



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL City of Garland

REMOTE MEETING

Tuesday, February 23, 2021
7:00 p.m.

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

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

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

https://garlandtx.zoom.us/webinar/register/WN_t6vcwXeKSkSC6pg0e48wQQ

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

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

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

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

The Meeting ID is: 959 1665 6197

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

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

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



COUNCIL HOUSE RULES

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the February 2, 2021 Regular Meeting.

2. Consider approval of the following bids:

a. Duck Creek Pedestrian and Bike Bridges

Bid No. 0236-21

Home Run Construction, LLC

\$443,648.31

This request is to reconstruct two low-water crossings and the associated trail segments in the Duck Creek Greenbelt.

b. Skatepark Construction in Rick Oden Park **Bid No. 1113-17**

SPA Skateparks **\$1,830,000.00**

This request is to construct a 40,000-square-foot skatepark in Rick Oden Park in accordance with the concept plan previously approved by Council at the November 19, 2019 Regular City Council Meeting.

c. GP&L Overhead Distribution Line Construction **Bid No. 0067-21**
Services for Apollo Road

The L.E. Myers Co. **\$196,576.85**
Optional Contingency **10,900.00**
TOTAL: \$207,476.85

This request is to provide labor and equipment needed to replace six wood poles with self-supporting steel poles, conductor and neutral along Apollo Road. An Optional Contingency is included for any additional work that may be required.

d. GP&L Overhead Distribution Line Construction **Bid No. 0173-21**
Services for Belt Line Road

The L.E. Myers Co. **\$316,610.62**
Optional Contingency **32,245.00**
TOTAL: \$348,855.62

This request is to provide labor and equipment needed to install or replace self-supporting overhead facilities located at Belt Line Road and Glenbrook. An Optional Contingency is included for any additional work that may be required.

e. GP&L Overhead Distribution Relocations for **Bid No. 0450-21**
Naaman School Road Surveying and
Engineering Services

R-Delta **\$169,900.00**

This request is to obtain surveying, electrical, civil and structural engineering services for the relocation of approximately 3,810 LF of overhead electrical distribution line and the installation of approximately fifteen tubular steel distribution structures in conjunction with the reconstruction of Naaman School Road.

f. GP&L Newman Substation Modification Construction Services Bid No. 1362-20

Primoris T&D Services, LLC	\$484,974.83
Optional Contingency	<u>96,994.97</u>
TOTAL:	\$581,969.80

This request is to provide construction services for the upgrade of the GP&L Newman 69kV Substation. An Optional Contingency is included for any additional work that may be required.

g. 2018 Paving, Water and Sanitary Sewer Replacement Project - Phase Two Bid No. 0947-20

XIT Paving and Construction, Inc.	\$253,049.99
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This request is to approve a Change Order for the 2018 Paving, Water and Sanitary Sewer Replacement Project - Phase Two.

h. Duck Creek Wastewater Standby Generators Project Bid No. 0140-21

Gracon Construction, Inc.	\$7,548,300.00
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This request is to provide services for construction and installation of new centralized standby generators at the Duck Creek Wastewater Treatment Plant.

i. Meadowcreek Park Paving and Drainage Improvements Construction Bid No. 0240-21

New World Contracting, LLC	\$1,539,740.00
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This request is to provide pavement and drainage improvements to the Meadowcreek Park Subdivision.

j. Police Ammunition Purchase 2020-2021

Bid No. 0502-21

GT Distributers	\$80,801.88
Precision Delta Corp.	<u>60,900.00</u>
TOTAL:	\$141,701.88

This request is to purchase ammunition for the training of Garland Police Officers in the use of firearms to perform their duties.

k. Spencer Cooling Tower 5 Rebuild

Bid No. 0518-21

MasterTech Services, Inc.	\$3,836,369.00
Optional Contingency	<u>383,636.90</u>
TOTAL:	\$4,220,005.90

This request is for the removal and replacement of Cooling Tower # 5 at the Spencer Plant. An optional contingency is included for any additional work that may be required.

3. Consider a resolution of the City Council of the City of Garland, Texas, adopting the 2021 Trails and Bikeways Master Plan; and providing an effective date.

Council is requested to consider a resolution approving the Trails and Bikeways Master Plan.

