meet the minimum lot size and depth requirements. Although the reduced lot width may increase the prominence of the garage door, the applicant has proposed design features on the garage door that will improve its appearance.

2. *Building Design:* The applicant proposes that no greater than 40% of the front façade above the first story shall have an unarticulated or uninterrupted wall length; two-foot offset not required on the sides and rear. Per Section 4.84 (3) (a) the GDC requires that no façade of a dwelling unit facing a public street or any portion of an interior side or rear façade above the first story of a dwelling unit may contain a flat, unarticulated or uninterrupted wall length of greater than 20% of the horizontal length of the façade. Any such façade section

must contain an offset of at least two or more feet.

The purpose of the design criteria in the GDC is to prevent flat fronts and to provide visual interest. The applicant has proposed the following design elements that exceed minimum GDC standards to offset the lack of this design element;

- i. Windows, doors, and garage doors together must be at least 30% of the total wall area of the front building face of the dwelling.
- ii. Landscaping beds around the base of the front façade of all residential units are required.
- iii. "Carriage Style" garage door with design elements that may include, but are not limited to hardware, windows, faux windows, fixtures, or other design elements or treatments to enhance the appearance of the garage door.

Section 4.84 (3)(d) requires that windows and doors must comprise at least 25% of the wall area of the front building face of a dwelling. The applicant will provide a minimum of 30% of this requirement with garage doors being included in the calculation. This will increase the amount of openings on the front façade of the homes.

Additionally, the applicant proposes that a minimum of three (3) design elements from Section 4.84(3)(c) must be incorporated into the design of each dwelling unit with the following exceptions and additions:

- i. Multiple pane windows featuring either divided light or simulated divided light on front façade.
- j. Minimum 8:12 roof pitch; minimum 4:12 pitch over porches.
- k. A minimum of two (2) coach lights on the front façade.
- l. A front-entry door with glass, or a minimum of three (3) of the following design features: textured metal inlays on doors; fluted and V-groove detailing (carving vertical lines or geometric patterns); oversized pulls or antique knockers; and/or, grills on doors.
- m. Shutters or awnings over the windows.
- n. Enhanced driveway finishes of decorative saw cut or hardscape (masonry) border.

The exceptions and additions of design elements will allow for greater diversity in design standards.

3. *Garage Doors*: The applicant proposes a minimum of 75% of residential structures shall have a garage door recessed backward a minimum of six inches from the building face. The remainder of the residential structures will have a garage door that generally aligns with the front façade. In no case shall a garage door project forward from the building façade. Section 2.34(E)(i)(e)(ii) of the GDC states that garages shall be set back a minimum of five feet behind the front building façade. The reduction of the offset will allow for a larger footprint of the home. While this would result in less street-facing articulation, the home would gain a small increase in square footage. The applicant will provide other site design and architectural elements to the home to offset the reduced articulation.

4. *Amenities*: The applicant proposes a playground in the common area and a small shade structure with a table and chairs in the common area near the entrance, and a bocce ball court or comparable amenity in the southwestern common area.

These added amenities would provide areas for residents to engage in social gatherings and get active. The GDC does not require amenities for Single-Family Detached subdivisions.

5. *Screening and Entry Feature*: Perimeter screening from Bobtown Road shall be satisfied with a combination of trees (per Section 4.40 (A)) with seven (7) shrubs, and/or ornamental grasses designed to create an effective vegetative screen. The vegetative screen shall reach a minimum of six feet in height within three growing seasons. A decorative metal fence is optional.

Section 4.40 (A)(1) of the GDC requires a masonry wall in accordance with Section 4.39(A)(1) of the GDC.

This standard will soften the screening of the residential subdivision along Bobtown Road with a natural buffer. The applicant will provide an entry feature similar to the entry monument sign in the attached exhibit in the entrance on the north.

6. *Alley Waiver*: The applicant is requesting an alley waiver for their development. Alleys are required for Single-Family Detached developments in the City. They allow for the home to be accessed from the rear, thereby allowing architectural design elements to take prominence on the front façade of the home. The applicant will be offsetting this by providing increased site and architectural design elements as indicated above.

SITE DEVELOPMENT STANDARDS

1. Shall any trees be removed on the site, a tree mitigation plan will be required. Mitigation shall be obtained by planting new trees, preserving existing trees, and paying \$150 per caliper inch owed.
2. Any proposed signage shall follow Section 4.78 of the Garland Development Code (GDC). If a monument sign were to be proposed, the maximum surface area is 50 square feet, the maximum height is 7seven feet, and shall be placed at least five feet from the property line.
3. Section 4.71(E) states that the Plan Commission may approve the placement of a subdivision entrance sign or signs legally placed in a common area maintained by the Homeowners Association. The maximum sign area of a subdivision entrance sign may not exceed 40 square feet. The maximum number of signs allowed for each subdivision is two signs per street entrance into the platted subdivision area.
4. The Transportation Department requested a Traffic Impact Analysis scoping memo and Traffic Study for the proposed development. It was determined that trip generation counts were not needed for the development's traffic impact. The study found that all driveway intersections within the study area are projected to operate at "acceptable" overall intersection levels of service during the full project Build Conditions.
5. The existing driveway will be removed and replaced by new driveways that meet the Technical Standards Manual (TSM) requirements.

These requirements will be reviewed for compliance during the site and building permit review process.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject site. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density Single-Family Detached residential housing. Traditional neighborhoods also accommodate convenient retail (goods and services), office space, and public services. The proposed development has a density of 5.4 units per acre and Traditional Neighborhoods recommend below six units per acre. The comprehensive plan supports this level of density for Single-Family dwellings in this part of Garland.

GARLAND ON THE RISE

Although the site is not located within an Economic Focus Area (EFA) in the Garland Strategic Plan, *Garland on the Rise*, the added amenities and design elements have the ability to elevate the development. The Strategic Plan promotes higher-quality development and reinvestment that increases the overall value and quality of development within Garland.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east and west are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 86-18 for Single-Family-7 (SF-7) District uses. Both contain 7,000 square foot lot subdivisions of Single-Family Detached homes. The properties to the north are zoned Single-Family-10 (SF-10) District and Single-Family-7 (SF-7) District and contain Single-Family Detached homes. The property to the south is zoned AG District and is developed with one Single-Family Detached house. The proposed development is compatible with the surrounding Single-Family Residential subdivisions as it will provide the same housing type, increased design standards, and essential amenities for its future residents.

Consideration / Recommendation

Staff worked with the applicant in getting many conditions for improvements incorporated within the proposal. Staff has also worked on finalizing the recommendations from Plan Commission with the applicant. At this stage, staff recommends approval with the conditions and standards described within the staff report and the conditions.

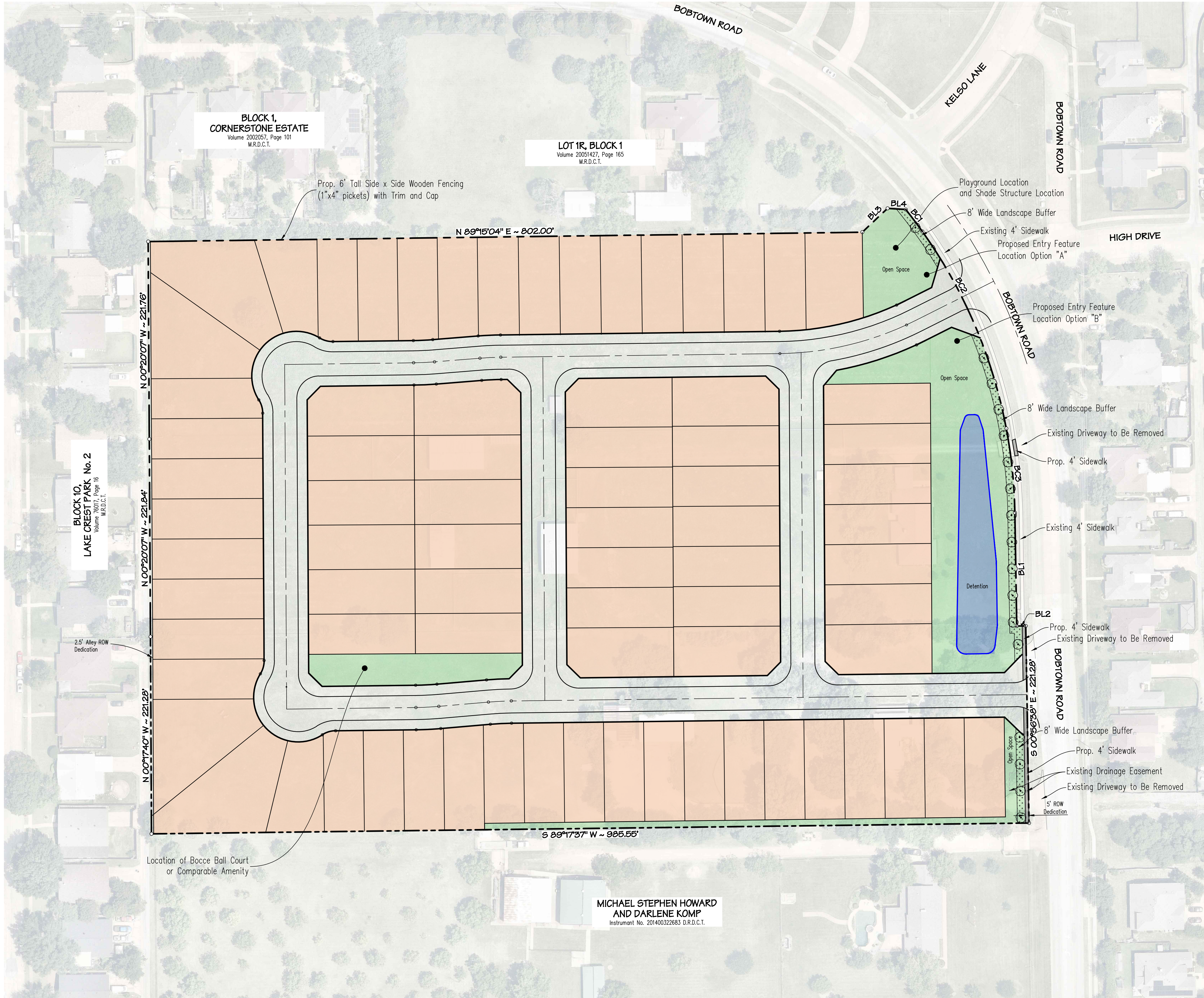
Attachments

- A. Z 26-25 Location Map
- B. Z 26-25 Concept Plan
- C. Z 26-25 Photos
- D. Z 26-25 Conditions
- E. Z 26-25 Written Narrative
- F. Z 26-25 Elevation
- G. Z 26-25 Examples of Garage Facade
- H. Z 26-25 Entry Monument Example
- I. Z 26-25 Traffic Impact Analysis and Traffic Study
- J. Z 26-25 Modification Summary



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Drawing: 0, 2026, 0853, 26-121 Bobtown, LTR Living Trust & LTR Ventures 1 LTD, Concept Plan, Establishing, Sewer By, Richard, Site, Time: 7/2/2026, 1:36:55 PM



Land use: Proposed Single-Family Residential Detached

Boundary Line Table		
Line #	Bearing	Distance
BL1	S00°57'24"E	127.30'
BL2	N89°17'37"E	10.12'
BL3	N46°41'36"E	39.04'
BL4	S86°25'14"E	20.53'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	30.85'	560.00'	3°09'23"	N37°03'26"W	30.85'
BC2	242.37'	560.00'	24°47'51"	S23°04'49"E	240.48'
BC3	95.05'	560.00'	9°43'29"	S05°49'09"E	94.93'

Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the ODC, TSM, City code, or the approved PD.

NOTE: The Concept Plan Presented is Conceptual and Subject to Change within the Established Constraints and Parameters of the Planned Development Standards.

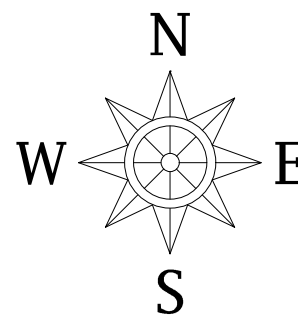
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P.O. Box 496015
Garland, Texas 75049

Kelm Anita Suzanne Trustee
4902 Bobtown Rd.
Garland, Texas 75043

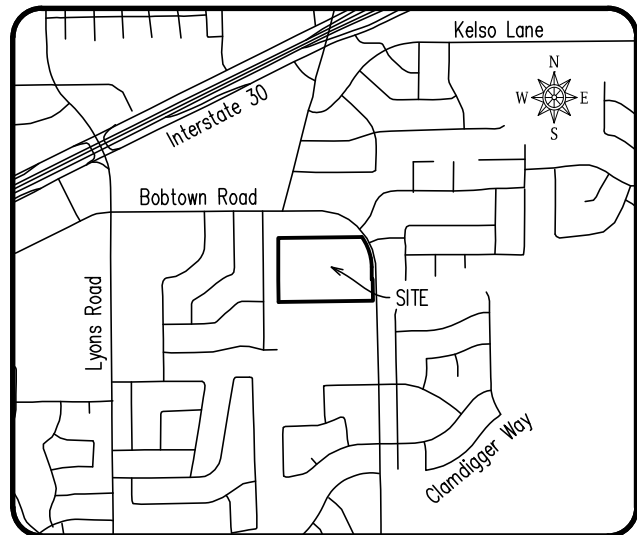
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TBPELS No. F-2121 and No. F-10043100
Contact: Kevin Schara