4. Consider a resolution of the City Council of the City of Garland, Texas, requesting an increase in the allocation of COVID-19 vaccine doses for distribution by the Garland/Rowlett/Sachse Vaccination Hub; and providing an effective date.

Council is requested to consider adopting a resolution to the appropriate State officials/agency requesting an increase in the COVID-19 vaccine doses of 1000, currently being allocated for the Garland/Rowlett/Sachse Vaccination Hub administered at Homer B. Jones Stadium, Garland, Texas.

5. Consider by minute action the approval of the Naaman School Road R.O.W. and Land Acquisitions

Naaman School Road (from Brand to S.H. 78 / Lavon Drive) is currently a two-lane asphalt street. It is being reconstructed to a four-lane divided roadway with curbs, which requires additional land/right-of-way. The Council reviewed and discussed several purchase agreements in Executive Session on February 1, 2021.

6. Council is requested to authorize the City Manager to execute a Wholesale Wastewater Contract with the City of Sachse

Since 1994, the City has partnered with the City of Sachse to provide wastewater treatment services. The City of Sachse has requested a renewal to continue these services. This new contract renewal supersedes the existing Wastewater Treatment Contract dated June 8, 1994 and will provide treatment services for twenty years from the effective date.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

7. Hold a Public Hearing on the 2021 Proposed CIP

A public hearing will be held on the 2021 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed CIP Program. The 2021 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 13, 2021.

8. Consider an ordinance adopting the 2021 Capital Improvement Program

An ordinance reflecting the 2021 CIP for the City of Garland, as proposed by the City Manager and as amended by the City Council, was prepared based on direction received at the Monday, February 22, 2021 City Council Work Session.

9. Consider resolutions of Support for Low Income Housing 9% Tax Credit Projects

Council is requested to approve and authorize staff to prepare Resolutions of Support for multifamily developers seeking to apply for 9% Low Income Housing Tax Credit Program administered by the Texas Department of Housing and Community Affairs. Discussions were held during the February 22, 2021 Work Session regarding this item.

10. Hold public hearings on:

- a. Consider a Specific Use Provision request by Ephriem Mengstab to operate a truck storage establishment. The property is located at 2430 Lonnecker Drive in District 5.**

Consideration of the application of Ephriem Mengstab, requesting approval of a Specific Use Provision for 20 years to allow a Truck/Bus Storage Use on a property zoned Industrial (IN) District. (File No. Z 20-28, District 5)

- b. Consider a Site Plan request by Ephriem Mengstab to operate a truck storage establishment. The property is located at 2430 Lonnecker Drive in District 5.**

Consideration of the application of Ephriem Mengstab, requesting approval of a Site Plan to allow a Truck/Bus Storage Use on a property zoned Industrial (IN) District. (File No. Z 20-28, District 5)

- c. Consider a Zoning request by Jack Birdsong to allow a Reception Facility from an existing building. The property is located at 354 East Interstate Highway 30 in District 3.**

Consideration of the application of Jack Birdsong, requesting of an amendment to Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses to add Reception Facility Use. (File No. Z 20-40, District 3)

- d. Consider a Specific Use Provision request by Jack Birdsong to allow a Reception Facility from an existing building. The property is located at 354 East Interstate Highway 30 in District 3.**

Consideration of the application of Jack Birdsong, requesting approval of a Specific Use Provision to allow a Reception Facility Use for 20 years on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. (File No. Z 20-40, District 3)

- e. Consider a Detail Plan request by Jack Birdsong to allow a Reception Facility from an existing building. The property is located at 354 East Interstate Highway 30 in District 3.**

Consideration of the application of Jack Birdsong, requesting approval of a Detail Plan for Reception Facility Use on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. (File No. Z 20-40, District 3)

11. Consider appointments to Boards and Commissions.

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

Council Member B.J. Williams

- Christine Lumpkin-Bell - Property Standards Board

12. Citizen comments.

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

13. Adjourn.

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: 02/23/2021

Item Title: Minutes February 2

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the February 2, 2021 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes February 2



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, February 2, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

Amy Dunphy, Community Outreach Coordinator, presented the Pet of the Month.

Mayor LeMay presented the Achievement of Excellence in Libraries Award to the staff and board.

Council Member Williams announced his upcoming Town Hall on February 4 at 6 p.m.