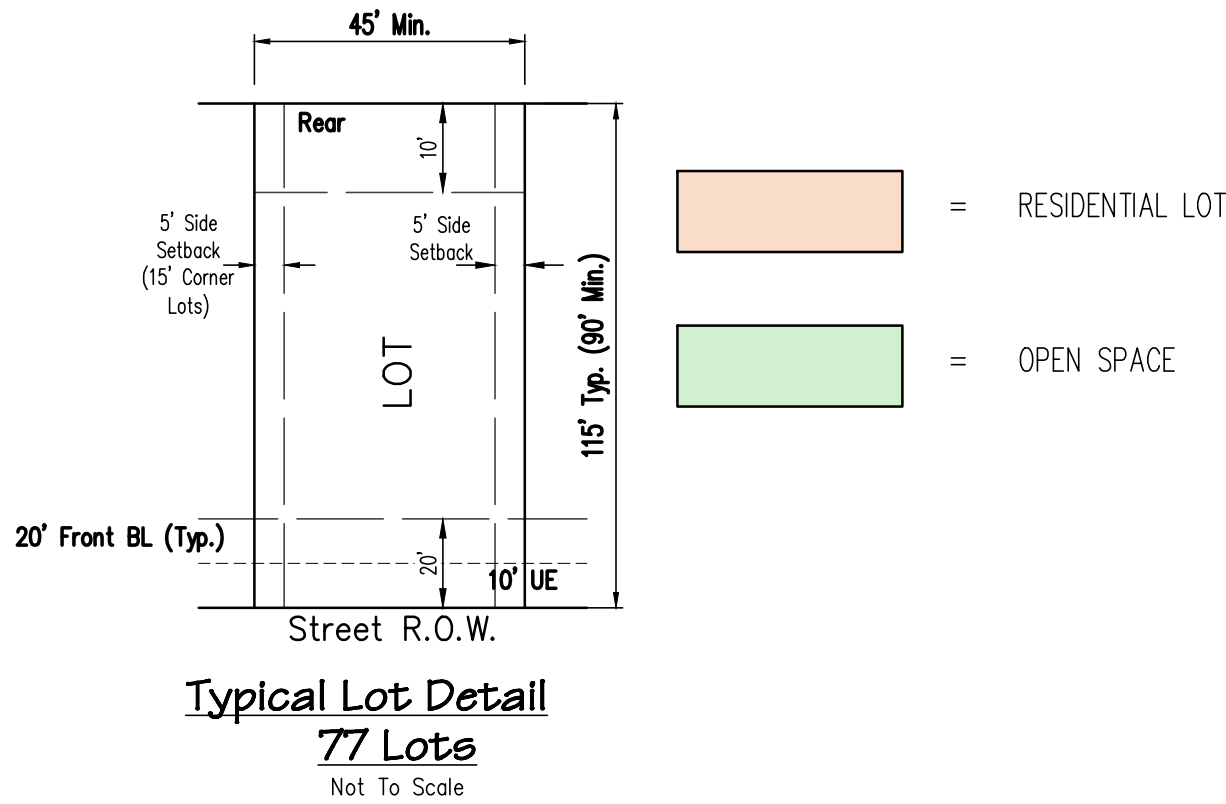
Scale: 1" = 60' June 10, 2026 SEI Job No. 26-121



0 30 60 120
1 inch = 60 ft.



LOCATION MAP
1" = 2000'



Note: Southern portion of Bobtown Road is asphalt and may be constructed in the future by others. To meet the requirements of the GDC Section 3.47, the developer shall enter into an agreement with the City or pay additional roadway impact fees to pay for the construction cost of one-half of the road improvements adjacent to the property, not to exceed the developer's proportional share.

CONCEPT PLAN-FIT ID # 260618-1
SMC DEVELOPMENT BOBTOWN
PROJECT ADDRESS 4802 BOBTOWN ROAD
EXISTING ZONING: AG/SF-10
PROPOSED ZONING: PD
14.687 ACRES OUT OF THE
H.K. VALENTINE SURVEY ~ ABSTRACT NO. 1518
CITY OF GARLAND, DALLAS COUNTY, TEXAS



View of Site from High Drive on the east



View of Site from the northeast

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-25

4712,4802, 4902 & 4718 Bobtown Road

I. Statement of Purpose: The purpose of this Planned Development (PD) amendment is to allow a Dwelling, Single-Family detached development with a base zoning of Single-Family-5 District(SF-5).

II. Statement of Effect: This Planned Development amendment 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 (SF-5) 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:

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

V. Specific Conditions:

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

B. Lot Width: The minimum lot width shall be 45 feet and 55 feet wide for corner lots.

C. Lot Coverage: The maximum lot coverage shall be 60%.

D. Front Setback: A minimum 15' front setback may be permitted for the dwelling only when a front porch is provided and projects a minimum of 5' forward of the main building façade. The garage shall maintain a

EXHIBIT B

minimum 20' setback from the street right-of-way. Where no front porch is provided, the minimum front setback for the dwelling shall be 20'.

- E. Garage Doors: A minimum of 75% of residential structures shall have a garage door recessed backwards a minimum of 6 inches from building façade. The remainder of the residential structures will have a garage door that generally aligns with the front façade.

"Carriage Style" garage doors with design elements that may include, but is not limited to hardware, windows, faux windows, fixtures, or other design elements or treatments to enhance the appearance of the garage door is required.

- F. Architectural Relief: No front façade of a dwelling unit facing a public street above the first-story of a dwelling unit may contain a flat, unarticulated, or uninterrupted wall length of greater than 40% of the horizontal length of the façade. A 2-foot off-set is not required on the sides and rear.

- G. Design Elements: A minimum of three design elements from Section 4.84(3) must be incorporated into the design of each dwelling unit with the following exceptions and additions:

- a. Multiple pane windows featuring either divided light or simulated divided light on front façade.
- b. Minimum 8:12 roof pitch; minimum 4:12 pitch over porches.
- c. A minimum of two coach lights on the front façade.
- d. A front-entry door with glass, or a minimum of three of the following design features: textured metal inlays on doors; fluted and V-groove detailing (carving vertical lines or geometric patterns); oversized pulls or antique knockers; and/or, grills on doors.
- e. Shutters or awnings over the windows
- f. Enhanced driveway finishes of decorative saw cut or hardscape (masonry) border.

- H. Amenities: A playground in the common area and small shade structure with a table and chairs in the common area near the entrance and a bocce ball court or comparable amenity in the southwestern common area shall be provided.

- I. Sidewalk: A meandering 6-foot wide sidewalk be installed along Bobtown Road (existing will need to be improved)
- J. Alley Waiver: The requirement for alleyways shall be waived for this development.
- K. Windows and Doors: Windows and doors must comprise at least thirty percent of the wall area of the front building face of a dwelling with garage doors being included in the calculation.
- L. Landscaping and Screening: Landscaping beds around the base of the front façade of all residential units are required.

Perimeter screening from Bobtown Road shall be satisfied with a combination of trees per Section 4.40 (A) with 7 shrubs, and/or ornamental grasses planted per tree, designed to create an effective vegetative screen. The vegetative screen shall reach a minimum of 6 feet in height within 3 growing seasons.

- M. Fencing: An ornamental 5-foot-tall fence with masonry columns spaced with a maximum of 50 feet between the centers of each column be installed in the 8-foot landscape buffer along Bobtown Road or further back to avoid conflict with visibility triangles and other site elements.

A 6-feet-tall board on board fence on the sides and rears of lots that face Bobtown Road shall be installed.

- N. Entry Feature: An entry feature similar to the entry monument sign in the attached exhibit in the entrance on the north.



Detailed Written Narrative SMC Development Bobtown

SMC Development, on behalf of MI Homes, requests approval of a change of zoning from AG Agriculture District and Single-Family-10 District to a Planned Development District based on SF-5 District Standards, and a Concept Plan to construct 77 single family residences on the property located south and east of Bobtown Road. SMC proposes one- and two-story, front-entry residential development on a 14.68-acre site, yielding approximately 5.24 units per acre.

SMC proposes to comply with the SF-5 regulations for lot area with lots generally ranging from 5,000 square feet to over 10,000 square feet. Residential units will range from 1,500 square feet to 2,900 square feet of floor area. Residential units would be 3-bedroom, 2-bath to 4-bedroom, 2.5-bath options, with an optional game room or an additional bedroom. Each residence would have an attached, two-vehicle front-entry garage and a minimum 20' deep driveway. The homes will be for sale at market rate and built by MI Homes, a reputable award-winning builder.

For more than 50 years, MI Homes has been building on a legacy of quality, integrity and unmatched service. MI has emerged as one of the nation's leading home builders, serving more than 17 major markets across the United States. MI believes a new home is about quality, care, and design, utilizing superior, brand-name materials and select building standards. Besides building a high-quality product, MI delivers unwavering service, believing the homebuying experience should be fulfilling from start to finish. Some of MI's DFW communities include Elevon, in Lavon, TX, Kings Way, in Denton, TX, Verandah, in Royse City, and Lilybrooke at Legacy Hills, in Celina.

The Concept Plan has been thoughtfully designed with two points of vehicular access to Bobtown Road and gridded internal streets for maximum connectivity for motorists and pedestrians. Both entrances will have enhanced paving to enhance the subdivision entry. Most of the planned residences will be buffered and landscaped from Bobtown Road by an enhanced landscape package along Bobtown Road. Neighbors will have access to two HOA maintained common spaces with a children's playground planned at the northeastern common area and a bocce ball court or comparable amenity at the southwestern common area.

The proposed neighborhood would be an appropriate complement while bolstering the adjacent single-family neighborhoods. The proposed homes will range from 1,500 to 2,900 square feet, with home prices exceeding Lake Crest Park to the west. Lake Crest Park was developed in the 1970's. Besides a small number of larger lots with unusual shape, most of the lots are between 7,000 and 7,500 square feet in area. These mostly one-story homes built 50 years ago range from approximately 1,400 to 1,800 square feet in floor area. Lake Crest Park have property values ranging from \$200,000-\$300,000.

Highcrest neighborhood, developed in the 1980's immediately west across Bobtown Road, contains lots of 7,000 to 7,500 square feet in lot area. Most of the homes on standard lots are one-story, mostly ranging from 1,700 to 2,000 square feet – in the \$300K range. There are larger lots on

the cul-de-sacs of Creekridge and Cresthill as well but home sizes remain around 2,000 square feet. The one outlier is the larger homes on Kelso. The northeast section of Cypress Cove largely offer homes in the 2,000 to 2,600 square foot range. These homes are in the low \$400k range.

In this area, property values are largely driven by the quality and size of the home product. The range of home sizes will meet the needs of prospective home buyers. MI's residential product will drive home prices in the area, offering a competitive, market driven residential option for Garland.

The Future Land Use Map of Envision Garland calls for Traditional Neighborhoods for this area which is of densities up to 6 units per acre. The proposed density of 5-units per acre aligns with the Comprehensive Plan's Traditional category. Moreover, the proposal is generally compatible with the residential adjacencies. The homes will expand housing stock, particularly catering to first time and step up home buyers, including growing families and empty nesters, creating a neighborhood for the full spectrum of ages.