CONSENT AGENDA

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

Motion was made by Mayor Pro Tem Jerry A. Nickerson, and seconded by Council Member Ricky McNeal to approve the Consent Agenda with the exception of Items 3a and 5, which were pulled by Council Member Aubin for individual consideration. Motion carried:

Vote: 9 - 0

- 1. APPROVED** Consider approval of the minutes of the January 12 Regular Meeting and January 19 Special CIP Work Session.

2. Consider approval of the following bids:

a. **APPROVED Street Sweepers** **Bid No. 0432-21**

Freightliner of Austin **\$517,768.00**

This request is for the purchase of two replacement street sweepers for the Stormwater Management Department.

b. **APPROVED Water & Wastewater Operations Building Architectural Services** **Bid No. 0417-21**

MPI Architects **\$679,100.00**

This request is to obtain professional architectural services for the design of a new Water & Wastewater Operations Building.

c. **APPROVED Sanitary Sewer Manhole Rehabilitation on Bardfield Drive** **Bid No. 0339-21**

Insituform Technologies, LLC **\$127,495.25**

This request is to provide rehabilitation of twenty-nine (29) sanitary sewer manholes located on Bardfield Drive.

d. **APPROVED 5.0 MG Lavon Groundwater Storage Tank Rehabilitation** **Bid No. 0153-21**

DN Tanks, Inc.	\$783,000.00
Optional Contingency	<u>78,300.00</u>
TOTAL:	\$861,300.00

This request is to provide rehabilitation to the 5.0 MG Lavon groundwater storage tank. An Optional Contingency is included for any additional work that may be required.

e. **APPROVED Lyons Road Alignment Study Services** **Bid No. 0420-21**

Criado & Associates, Inc. **\$276,450.00**

This request is to obtain professional services for an alignment study of Lyons Road from I.H. 30 to Guthrie Road.

- f. APPROVED Peripheral Equipment for Police Patrol Vehicles Bid No. 0422-21**

GT Distributors, Inc.	\$234,432.55
Plastix Plus, LLC	76,545.00
Kustom Signals, Inc.	31,228.91
Stop Stick, Ltd.	12,249.63
PVP Communications	4,389.00
Stalker Radar, Inc.	<u>3,505.00</u>
TOTAL:	\$362,350.09

This request is to purchase the equipment necessary to upfit the new Police Department Chevrolet Tahoes to make them fully functioning patrol vehicles.

- g. APPROVED Upgrade of Police Department E911 Equipment Bid No. 0424-21**

Vesta Solutions, Inc.	\$320,439.84
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The Garland Police Department's current Public Safety Answering Point E911 equipment has been placed on product discontinuation notice and will, therefore, be at end-of-life.

- h. APPROVED TMPA Keith Switch to Steep Hollow Transmission Line Rebuild Materials Bid No. 0003-21**

Texas Electric Cooperatives, Inc.	\$1,487,075.00
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This request is for the purchase of two steel dead-end structures and 105 concrete structures with associated materials for the TMPA Keith Switch to Steep Hollow Transmission Line Rebuild CIP project.

- i. APPROVED Playground Replacement Program - Package 1 Construction Bid No. 1106-20**

Dean Construction	\$1,179,978.00
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This request is for site improvement construction for the nine playgrounds in Package 1 of the Playground Replacement Program.

- j. APPROVED TMPA Ben Davis to Royse SW 345kV Transmission Line Tower Replacement Engineering Services Bid No. 0434-21**

Black & Veatch	\$205,481.00
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This request is to obtain electrical, civil and design engineering services to mitigate erosion on transmission structure 2/5 on the existing TMPA Royse to Ben Davis 345kV Transmission Line.

k. APPROVED GP&L Overhead Distribution Line Relocations for TxDOT Bid No. 0281-21

JW Powerline	\$673,283.84
Optional Contingency	<u>30,000.00</u>
TOTAL:	\$703,283.84

This request is to provide labor and equipment needed to relocate GP&L overhead facilities to eliminate conflicts with the Texas Department of Transportation (TxDOT) widening of I.H. 635. An Optional Contingency is included for any additional work that may be required.

I. APPROVED Switchgears for Warehouse Inventory Bid No. 0219-21

Texas Electric Cooperatives	\$108,132.00
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This request is to purchase six switchgears for Warehouse inventory.

3. APPROVED Minute action approving the East Garland State Highway 66 Project Development Agreement as well as the Mutual Aid and Master Development Agreement between the City of Garland and the Garland Foundation for Development.