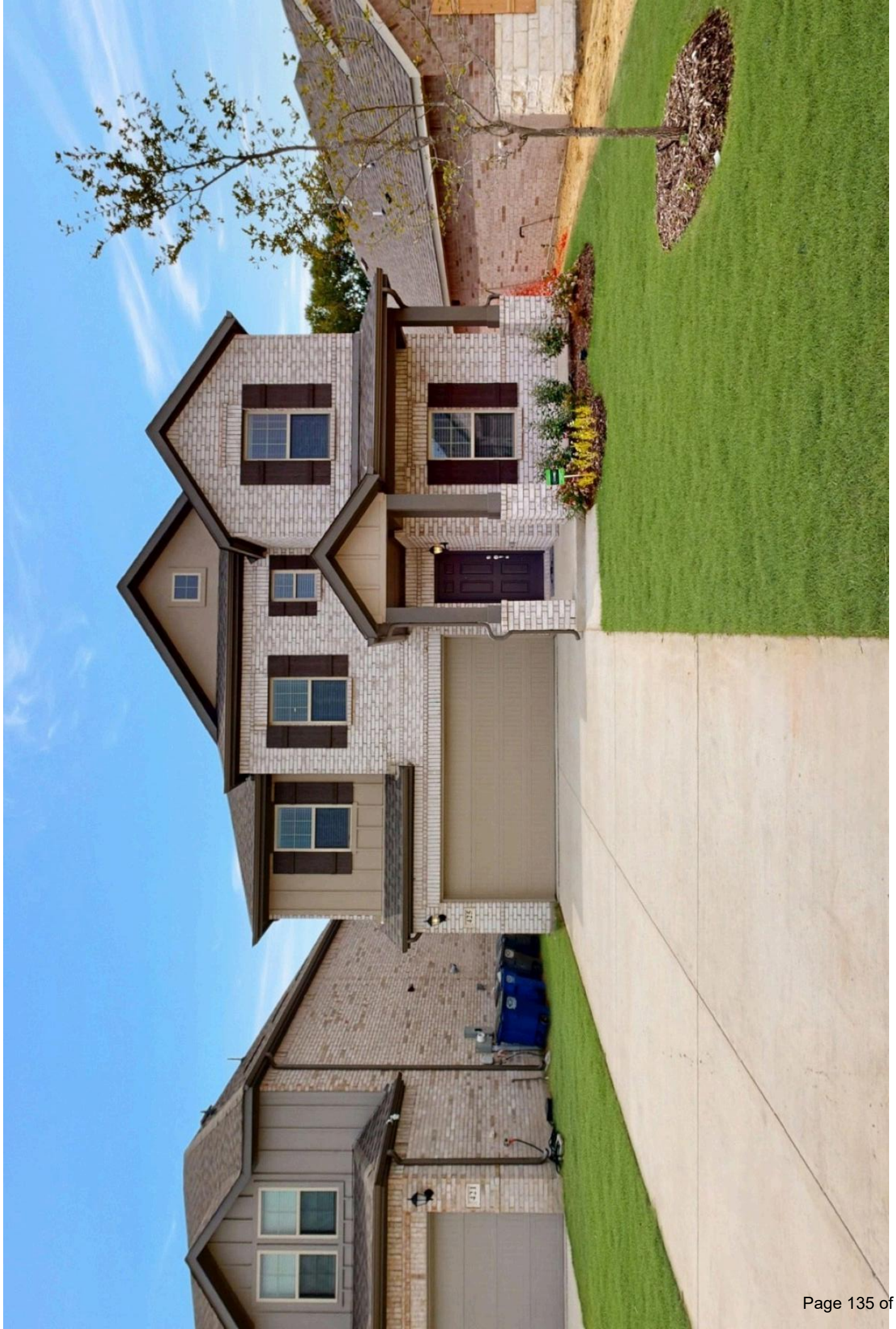


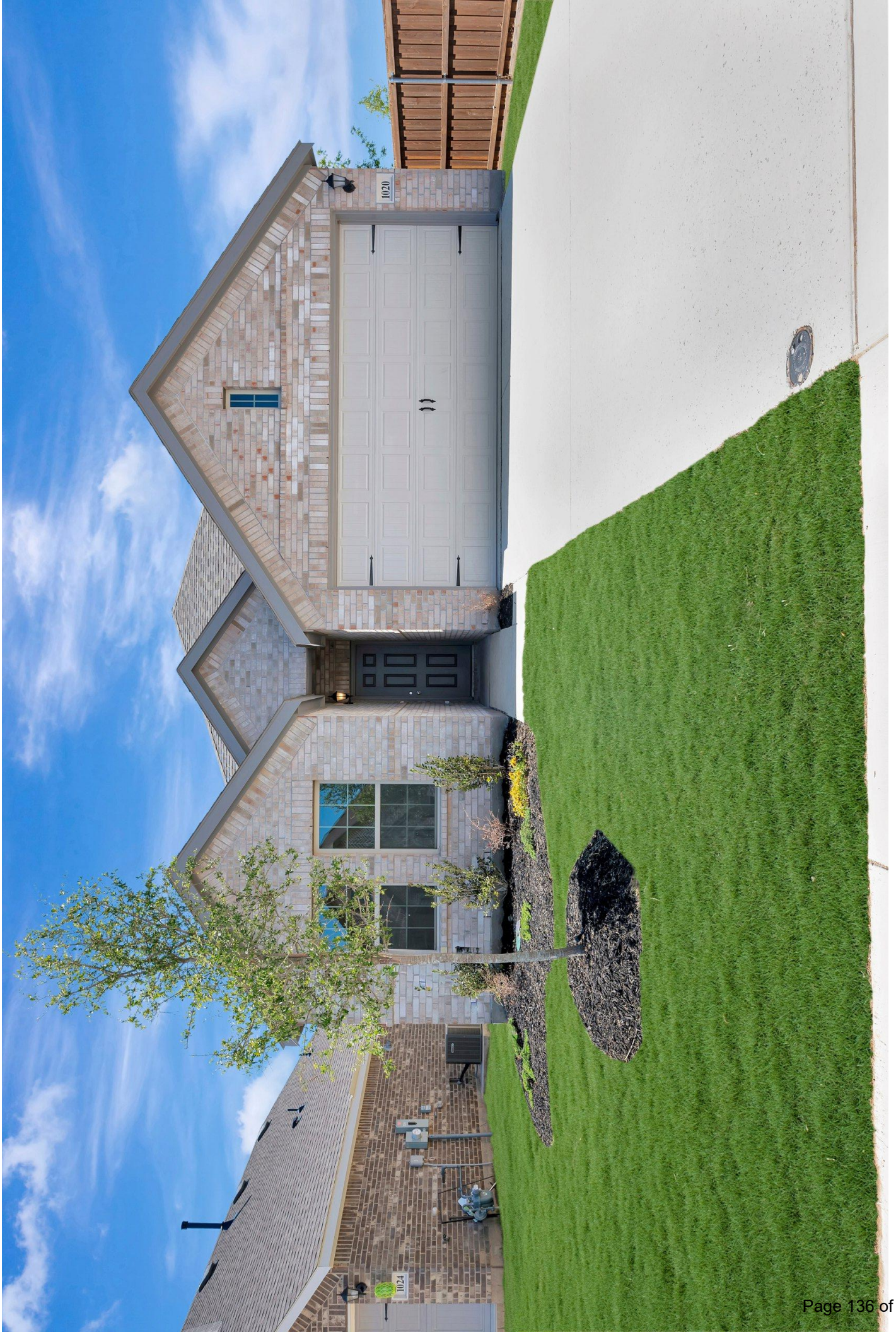




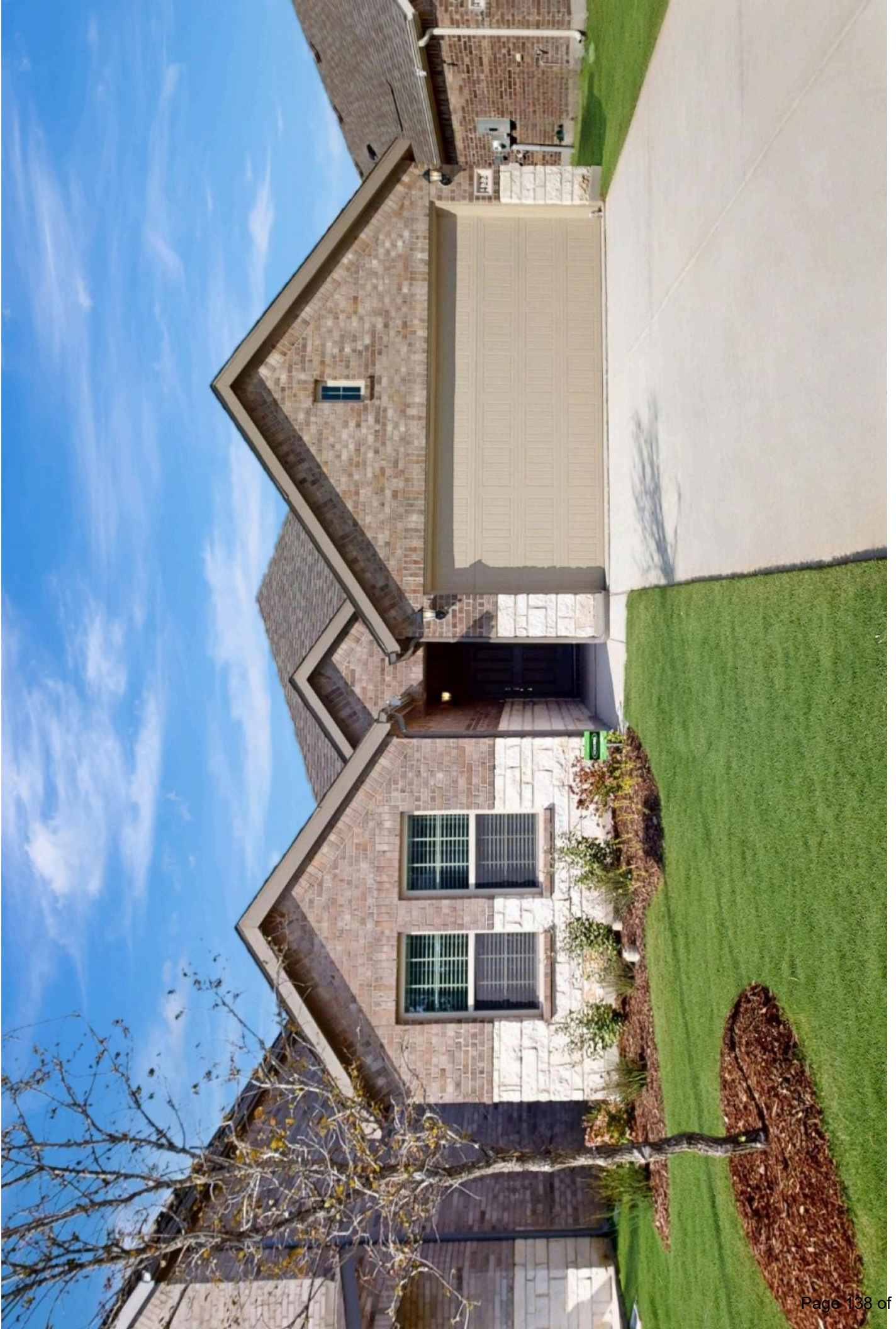


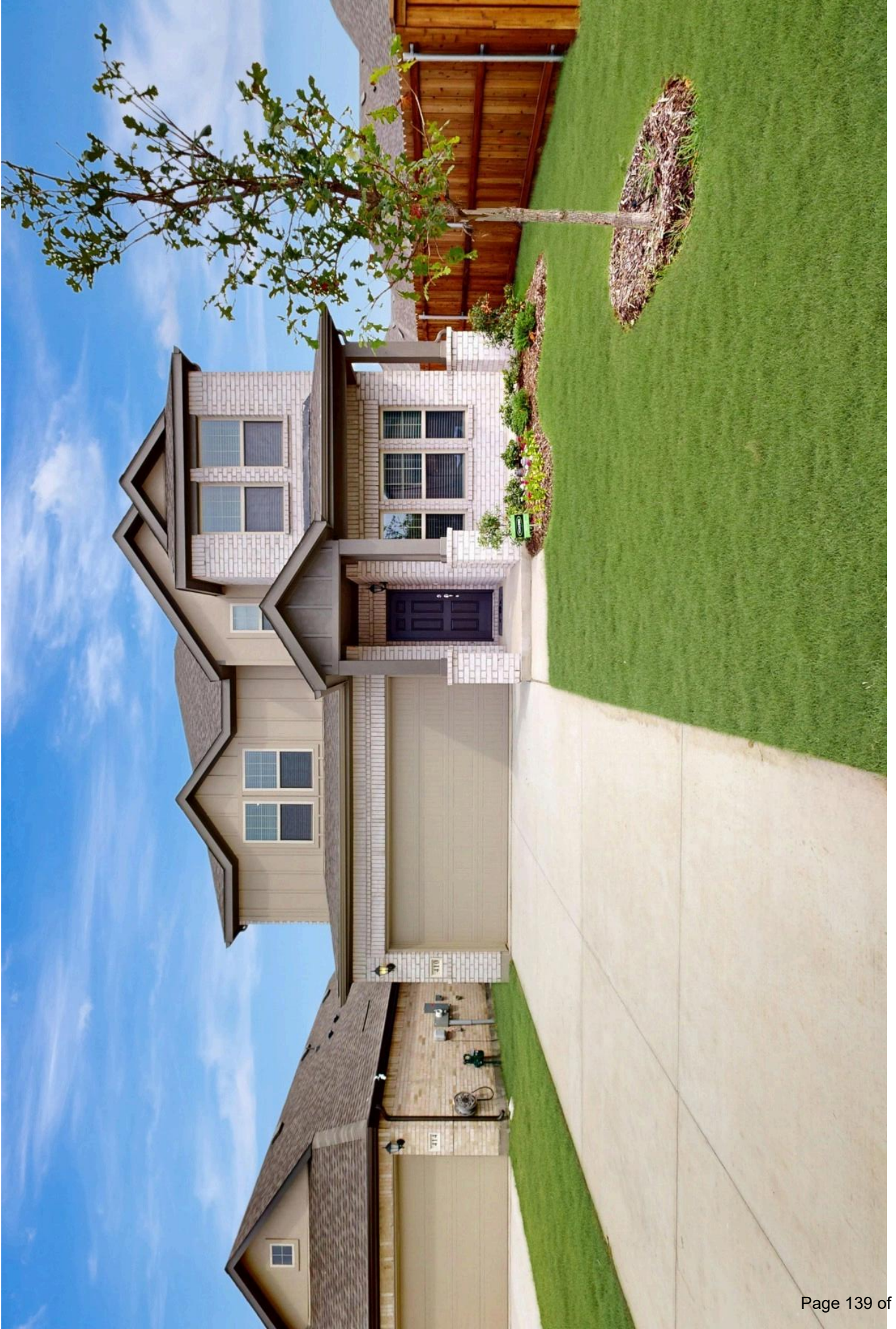




















July 27, 2026

APPROVED**By Arnoldo Pasillas at 5:34 pm, Jul 28, 2026**

TIA SCOPING MEMORANDUM

SUBDIVISION NAME: SMC DEVELOPMENT BOBTOWN

Case No: 260618-1

TIA STUDY SCOPE FOR 4802 Bobtown Road

LOCATION: 4802 Bobtown Road (Between Kelso Lane and Lakeway Drive)

To: Arnoldo Pasillas - City of Garland

From: Hunter Lemley, P.E. PTOE

RE: 4802 Bobtown Road – TIA Scoping Memorandum
Garland, Texas

INTRODUCTION

Spiars Engineering & Surveying (SPIARS) was retained by SMC Development, LLC to complete a Traffic Impact Analysis (TIA) Scoping Memo for the proposed single-family development located at 4802 Bobtown Road. The methods and strategies that SPIARS will use for the TIA report are based on industry standards and are presented in this Methodology Memo for City of Garland approval. SPIARS relies on the feedback from the City to include any additional information not mentioned below that will be required for analysis within the final report. Once approval from the City is obtained, SPIARS will proceed with conducting and performing analyses for the required TIA for the subject development. NOTE: Any typical TIA related information not shown in this Memo will be provided in the final report.

PROJECT INFORMATION

The site will be on approximately 15 acres and is currently occupied by other various single-family properties. The owner proposes to consist of a 77-lot single family development. Completion of the project is anticipated to occur by 2031 (5-year buildout). The site will have two points of access on Bobtown Road and will be full-access driveways.

METHODOLOGY

Existing Count Data

In order to complete the requested analysis, traffic counts for Bobtown were provided by the City of Garland to SPIARS for use in the study. The provided traffic counts for Bobtown Road are presented as 24-hour directional roadway traffic counts, therefore SPIARS applied the industry standard factor of 10% to convert the 24-hour directional roadway traffic counts to AM Peak Hour and PM Peak Hour directional roadway traffic counts.

Definition of Study Area

As required by the City, SPIARS will conduct peak hour traffic intersection capacity analysis of the study area intersections and development driveways for the applicable peak hour scenarios. For peak hour intersection operations, analyses will be performed using the latest version of the *Synchro* analysis software to apply methodologies from the latest Highway Capacity Manual (HCM – 7th Edition). In accordance with Chapter 8

Section 13 (8.13) of the Garland Technical Standards Manual (TSM), the specific analyses to be performed include Intersection Capacity, including AM and PM peak hour of Adjacent Street Level of Service, of all signalized intersections and/or major unsignalized intersections within 0.5 mile to 1 mile of site boundary. The following study area intersections fall within these guidelines (as communicated by the City prior to this memo):

Intersections

- Bobtown Road at North Driveway
- Bobtown Road at South Driveway

Scenario Parameters

- 2031 “Build” Conditions (5-year buildout) – (Driveway intersections are not existing, therefore “Existing” and “No-Build” scenarios do not apply).