The Garland Foundation for Development considered and authorized these agreements on December 15, 2020.

4. APPROVED Resolution No. 10471 authorizing Texpool Participation and Designating Amegy Bank as Authorized Representatives of TWDB Escrow Accounts.

Council approved a resolution authorizing Zions Bancorporation, National Association, Amegy Bank Division (Amegy Bank) to participate in TexPool Investment Pools and designating Authorized Representatives of Amegy Bank to perform and inquire on two Texpool escrow accounts established by the City of Garland to earn interest on Texas Water Development bond proceeds and grant proceeds associated with the multi-year Radio Read Water Meter Retrofit project approved in the 2020 CIP.

5. APPROVED Resolution No. 10472 providing for the redemption of certain outstanding City of Garland, Texas, Tax Notes, Series 2020; and resolving other matters incident and related to the redemption of such obligations.

When Council approved the issuance of \$24,860,000 Tax Notes, Series 2020 on September 15, 2020, it was contemplated that the City would exercise the call provision to redeem the notes prior to the scheduled maturity date of November 15, 2021. Staff requests Council consider approving a resolution

to redeem the Tax Notes, Series 2020 as contemplated.

6. **APPROVED Resolution No. 10473** of the City Council of the City of Garland, Texas, adopting a Strategic Master Libraries Plan; and providing an effective date.

At the January 11, 2021 Work Session, Council considered the Library Master Plan Draft which provides analysis, recommendations and action plans for the Library Department in the following areas: Strategic Plan, Technology Plan, Staffing Plan and Facilities Plan.

7. **APPROVED Ordinance No. 7194** authorizing the issuance of “City of Garland, Texas, Water and Sewer System Revenue Refunding Bonds, New Series 2021”, pledging net revenues of the City’s Water and Sewer System to the security of and the payment of the principal of and interest on said bonds; specifying the terms and conditions of such bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement; and the approval and distribution of a Preliminary Official Statement and an Official Statement; and providing an effective date.

At the November 16, 2020 Work Session, Council considered refunding approximately \$23.4 million of Water and Sewer System Commercial Paper Notes, Series 2015 and approximately \$14.4 million Water and Sewer System Revenue Bonds, Series 2011 with Water and Sewer System Revenue Refunding Bonds, Series 2021. The purpose of this transaction is to refund a portion of variable rate commercial paper notes with fixed rate long-term debt and to generate debt service savings.

8. **APPROVED Ordinance No. 7195** authorizing the issuance of “City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2021”, pledging the net revenues of the City’s electric utility system to the payment of the principal of and interest on said bonds; specifying the terms and conditions of such bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Agreement; and the approval and distribution of a Preliminary Official Statement and an Official Statement; and providing an effective date.

At the November 16, 2020 Work Session, Council considered authorizing the refunding of approximately \$55 million of Electric Utility System Commercial Paper Notes, Series 2018 and approximately \$5.4 million of Electric Utility System Revenue Bonds, Series 2011 with Electric System Revenue Refunding Bonds, Series 2021. The purpose of this transaction is to refund a portion of variable rate commercial paper notes with fixed rate long-term debt and to generate savings in debt service.

9. **APPROVED Ordinance No. 7196** amending Chapter 1, Article 2 “Universal Procedures” and Chapter 4, Article 5 “Signs” of the Garland Development Code.

Council approved an amendment to the Garland Development Code (GDC) regarding on-premise and off-premise signage, and digital displays. Also included in the draft ordinance are necessary changes to expand notification

recipients for zoning cases to the physical addresses and increase the notification distance to 1,000 feet for High Risk Use cases, as directed by the City Council.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

11. **APPROVED Zoning File No. Z 19-27, Kimley-Horn and Associates, Inc. (District 5) (Formerly Item 3a, pulled from Consent Agenda)**

Ordinance No. 7193 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) uses and 2) a Detail Plan for a Truck/Bus Repair Use on a 9.615-acre tract of land zoned Planned Development (PD) District 93-11 and located at 2700-2816 McCree Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

There were comments by Council Member Aubin. Brad Neighbor, City Attorney, presented the staff report, explaining the timing for this approval and related conditions.

Motion was made by Council Member Rich Aubin, and seconded by Mayor Pro Tem Jerry A. Nickerson to approve the item as presented. Motion carried:

Vote: 9 - 0

12. **APPROVED Resolution No. 10470** ratifying the approval and the execution of a settlement agreement and a first amendment to the North Texas Municipal Water District Regional Water Supply Facilities Amendatory Contract; and providing an effective date. (**Formerly Item 5 on the Consent Agenda**)

At the February 1, 2021 Work Session, Council considered approving a resolution ratifying the approval and the execution of a settlement agreement and a first amendment to the North Texas Municipal Water District Regional

Water Supply Facilities Amendatory Contract.

There were comments by Council Member Aubin, City Manager Bradford and Brad Neighbor, City Attorney.

Motion was made by Mayor Pro Tem Jerry A. Nickerson, and seconded by Council Member Rich Aubin to approve the resolution to ratify, approval and execution of the settlement agreement with the North Texas Municipal Water District. Motion carried:

Vote: 9 - 0

- 13. APPROVED Ordinance No. 7197** ordering a General Election for the City of Garland, Texas to be held on the 1st day of May, 2021 for the purpose of electing a Mayor and for electing Council Members to Districts 3, 6, 7 and 8 ordering a special election for electing a Council Member to the unexpired term of District 1; providing for the conduct of the election; providing a date for a run-off election; providing for a process to determine position of names on ballots; providing for locations of polling places; providing for early voting; providing for notice, publication, and posting of this order; and providing an effective date.

Council approved an ordinance ordering and providing notice of a General Election for the City of Garland to be held on the 1st day of May 2021.

Motion was made by Mayor Pro Tem Jerry A. Nickerson, and seconded by Deputy Mayor Pro Tem Deborah Morris to approve the ordinance ordering a General Election on May 1 for the offices of Mayor and Council Districts 3, 6, 7 and 8 and for a special election to elect a Council Member to the unexpired term of District 1. Motion carried:

Vote: 9 - 0

- 14. PUBLIC HEARING HELD: Hold a Public Hearing for the Trails and Bikeways Master Plan**
- Staff is requesting to hear public input prior to formal Council consideration for adoption of the Plan. Unless otherwise directed by Council, this item will be considered for formal consideration at the February 16, 2021 Regular Meeting.

Mayor LeMay opened the public hearing at 7:33 p.m..

Ziad Zharrat presented the staff report. Speakers on this item were: Jeff Lucado, Jack Sparks and Jennifer Reeder.

Mayor LeMay closed the public hearing at 7:45 p.m.

**15. PUBLIC
HEARING
HELD:**

Hold a Public Hearing on the 2021 Proposed CIP

A public hearing will be held on the 2021 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed CIP Program. The 2021 Proposed CIP is available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 13, 2021.

Mayor LeMay opened the public hearing at 7:46 p.m.

Speaker on this item was Joshua Garcia.

Mayor LeMay closed the public hearing at 7:50 p.m.

16. Citizen comments: Joshua Garcia

17. Adjourn: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:55 p.m.

Submitted By:

Scott LeMay, Mayor

Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. a.

Meeting Date: 02/23/2021

Item Title: Duck Creek Pedestrian and Bike Bridges

Submitted By: Andy Hesser, Managing Director

Bid Number: 0236-21

Purchase Justification:

This request is to reconstruct two (2) low-water crossings and the associated trail segments in the Duck Creek Greenbelt. This project aims to improve pedestrian and bicyclist mobility and address flooding issues associated with the two (2) existing culvert structures by replacing the low-water crossings with steel truss bridges in the same locations. The proposed bridges are designed to accommodate future expansion of the Duck Creek Trail by providing a 12'-wide crossing for each bridge.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated with Home Run Construction, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Home Run Construction, LLC	All	\$443,648.31
TOTAL:		\$443,648.31

Basis for Award: Straight Low Bid

Purchase Requisition #: 44543

Fiscal Impact

Total Project/Account:	\$600,000
Expended/Encumbered to Date:	100,196
Balance:	\$499,804
This Item:	443,648
Proposed Balance:	\$56,156

Account #: 692-2499-1835116-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Pedestrian/Bike Bridges - Crossings on Duck Creek

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: 2020 CIP - Page 71

Budget Director Approval: Ron Young

Approval Date: 02/04/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/04/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. b.