Trip Generation

To determine the traffic volumes generated by the proposed use, SPIARS applied the standard process of estimating trip generation, mode split, trip distribution, and traffic assignment. Trip generation for the subject development within this study will be found by using the methodologies presented by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. The projected daily and peak hour trip generation for the proposed use is summarized in the table below.

Development Calculated Trip Generation Summary

ITE CODE #	LAND USE	UNITS	(WEEKDAY)	AM PEAK HOUR			PM PEAK HOUR		
				Total	In	Out	Total	In	Out
210	Single-Family	77 Homes	887	57	15	42	76	47	29

Trip Distribution

SPIARS estimated trip distribution by evaluating the orientation of travel through general vehicular traffic patterns and characteristics by local roadway networks through professional engineering judgement and existing traffic count patterns. Once the site-generated traffic was distributed to the major travel directions, the resulting traffic percentages were assigned to specific traffic routes and turning maneuvers through immediate surrounding intersections. These assignments were estimated based upon the location of proposed site access and the assumed best and most-direct travel path to/from the nearest and most appropriate site driveway(s). Though a more accurate and defined distribution will be presented in the TIA through existing traffic volumes data collection, at the request of the City of Garland, an estimate of the directional distribution of site traffic entering and exiting the proposed development is provided in the Exhibit at the end of the report. Communications with the developer about anticipated traffic patterns were also in place for the finalization of the trip distribution.

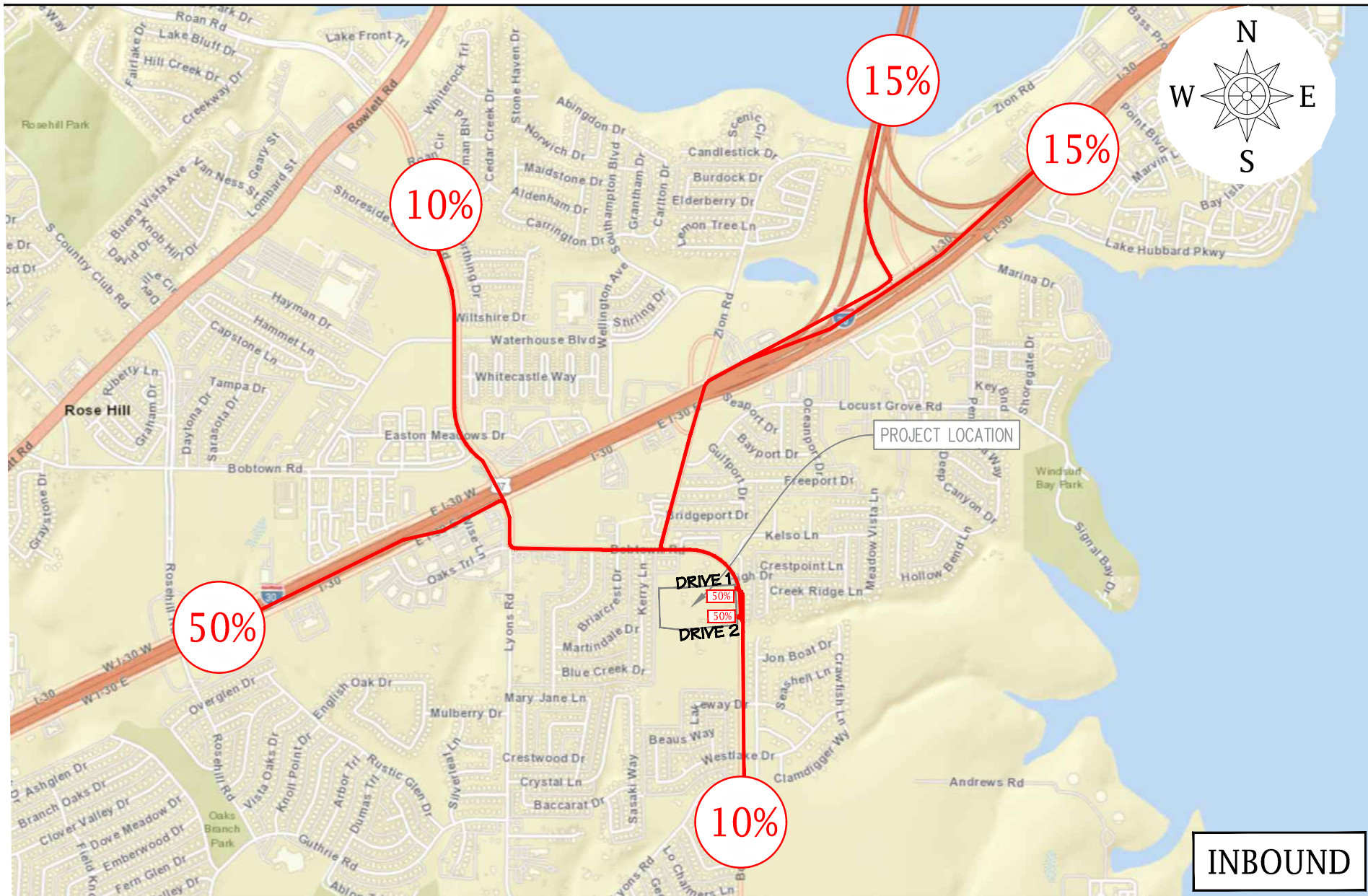
With the information presented within this Memo, SPIARS requests TIA scoping approval from the City of Garland with any potential additional scoping items not presented in this Memo.

Sincerely,



Hunter Lemley, P.E., PTOE

SPIARS ENGINEERING & SURVEYING



LEGEND:

□ PROJECT LOCATION



TRAFFIC DISTRIBUTION



TRAFFIC ASSIGNMENTS



Drawn:	Checked:	Date	Job No.
PJS	HWL	7/22/26	26-121

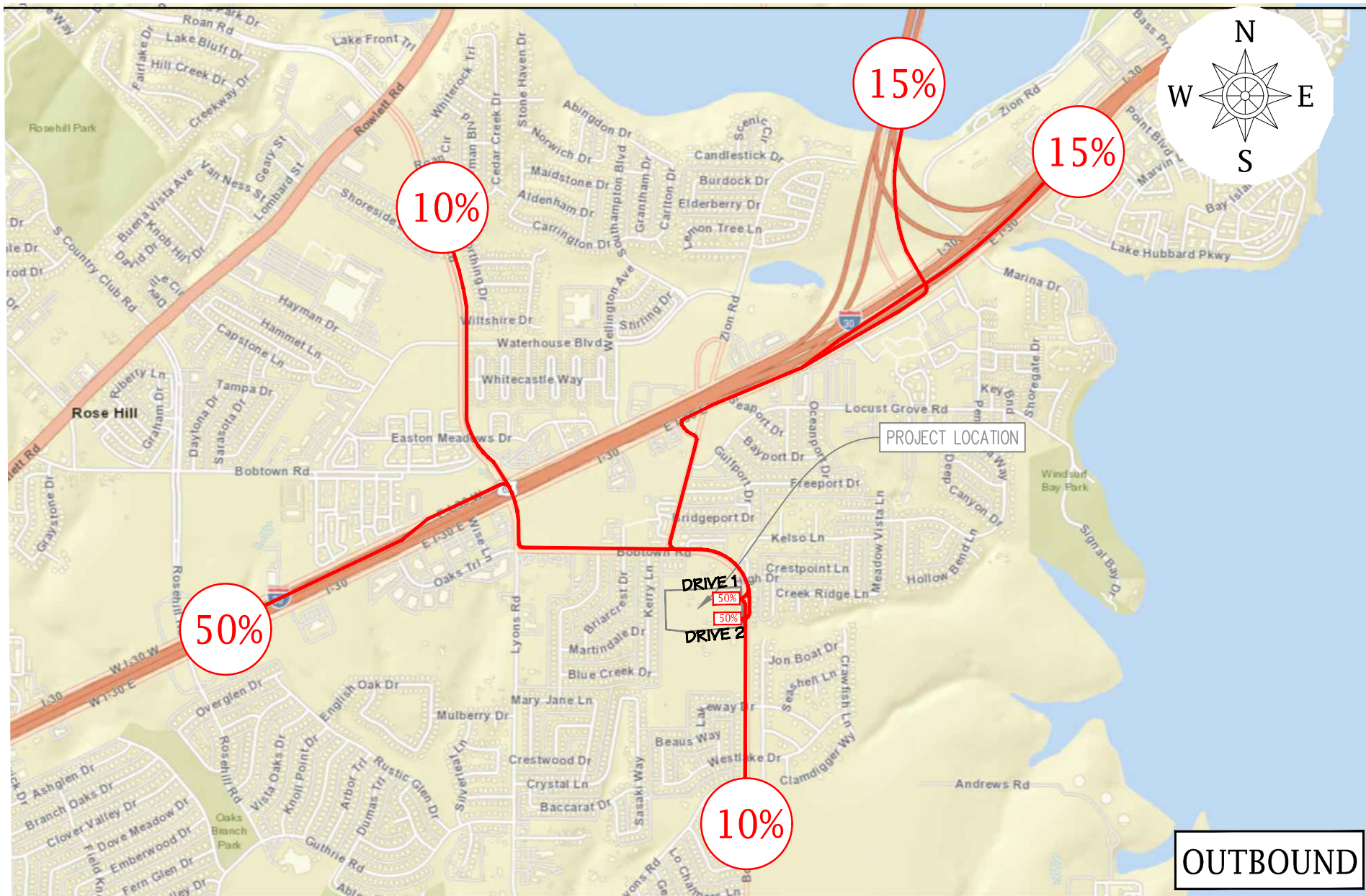
APPENDIX B - TRIP DISTRIBUTIONS

SMC DEVELOPMENT BOBTOWN

CITY OF GARLAND

DALLAS COUNTY, TEXAS

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LEGEND:
 PROJECT LOCATION

 TRAFFIC DISTRIBUTION
 TRAFFIC ASSIGNMENTS



Drawn:	Checked:	Date	Job No.
PJS	HWL	7/22/26	26-121

APPENDIX B - TRIP DISTRIBUTIONS

SMC DEVELOPMENT BOBTOWN

CITY OF GARLAND

DALLAS COUNTY, TEXAS

JULY 30, 2026

TRAFFIC STUDY

Professional Traffic Engineering Services Provided To:

SMC Development LLC

FOR

4802 Bobtown Road in Garland, Texas

For submittal to the City of Garland



July 30, 2026

SUBDIVISION NAME: SMC DEVELOPMENT BOBTOWN

Case No: 260618-1

TRAFFIC IMPACT ANALYSIS STUDY FOR 4802 Bobtown Road

LOCATION: 4802 Bobtown Road (Between Kelso Lane and Lakeway Drive)

Presented by:



765 Custer Road, Suite 100 | Plano, Texas 75075
Main 972.422.0077 | www.spiarseng.com
TBPE Reg. No. F-2121 | TBPLS Reg. No. F-10043100

Page 148 of 181

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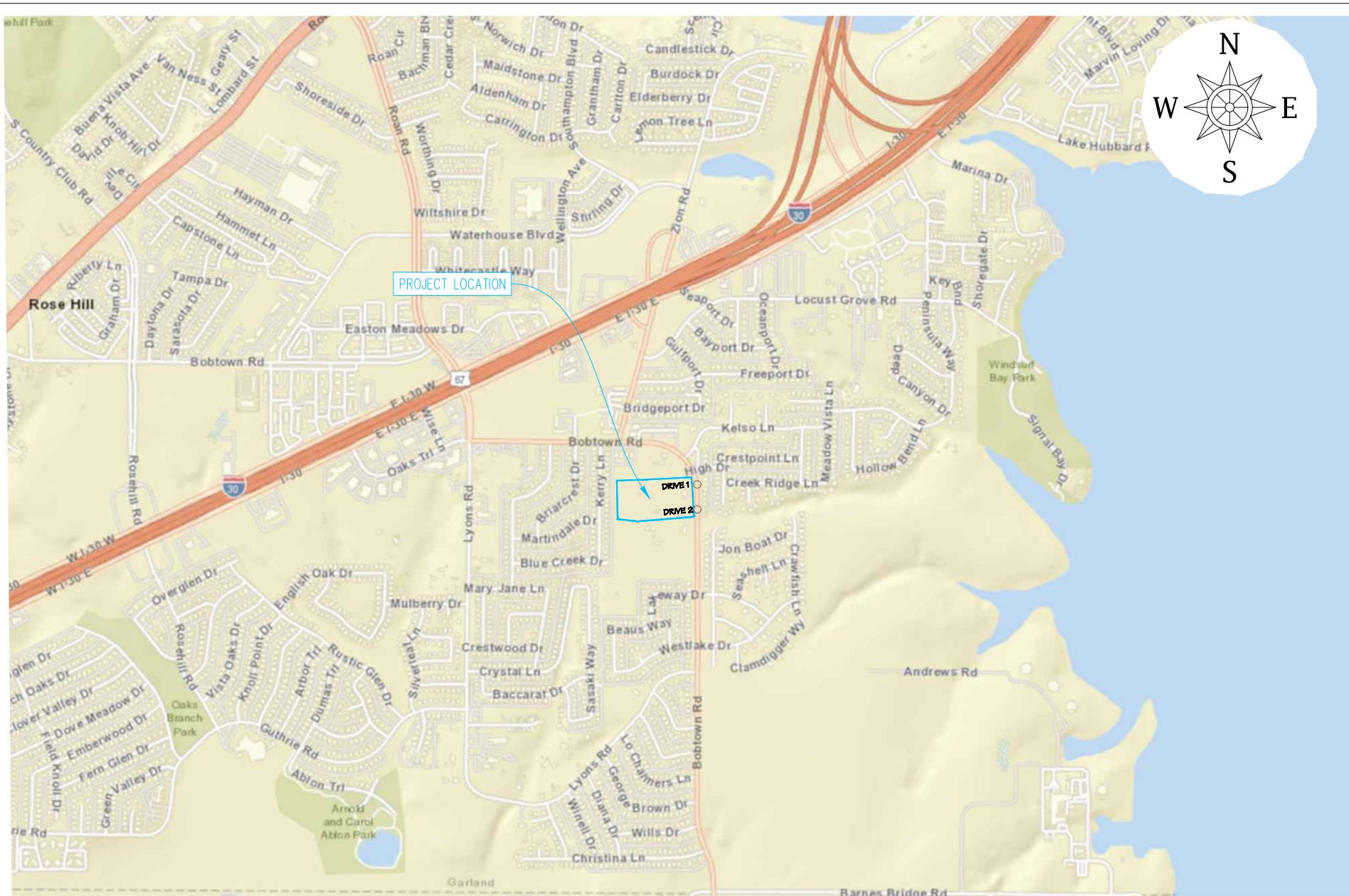
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LIST OF EXHIBITS:

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<i>Exhibit 2. Site Plan.....</i>	<i>iii</i>

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<i>Appendix A – Existing Data Collection and Information</i>
<i>Appendix B – Trip Generation and Traffic Assignment</i>
<i>Appendix C – Traffic Volume Exhibits</i>
<i>Appendix D – Synchro Analysis</i>



LEGEND:



PROJECT LOCATION



STUDY INTERSECTION



Drawn:	Checked:	Date	Job No.
PJS	HWL	7/28/26	26-121

EXHIBIT 1 - VICINITY MAP

SMC DEVELOPMENT BOBTOWN

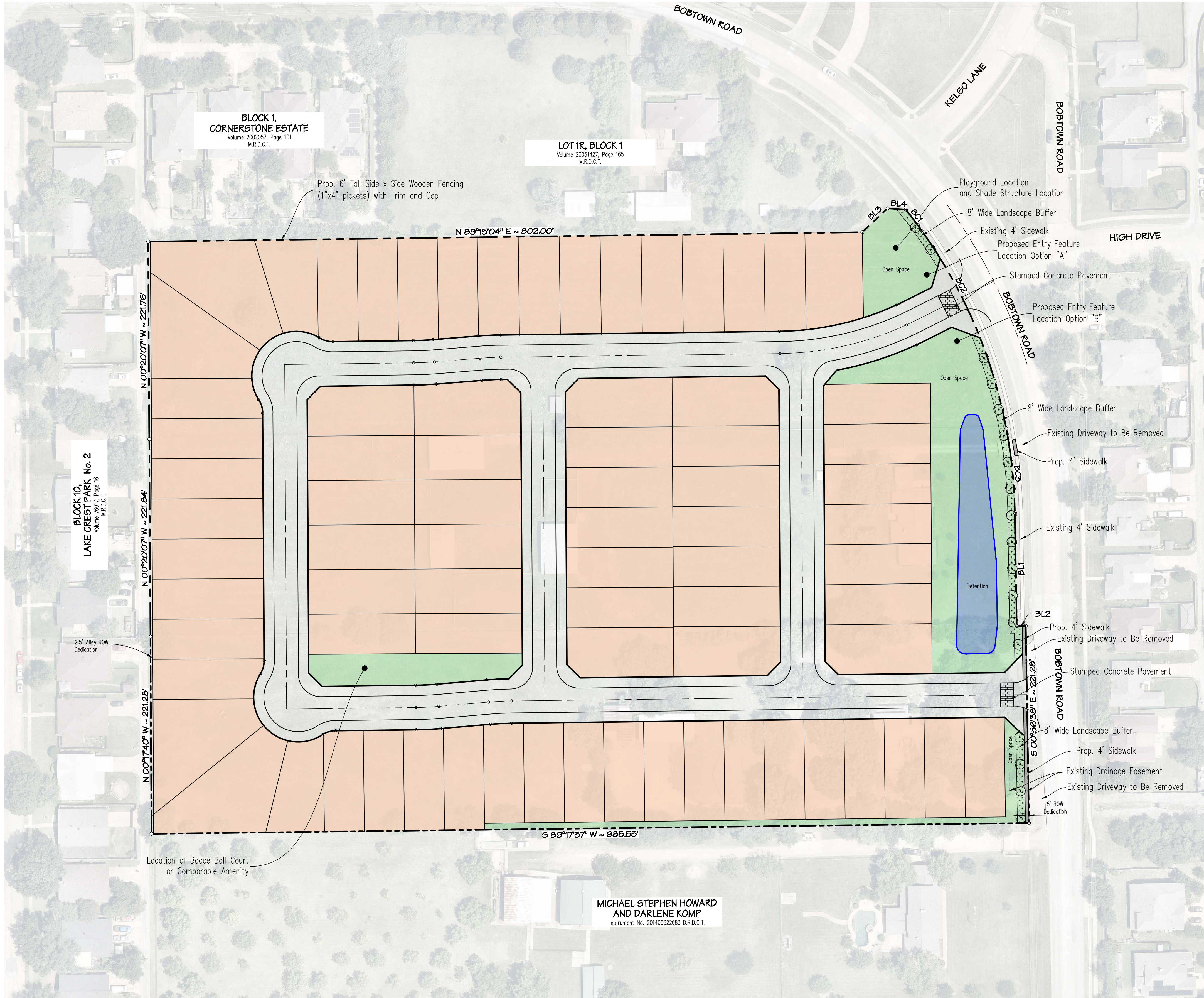
CITY OF GARLAND

DALLAS COUNTY, TEXAS

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Printed by: Kishara Pitt Date: 7/2/2026 1:38 PM

Drawing: 6/20/26 09:53:41 Location: C:\00\Projects\00000000\Concept C-Concept Plan Establishing Sewer By Kishara Date: 7/2/2026 1:33:33 PM



Land use: Proposed Single-Family Residential Detached

Boundary Line Table		
Line #	Bearing	Distance
BL1	S00°57'24"E	127.30'
BL2	N89°17'37"E	10.12'
BL3	N46°41'36"E	39.04'
BL4	S86°25'14"E	20.53'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	30.85'	560.00'	3°09'23"	N37°03'26"W	30.85'
BC2	242.37'	560.00'	24°47'51"	S23°04'49"E	240.48'
BC3	95.05'	560.00'	9°43'29"	S05°49'09"E	94.93'

Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the ODC, TSM, City code, or the approved PD.

NOTE: The Concept Plan Presented is Conceptual and Subject to Change within the Established Constraints and Parameters of the Planned Development Standards.

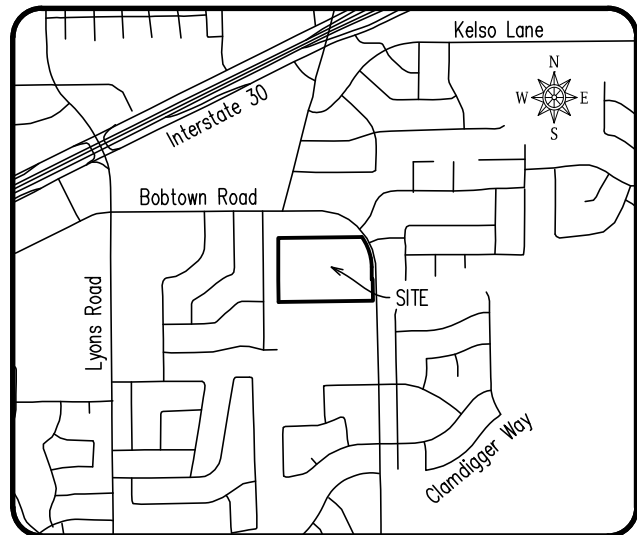
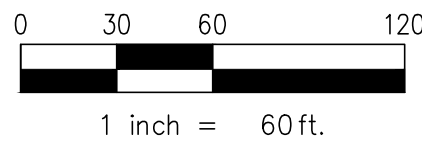
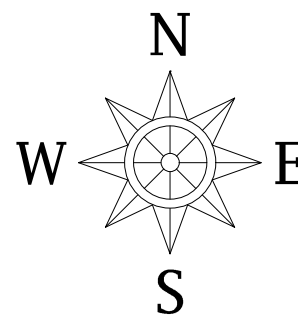
OWNERS
LTR Ventures LTD #1, LTR Living Trust &
LTR Ventures 1 LTD
P.O. Box 496015
Garland, Texas 75049

Kelm Anita Suzanne Trustee
4902 Bobtown Rd.
Garland, Texas 75043

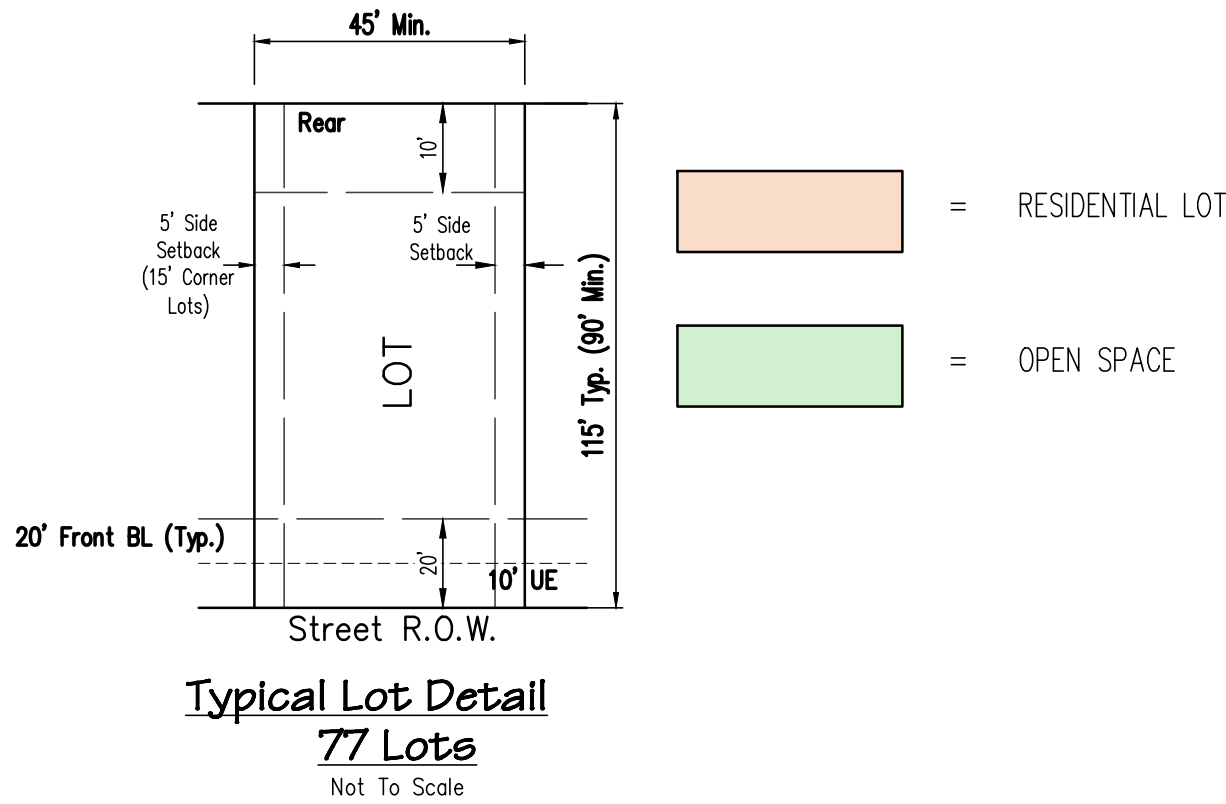
APPLICANT
Maxwell Fisher, AICP
ZoneDEV
2502 Grandview Drive
Richardson, Texas 75080
Telephone (945) 248-4167
Contact: maxwell@zonedevtx.com

ENGINEER
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Kevin Schara

Scale: 1" = 60' June 10, 2026 SEI Job No. 26-121



LOCATION MAP
1" = 2000'



Note: Southern portion of Bobtown Road is asphalt and may be constructed in the future by others. To meet the requirements of the GDC Section 3.47, the developer shall enter into an agreement with the City or pay additional roadway impact fees to pay for the construction cost of one-half of the road improvements adjacent to the property, not to exceed the developer's proportional share.

CONCEPT PLAN-FIT ID # 260618-1
SMC DEVELOPMENT BOBTOWN
PROJECT ADDRESS 4802 BOBTOWN ROAD
EXISTING ZONING: AG/SF-10
PROPOSED ZONING: PD
14.687 ACRES OUT OF THE
H.K. VALENTINE SURVEY ~ ABSTRACT NO. 1518
CITY OF GARLAND, DALLAS COUNTY, TEXAS

INTRODUCTION AND BACKGROUND

Purpose

Spiars Engineering & Surveying (SPIARS) was retained by SMC Development LLC to provide a Traffic Study for the proposed residential development. The proposed development is to be located at 4802 Bobtown Road in Garland, Texas. A vicinity map is provided in **Exhibit 1**.

The purpose of the study is to estimate the traffic impacts of the proposed development in reference to the current traffic conditions of the immediate surrounding vicinity of the property. These impacts are estimated by projecting the development trips arriving and departing the site and developing the traffic patterns to the immediate surrounding intersections to the property. Once the impacts are identified, the findings of the study are to determine the necessary mitigations, if any, needed to maintain acceptable traffic conditions based on SPIARS professional opinions and/or recommendations. Necessary mitigations may include, but are not limited to, safety, overall traffic operations, site access, circulation, etc. Execution and completion of the necessary mitigations are subject to approval of the agency that is responsible for the operation of the transportation facilities. NOTE: The mitigations presented in the analysis of this study should not be regarded as required without the acceptance of the City of Garland and not intended to assign financial responsibility to any parties.

A Traffic Study is required by the City as part of the City of Garland's site plan permitting process. This report was prepared by professional expertise in accordance with industry standards by SPIARS traffic engineers that follow the guidance provided by City of Garland staff. In cases where a direct scope of the City is not provided, SPIARS used professional judgement, as applicable, in order to finalize this report.

Project Description

The development proposes to consist of 77 single-family houses and is expected to be ready for occupancy by 2031. A site plan is provided in **Exhibit 2**.

Additionally, the development proposes constructing two new driveways. Both driveways will be located on Bobtown Road, and full access driveways.

- Roadway Links
 - Bobtown Road
 - Existing Cross-Section: Three-lane, undivided roadway
 - City of Garland Thoroughfare Plan Designation: 80' 4-Lane Undivided, Major Collector (E)
 - Existing Daily Traffic Count: 11,779 (Garland - 2024)
 - Posted Speed Limit: 40 mph

Study Parameters

In accordance with the City of Garland's Traffic Study guidelines, this Traffic Study includes analyses of traffic operations for the following scenarios listed below. All parameters mentioned in this study were reviewed and approved by the City at the commencement of the Traffic Study. NOTE: Because the proposed driveways are not currently constructed, "Existing" and "No-Build" Conditions are not applicable.