Meeting Date: 02/23/2021

Item Title: Skatepark Construction in Rick Oden Park

Submitted By: Andy Hesser, Managing Director

Bid Number: 1113-17

Purchase Justification:

This request is to construct a 40,000-square-foot skatepark in Rick Oden Park in accordance with the concept plan previously approved by Council at the November 19, 2019 Regular City Council Meeting. Detailed construction plans and specifications have been developed since the approval of the concept plan, and the timing of construction of the skatepark has been sequenced to match the construction schedule of the first phase of the Rick Oden Park improvements.

Evaluation:

A Request for Qualifications (RFQ) was issued in accordance with Purchasing procedures. Four (4) responses were received and evaluated based on the published criteria. The two (2) firms demonstrating the highest level of qualifications, knowledge, and experience necessary to complete the proposed work successfully were invited to submit a more detailed Request for Proposal (RFP). SPA Skateparks received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
SPA Skateparks	All	\$1,830,000.00
TOTAL:		\$1,830,000.00

Basis for Award: Best Value

Purchase Requisition #: 44854

Fiscal Impact

Total Project/Account: \$2,042,000*

Expended/Encumbered to Date: 212,000

Balance: \$1,830,000
This Item: 1,830,000
Proposed Balance: \$0
Account #: 614-2499-1833004-9002; 692-2499-1833000-9002

Fund/Dept/Project – Description and Comments:

Park CIP / Skating/Skateboard Facility

* Construction of the Skating/Skateboard Facility will continue in 2022, and \$200,000 will be required to be funded in 2022. An additional \$42,000 of interest earnings have been applied to the project to cover the increased cost of construction.

Attachments

Bid Recap1

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: 2020 CIP - Page 64

Budget Director Approval: Ron Young

Approval Date: 02/05/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/05/2021

CITY OF GARLAND - BID RECAP SHEET

OPENED: PR 44854
 REQ. NO. 1113-17
 BID NO. 1 of 1
 PAGE: J. Wilson
 BUYER:

ITEM	QTY	UNIT	DESCRIPTION	SPA Skateparks		Grindline		Spohn Ranch		ARC	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Skatepark Construction in Rick Oden Park		\$1,830,000.00						
			Evaluation Criteria								
			Qualifications	Maximum = 150	136		134		118		107
			Experience	Maximum = 60	52		51		42		40
			References	Maximum = 60	57		58		54		35
			OSHA Training	Maximum = 30	27		26		16		9
			Total		272		269		230		191
TOTAL GROSS PRICE					\$1,830,544.00						
CASH DISCOUNT											
TOTAL NET PRICE					\$1,830,544.00						
F.O.B. DELIVERY				DELIVERED		DELIVERED		DELIVERED		DELIVERED	

NEXT LOW: \$0.00
 LOW: \$0.00
 SAVINGS: \$0.00

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

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. c.

Meeting Date: 02/23/2021

Item Title: GP&L Overhead Distribution Line Construction Services for Apollo Road

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 0067-21

Purchase Justification:

This request is to provide labor and equipment needed to replace six (6) wood poles with self-supporting steel poles, conductor and neutral along Apollo Road. This is part of the approved Overhead Line Construction CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received. Sayers Construction was considered nonresponsive due to discrepancies in their bid response documents. The other three (3) responses were evaluated based on the published criteria. The L.E. Myers Co. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	The L.E. Myers Co.	All	\$196,576.85
	Optional Contingency		10,900.00
		TOTAL:	\$207,476.85

Basis for Award: Best Value

Purchase Requisition #: 44357

Fiscal Impact

Total Project/Account: \$5,721,721
Expended/Encumbered to Date: 3,051,710
Balance: \$2,670,011

This Item: 207,477
Proposed Balance: \$2,462,534
Account #: 215-3299-3153201-7111, 210-3299-3153201-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Distribution Lines - Overhead Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: 2020 CIP - Page 278

Budget Director Approval:	Ron Young	Approval Date: 02/04/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 02/04/2021

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. d.

Meeting Date: 02/23/2021

Item Title: GP&L Overhead Distribution Line Construction Services for Belt Line Road

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 0173-21

Purchase Justification:

This request is to provide labor and equipment needed to install or replace self-supporting overhead facilities located at Belt Line Road and Glenbrook. This is part of the approved Overhead Line Construction CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received. Sayers Construction was considered nonresponsive due