Scenario Parameters

- 2031 "Build" Conditions

Analysis Area Parameters

Per communications with the City of Garland's City Staff, the specific analyses performed in this study include AM and PM peak hour Level of Service by movement, and delay by movement for the following study area intersections:

- Intersections
 - Site Driveway 1 @ Bobtown Road
 - Site Driveway 2 @ Bobtown Road

TRAFFIC STUDY

Existing Traffic Data Collection and Analyses

The applicable traffic volumes used in this study were collected and provided by the City of Garland. The provided traffic counts are representative of the current 24-hour daily traffic volumes along Bobtown Road, adjacent to the subject site. In order to utilize the provided traffic counts within this Traffic Study, the 24-hour counts were reduced to an industry standard of 10% to represent the AM and PM Peak hours through traffic volumes. This assumption allows the Traffic Study to develop operational capacity analysis for the proposed driveways.

Development Related Traffic Volumes and Analyses

To determine the traffic volumes generated by the proposed development, SPIARS applied the standard process of estimating trip generation, mode split, trip distribution, and traffic assignment for the subject development. Trip generation for the specific land uses within this study was calculated using the methodologies presented by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition. Based upon previously reviewed values, the projected daily and peak hour trip generation for the proposed development is summarized in **Table 1** (see also Appendix B).

Table 1. Development Calculated Trip Generation Summary

ITE CODE #	LAND USE	UNITS	(WEEKDAY)	AM PEAK HOUR			PM PEAK HOUR		
				Total	In	Out	Total	In	Out
210	Single-Family Detached Housing	77 Homes	887	57	15	42	76	47	29

The trip generation calculations provided by ITE typically are calculated by either a range of rates or by fitted curve equations. In this case, the fitted curves were chosen as requested and are represented in a Land Use Detail spreadsheet provided in **Appendix B**.

At the discretion of the Engineer, adjustments to the standard trip generation may apply in order to account for development-specific factors. For this analysis, reductions to the calculated trip generation by assumptions made for Internal Trip Capture and Pass-By trips were not considered significant enough to be applied within the analysis.

To estimate trip distribution, SPIARS first performed a “cordon line” analysis using existing peak hour volumes approaching the site during the peak hours to obtain the relative percentage of traffic on each corridor. Then, based on professional engineering judgement, resulting percentages were estimated through orientation of travel through general vehicular traffic patterns and characteristics by local roadway networks. These resulting percentages are summarized in Appendix B. Communications with the developer about anticipated traffic patterns were also in place for the finalization of the trip distribution.

Once the site-generated traffic was distributed to the major travel directions, the resulting traffic percentages were assigned to specific traffic routes and turning maneuvers through immediate surrounding intersections. These assignments were based upon the location of proposed site access and the assumed best and most-direct travel path to/from the nearest and most appropriate site driveways. A graphical summary of projected site-related traffic volumes is provided in **Appendix C**.

2031 “Build” Traffic Volume Data and Analyses

Traffic volumes for the “Build” condition are a sum of the existing background traffic volumes, plus the projected development-related traffic volumes. The resulting calculated “Build” traffic volumes are summarized in **Appendix C**.

When unacceptable conditions arise as presented in the analyses of this study, mitigations measures may be required by the City to restore conditions back to acceptable conditions.

Intersection Capacity Analysis

As required by the City, SPIARS conducted peak hour traffic intersection capacity analysis of the study area intersections and applicable development driveways for the “Build” AM and PM Peak Hour scenarios. For peak hour intersection operations, analyses were performed using the latest version of the *Synchro* analysis software to apply methodologies from the latest Highway Capacity Manual

(HCM – 7th Edition). The HCM considers the quantitative stratification of a performance measure(s) representing the quality of a transportation system is referred to as the Level of Service (LOS) of a particular facility. The LOS concept facilitates the presentation of results using a familiar A (best) to F (worst) letter grade scale. Control delay is the principal HCM service measure for evaluating LOS at signalized and unsignalized intersections. Control delay consists of vehicles slowing in advance of an intersection, time spent stopped on an intersection approach, time spent as vehicles move up in the queue, and time needed for vehicles to accelerate to their desired speed.

Generally, the HCM LOS can be described as progression is exceptionally favorable (LOS A), progression is highly favorable (LOS B), progression is favorable or moderate (LOS C), progression is ineffective (LOS D), progression is unfavorable (LOS E), and progression is very poor (LOS F). Traffic operational analysis is typically measured in one-hour periods during day-to-day peak conditions. On high volume roadways and intersections, the peak Levels of Service that are unfavorable are not uncommon.

The following table summarizes the LOS criteria for signalized and unsignalized intersections as defined in the latest edition of the Highway Capacity Manual.

LOS	Signalized Intersection Control Delay (s/veh)	Unsignalized Intersection Control Delay (s/veh)
A	≤ 10	≤ 10
B	$> 10 - \leq 20$	$> 10 - \leq 15$
C	$> 20 - \leq 35$	$> 15 - \leq 25$
D	$> 35 - \leq 55$	$> 25 - \leq 35$
E	$> 55 - \leq 80$	$> 35 - \leq 50$
F	> 80	> 50

As observed from field and video observations of current conditions, operational results retrieved from software analyses are representative and validated to be accurate of what was observed in the field and video.

In order to illustrate conditions as realistic as possible, the following parameters were applied in the analyses:

- Peak hour factors by movement were assumed to be at a value of 0.92. Results for the peak hour Level of Service, and delay were summarized by movement and by overall intersection for each analysis scenario and are presented in **Table 2**.

FINDING: All driveway intersections within the study area are projected to operate at “acceptable” overall intersection Levels of Services during the full project Build Conditions.

Table 2. Intersection Peak Hour Operational Results

INTERSECTION		BUILD CONDITIONS			
		AM Peak Hour of Adj Street		PM Peak Hour of Adj Street	
	Approach	delay (s)	LOS	delay (s)	LOS
Bobtown Road @ Driveway 1	Overall	(0.3)	A	(0.2)	A
	NBL	(8.7)	A	(8.8)	A
	EBLR	(16.9)	C	(16.9)	C
Bobtown Road @ Driveway 2	Overall	(0.3)	A	(0.2)	A
	NBL	(8.7)	A	(8.7)	A
	EBLR	(16.7)	C	(16.6)	C

NOTE: LOS = Level of Service

Appendix A – Existing Data Collection and Information

City of Garland 24-Hour Traffic Volumes
(Updated through 02/19/26)

	On Street	Between		Most Recent Count				
		Street A	Street B	Total Volume	Directional Volumes		Count Date	Day of Week
					NB or EB	SB or WB		
58	Belt Line	Wagon Wheel	Garland	20,671	10,707	9,964	04/20/21	Tue
59	Belt Line	Garland	Brand	31,888	15,084	16,804	10/23/24	Wed
60	Belt Line	Brand	Glenbrook	25,391	12,285	13,106	12/10/19	Tue
61	Belt Line	Glenbrook	Crist	22,086	11,466	10,620	12/09/19	Mon
62	Bellvue	Campbell	Everett	424	252	172	01/11/22	Tue
63	Ben Davis	Bunker Hill	Dorchester	600	314	286	04/20/21	Tue
64	Big Oaks	Laurel Oaks	Diamond Oaks	1,379	628	751	12/12/19	Thu
65	Big Oaks	Diamond Oaks	Stoneridge	810	411	399	12/12/19	Thu
66	Big Oaks	Stoneridge	Shiloh	965	--	--	10/29/24	Tue
67	Big Springs	Campbell	Callejo	99	--	--	11/05/14	Wed
68	Blue Heron	Gannet	Warbler	1,011	466	545	01/11/23	Wed
69	Bobbie	Cabana (w of Jupiter)	Jupiter	1,500	760	740	01/19/23	Thu
70	Bobbie	Jupiter	Bobbie Court (e of Jupiter)	3,031	1,786	1,245	11/19/23	Sun
71	Bobtown	Rowlett	Rosehill (N Leg)	2,945	1,645	1,300	01/14/14	Tue
72	Bobtown	Rosehill (N Leg)	Country Club	3,832	2,017	1,815	09/13/11	Tue
73	Bobtown	Country Club	Waterhouse	5,638	--	--	10/09/24	Wed
74	Bobtown	Waterhouse	Roan	2,187	1,290	897	01/19/23	Thu
75	Bobtown	IH 30	Lyons/Oaks	12,706	6,040	6,666	10/09/24	Wed
76	Bobtown	Lyons/Oaks	Zion	8,622	--	--	10/09/22	Sun
77	Bobtown	Zion	Kelso	8,519	4,629	3,890	11/05/19	Tue
78	Bobtown	Kelso	Westlake	11,779	6,352	5,427	01/10/24	Wed
79	Bobtown	Westlake	Lyons	10,368	5,575	4,793	11/05/19	Tue
80	Bobtown	Lyons	George Brown	9,917	5,279	4,638	01/10/24	Wed
81	Bobtown	George Brown	South City Limits	11,786	--	--	10/09/24	Wed
82	Bonita	Axe	Kingsley	414	222	192	08/15/10	Sun
83	Bosque	Lavendale	Bringle	1,919	--	--	10/23/24	Wed
84	Brand	North City Limits	Campbell	1,677	--	--	11/05/24	Tue
85	Brand	Campbell	Provence	4,822	2,536	2,286	04/20/21	Tue
86	Brand	Muirfield	PGBT	8,614	--	--	11/05/24	Tue
87	Brand	PGBT	Naaman Forest	12,065	4,759	7,306	11/06/24	Wed
88	Brand	Naaman School	Bellaire	7,680	--	--	12/09/19	Mon
89	Brand	Bellaire	Apollo	7,719	4,064	3,655	09/05/18	Wed
90	Brand	Apollo	Belt Line	6,560	--	--	11/06/24	Wed
91	Briarbrook	Pleasant Valley	Country Oaks	1,819	857	962	09/27/04	Mon
92	Briarwood	Saturn	Overhill	867	406	461	10/21/24	Mon
93	Briarwood	Glenbrook	Evergreen	2,496	--	--	10/21/24	Mon
94	Briarwood	Evergreen	Skillman	1,763	--	--	12/09/19	Mon
95	Broadmoor	Centerville	Chevy Chase	4,854	2,807	2,047	04/20/21	Tue
96	Broadmoor	Tahoe	Birchwood	3,831	1,721	2,110	04/20/21	Tue
97	Broadmoor	Westbrook	Sleepy Hollow	2,446	962	1,484	04/20/21	Tue
98	Broadmoor	Hudson	La Prada	2,685	1,102	1,583	04/22/21	Thu
99	Broadway	First	Dairy	20,117	10874	9243	12/11/19	Wed
100	Broadway	Dairy	Centerville	26,575	13,295	13,280	10/07/24	Mon
101	Broadway	Centerville	Kingsley	27,791	14,416	13,375	10/07/24	Mon
102	Broadway	Kingsley	Colonel	33,996	16,929	17,067	11/18/19	Mon
103	Broadway	Colonel	Nickens	31,642	16,019	15,623	10/07/24	Mon
104	Broadway	Nickens	Wynn Joyce	30,456	14,986	15,470	10/07/24	Mon
105	Broadway	Connie	Oates	27,691	14,169	13,522	10/07/24	Mon
106	Broadway	Oates	Little/Tacoma	27,254	13,601	13,653	11/20/19	Wed
107	Broadway	Little/Tacoma	Duck Creek/Rowlett	30,420	14,800	15,620	11/20/19	Wed
108	Broadway	Duck Creek/Rowlett	IH 30	46,328	20,323	26,005	10/07/24	Mon
109	Broadway	IH 30	Guthrie	31,456	15,397	16,059	10/07/24	Mon
110	Broadway	Guthrie	South City Limits	25,544	11,470	14,074	10/09/24	Wed
111	Brookside	Lakeside	Walnut	919	--	--	10/28/19	Mon
112	Brookview	Rollingridge	Heather Glen	763	--	--	12/09/19	Mon
113	Buckingham	West City Limits	Plano	30,073	19,483	10,590	10/28/24	Mon
114	Buckingham	Plano	Yale	35,783	17,186	18,597	10/28/24	Mon

Yellow highlighting indicates counts made by TxDOT

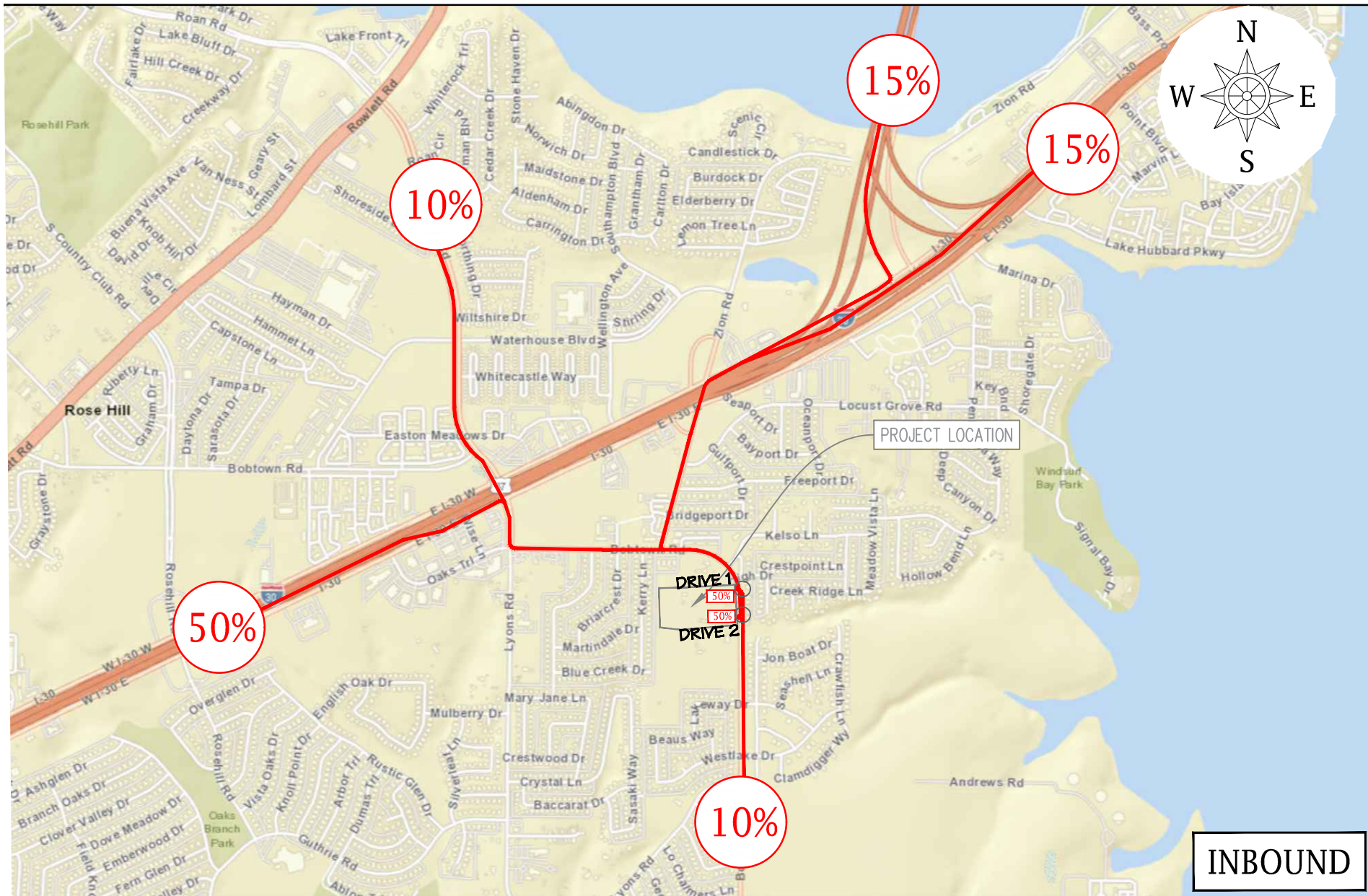
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Appendix B – Trip Generation and Traffic Assignment

ITE Trip Generation Volumes (ITE Trip Generation Manual, 12th Ed.)

Project: 26-121
 Date: 7/28/2026
 Analyst: HWL

				Peak												
				Status	Daily		Status	AM Peak Hour of Adjacent Street				Status	PM Peak Hour of Adjacent Street			
ITE Code	Land Use	Units		Equation/Rate		Volume	Equation/Rate		Volume			Equation/Rate		Volume		
								Total	Enter	Exit			Total	Enter	Exit	
210	Single-Family Detached Housing	77	DU	Equation	$T=8.07 \times X+265.45$	887	Equation	$T=0.67 \times X+5.59$	57	15	42	Equation	$\ln(T)=0.92 \ln X+0.33$	76	47	29
Subtotal:						887			57	15	42			76	47	29
Internal Trip Capture						0			0	0	0			0	0	0
Pass By Trips						0			0	0	0			0	0	0
TOTAL:						887			57	15	42			76	47	29



LEGEND:

- PROJECT LOCATION
- STUDY INTERSECTION



TRAFFIC DISTRIBUTION



TRAFFIC ASSIGNMENTS



Drawn:	Checked:	Date	Job No.
PJS	HWL	7/28/26	26-121

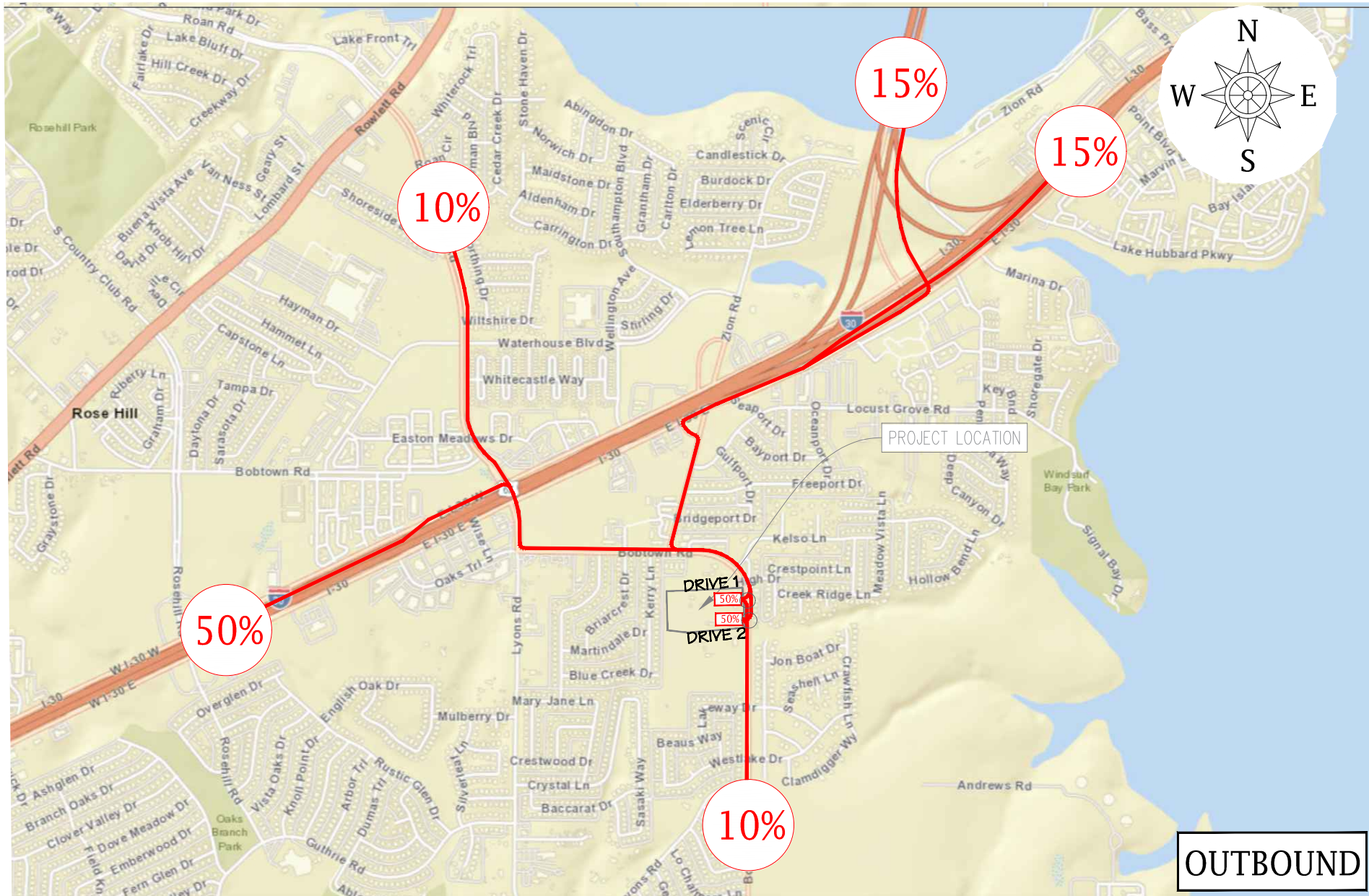
APPENDIX B - TRIP DISTRIBUTIONS

SMC DEVELOPMENT BOBTOWN

CITY OF GARLAND

DALLAS COUNTY, TEXAS

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LEGEND:

- PROJECT LOCATION
- STUDY INTERSECTION

- TRAFFIC DISTRIBUTION
- TRAFFIC ASSIGNMENTS



Drawn:	Checked:	Date	Job No.
PJS	HWL	7/28/26	26-121

APPENDIX B - TRIP DISTRIBUTIONS

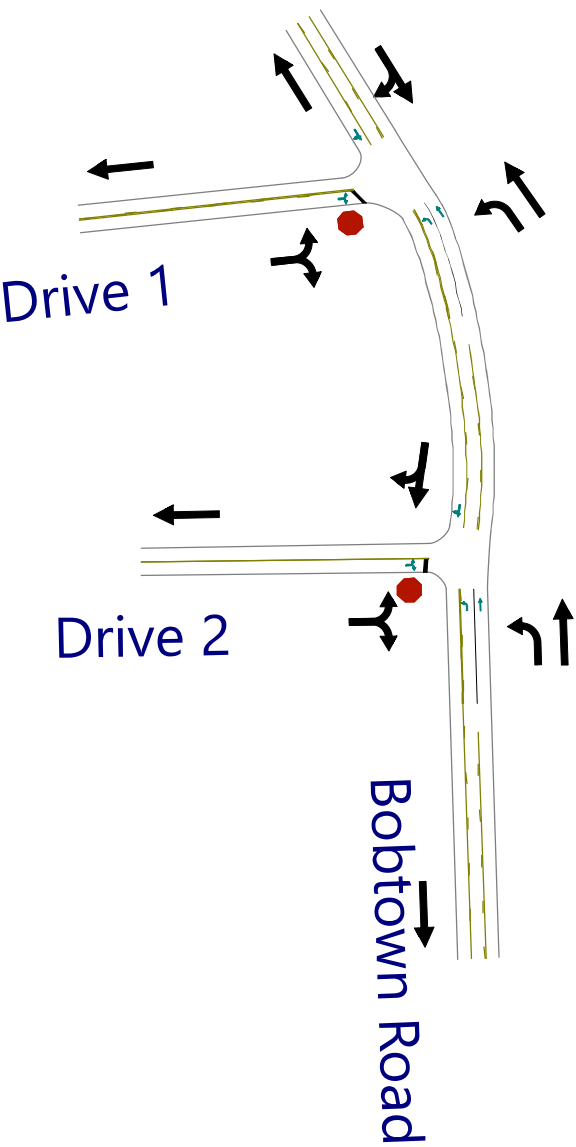
SMC DEVELOPMENT BOBTOWN

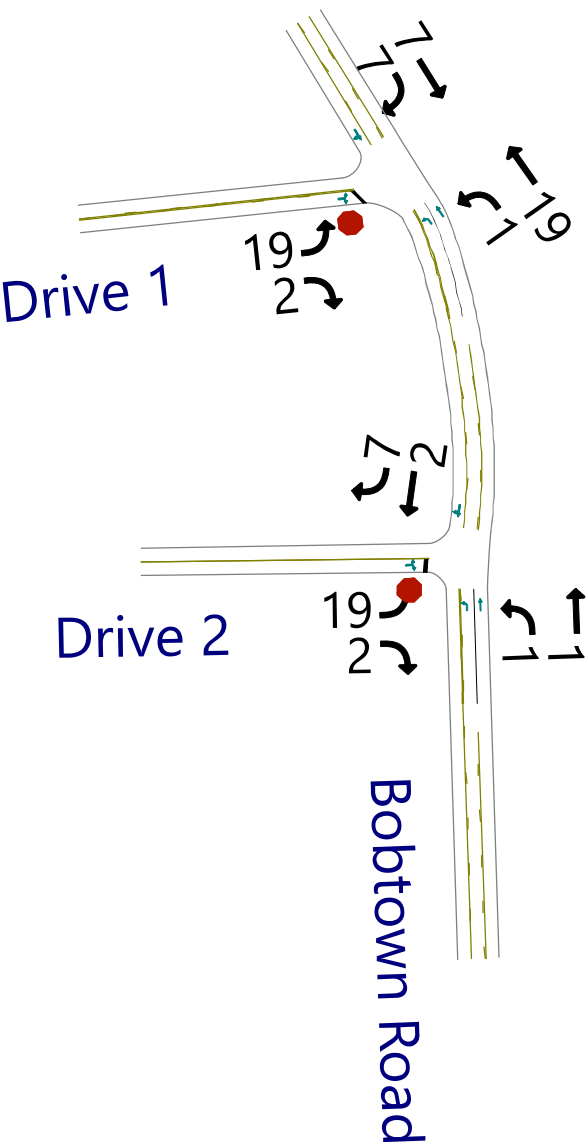
CITY OF GARLAND

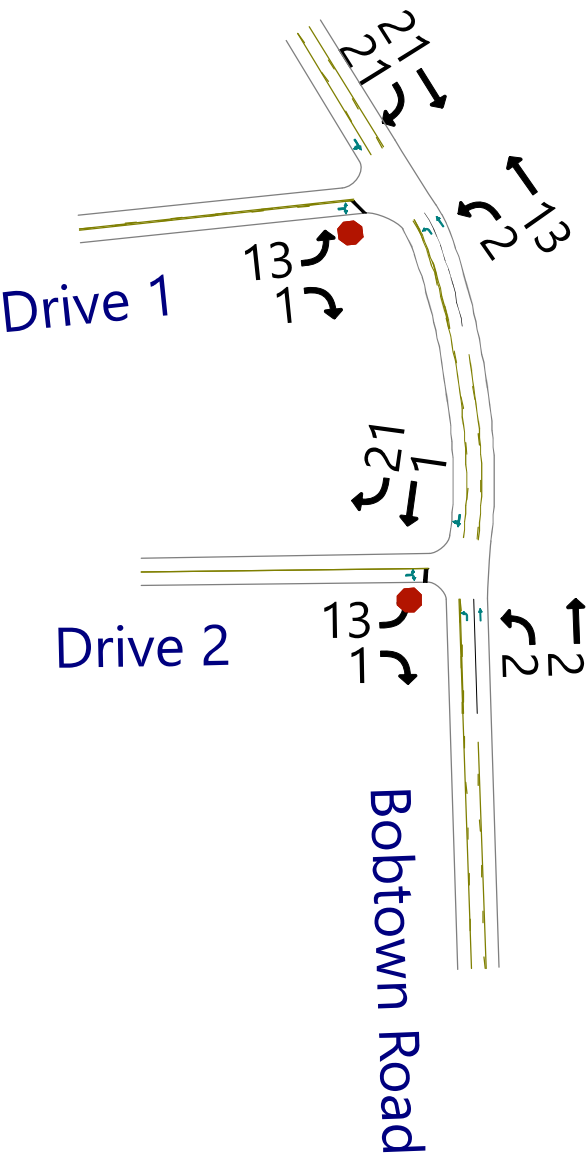
DALLAS COUNTY, TEXAS

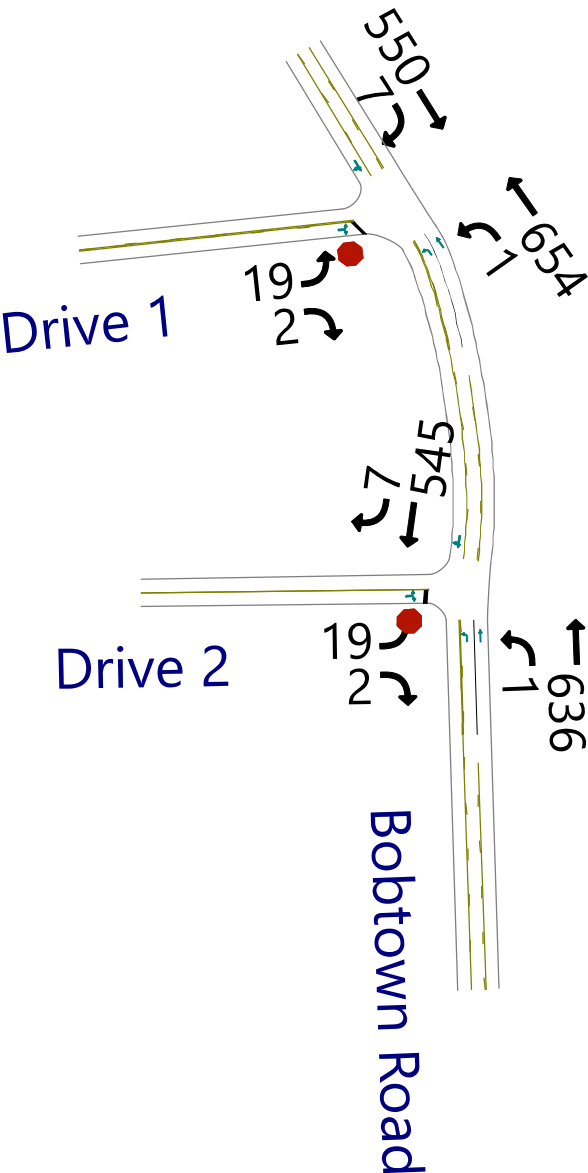
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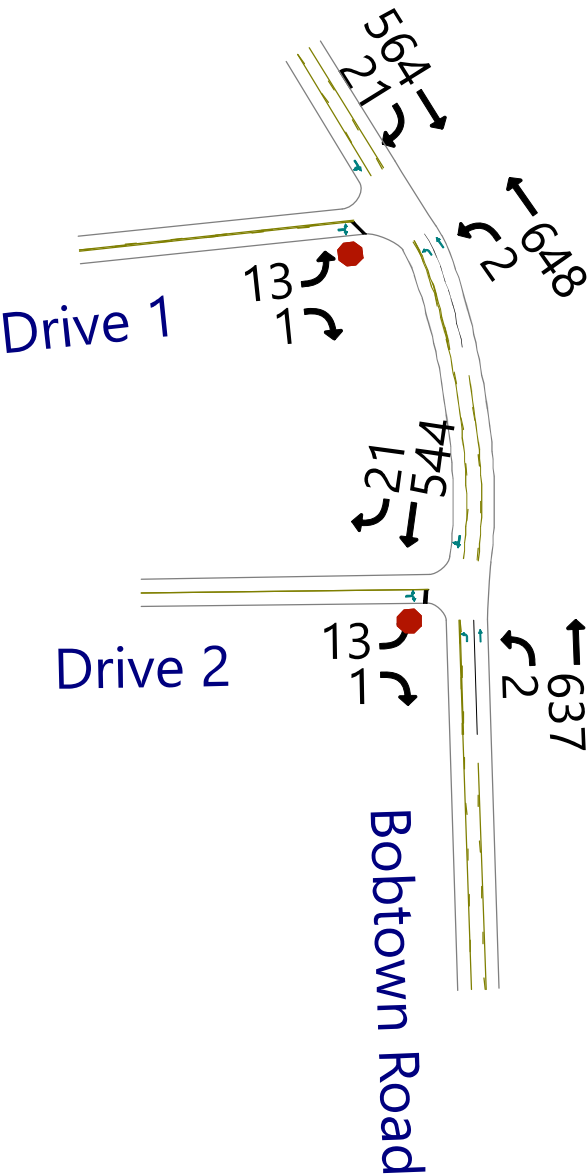
Appendix C – Traffic Volume Exhibits











Appendix D – Synchro Analysis

Intersection

Int Delay, s/veh 0.3

Movement EBL EBR NBL NBT SBT SBRLane Configurations 

Traffic Vol, veh/h 19 2 1 654 550 7

Future Vol, veh/h 19 2 1 654 550 7

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - 100 - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - 0 0 -

Peak Hour Factor 92 92 92 92 92 92

Heavy Vehicles, % 2 2 2 2 2 2

Mvmt Flow 21 2 1 711 598 8

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 1315 602 605 0 - 0

Stage 1 602 - - - - -

Stage 2 713 - - - - -

Critical Hdwy 6.42 6.22 4.12 - - -

Critical Hdwy Stg 1 5.42 - - - - -

Critical Hdwy Stg 2 5.42 - - - - -

Follow-up Hdwy 3.518 3.318 2.218 - - -

Pot Cap-1 Maneuver 174 500 973 - - -

Stage 1 547 - - - - -

Stage 2 486 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 174 500 973 - - -

Mov Cap-2 Maneuver 314 - - - - -

Stage 1 546 - - - - -

Stage 2 486 - - - - -

Approach EB NB SB

HCM Ctrl Dly, s/v 16.9 0.01 0

HCM LOS C

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h) 973 - 325 - -

HCM Lane V/C Ratio 0.001 - 0.07 - -

HCM Ctrl Dly (s/v) 8.7 - 16.9 - -

HCM Lane LOS A - C - -

HCM 95th %tile Q(veh) 0 - 0.2 - -

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	19	2	1	636	545	7
Future Vol, veh/h	19	2	1	636	545	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	2	1	691	592	8

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1290	596	600	0	-	0
Stage 1	596	-	-	-	-	-
Stage 2	693	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	180	503	977	-	-	-
Stage 1	550	-	-	-	-	-
Stage 2	496	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	180	503	977	-	-	-
Mov Cap-2 Maneuver	320	-	-	-	-	-
Stage 1	550	-	-	-	-	-
Stage 2	496	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	16.66	0.01	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	977	-	331	-	-
HCM Lane V/C Ratio	0.001	-	0.069	-	-
HCM Ctrl Dly (s/v)	8.7	-	16.7	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection

Int Delay, s/veh 0.2

Movement EBL EBR NBL NBT SBT SBRLane Configurations 

Traffic Vol, veh/h 13 1 2 648 564 21

Future Vol, veh/h 13 1 2 648 564 21

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - 100 - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - 0 0 -

Peak Hour Factor 92 92 92 92 92 92

Heavy Vehicles, % 2 2 2 2 2 2

Mvmt Flow 14 1 2 704 613 23

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 1333 624 636 0 - 0

Stage 1 624 - - - - -

Stage 2 709 - - - - -

Critical Hdwy 6.42 6.22 4.12 - - -

Critical Hdwy Stg 1 5.42 - - - - -

Critical Hdwy Stg 2 5.42 - - - - -

Follow-up Hdwy 3.518 3.318 2.218 - - -

Pot Cap-1 Maneuver 170 485 948 - - -

Stage 1 534 - - - - -

Stage 2 488 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 169 485 948 - - -

Mov Cap-2 Maneuver 310 - - - - -

Stage 1 533 - - - - -

Stage 2 488 - - - - -

Approach EB NB SB

HCM Ctrl Dly, s/v 16.9 0.03 0

HCM LOS C

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h) 948 - 318 - -

HCM Lane V/C Ratio 0.002 - 0.048 - -

HCM Ctrl Dly (s/v) 8.8 - 16.9 - -

HCM Lane LOS A - C - -

HCM 95th %tile Q(veh) 0 - 0.2 - -

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	1	2	637	544	21
Future Vol, veh/h	13	1	2	637	544	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	1	2	692	591	23

Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1299	603	614	0	-	0
Stage 1	603	-	-	-	-	-
Stage 2	697	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	178	499	965	-	-	-
Stage 1	546	-	-	-	-	-
Stage 2	494	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	178	499	965	-	-	-
Mov Cap-2 Maneuver	317	-	-	-	-	-
Stage 1	545	-	-	-	-	-
Stage 2	494	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	16.59	0.03	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	965	-	326	-	-
HCM Lane V/C Ratio	0.002	-	0.047	-	-
HCM Ctrl Dly (s/v)	8.7	-	16.6	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

**SMC DEVELOPMENT, LLC
PROPOSED MODIFICATIONS**

ATTRIBUTE/CODE	REQUIREMENT	PROPOSAL	JUSTIFICATION
Lot Dimensions Section 3.26, Table 2-3	Lot width 55 feet, 60-foot wide for corner lots	45 feet 55-foot wide for corner lots	The lot width is commensurate with the requested lot size. The lots will accommodate a 35-foot wide product.
Lot Coverage Section 3.26, Table 2-3	50%	60%	The greater lot coverage supports larger floor plans, design flexibility, and greater values, comparable to other residential developments in Garland.
Residential Design, Design Standards, Garages Section 4.84 (A)(2)(iv)	Front entry garage door setback five feet from front building face	A minimum of 75% of residential structures shall have a garage door recessed backward a minimum of 6 inches from building face. The remainder of the residential structures will have a garage door that generally aligns with the front façade. In no case shall a garage door project forward from the building façade.	A majority of structures will have a garage door recessed back from the building façade. There will also be a number of residential structures where the garage door generally aligns with the façade. Visual appeal will be accomplished through required architectural elements, including porches on some units, as demonstrated by the enclosed exhibits.
Residential Design, Design Standards, Architectural Relief Section 4.84(A)(3)(a)	No greater than 20% of the front façade, or an interior side or rear facades above the 1 st story may contain a flat unarticulated or uninterrupted wall length; 2-foot off-set on front, side and rear	No greater than 40% of the front façade above the first story shall have an unarticulated or an uninterrupted wall length; 2-foot off- set not required on sides and rear	The allotted percentage will cover all design types, providing significant visual appeal and variety. The side or rear will have windows or other architectural features to avoid a plain monotonous elevation.

**SMC DEVELOPMENT, LLC
PROPOSED MODIFICATIONS**

Design Elements Section 4.84(A)(3)(c)	List of menu items per code	List of menu items with additions and alternatives. Refer to the modified list in the enclosed development standards.	Additional items will provide flexibility in design while providing an aesthetically pleasing home. The developer has also agreed to make certain design elements mandatory.
Walls and Windows Section 4.84(A)(3)(d)	Windows and doors must comprise at least twenty-five percent (25%) of the wall area of the front building face.	Windows and doors must comprise at least thirty percent (30%) of the wall area of the front building face, including the garage door face.	This application, including garage doors and faux windows, has been suggested by staff to provide an appropriate requirement for openings on a front-entry product. “Carriage-style” garage doors are an added mandatory design feature.
Alleys Section 3.80(B)	Required	Front entry, no alley provided	Architectural standards will provide a quality aesthetic for the front entry product. Utilities and drainage will be provided in easements and streets. There will be both on-site parking in the garage and driveway, and on-street parking.



GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: September 15, 2026

Title: Citywide Appointment

- Animal Services Advisory Committee — Josh Polando

Submitted by: Courtney Vanover
Deputy City Secretary

Strategic Focus Area: Align Execute Measure & Communicate

Issue / Summary

Consider approval of the appointment of Josh Polando to the Animal Services Advisory Committee.

Background

Council is requested to consider the appointment of Josh Polando to the Animal Services Advisory Committee.

Consideration / Recommendation

Approve the appointment of Josh Polando to the Animal Services Advisory Committee.

Attachments

A. Polando - Redacted



Application for City of Garland Boards and Commissions

First Name:	Joshua	Last Name:	Polando
Address:	417 Jolee St	Apt./Suite:	
City:	Richardson	State:	TX
		Zip Code:	75080
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			No
Length of Garland residency (in years)?		Not a resident	Length of Garland residency (in years)?
			10+ years
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Animal Services Committee	2 nd Choice:	Animal Services Committee
		3 rd Choice:	Animal Services Committee
Please list any experience that qualifies you to serve in the areas you have indicated.			
I have worked in Animal Control since 2007. Currently I am a Supervisor at the City of Richardson Animal Shelter.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
None			
List civic or community projects with which you have been involved.			
I ran the volunteer program at the Richardson Animal Shelter for 10 years. We did mobile adoption events. I have represented the Animal Shelter during Richardson's summer safety camp for 15 years.			
What is your educational background?			
High School graduate. Attended the University of North Texas for 2 years.			
Referred by:	Ashley Thompson	District:	N/A



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

None

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

None

Return completed Boards and Commissions Application and Disclosure Form to:

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

Signature: Date:



GARLAND

CITY COUNCIL STAFF REPORT

9

Meeting Date: September 15, 2026

Title: Councilmember Margaret Lucht

- All Abilities Committee — Christina Godfrey

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Align Execute Measure & Communicate

Issue / Summary

Council is requested to consider this appointment to the All Abilities Committee. This appointment is made to fill a current vacancy. This term will begin on September 15, 2026, and end on August 31, 2028.

Background

Council is requested to consider this appointment to the All Abilities Committee. This appointment is made to fill a current vacancy. This term will begin on September 15, 2026, and end on August 31, 2028.

Consideration / Recommendation

Consider approval of Councilmember Lucht's Committee appointment as presented.

Attachments

- A. Christina Godfrey Application



Application for City of Garland Boards and Commissions

First Name:	Christina	Last Name:	Godfrey
Address:	1502 Heritage Dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor, TikTok			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	All Abilities Committee	2 nd Choice:	Bond Committee
		3 rd Choice:	Garland Housing Finance Corporation

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

BS Economics, MPA in Public Administration, Analyst by profession, Disabled and caregiver to physically disabled husband.

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

N/a

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

LBJ Planning Committee

What is your educational background?

BS Economics, MPA in Public Administration

Referred by: Margaret Lucht

District: 5



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

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

Signature: Date: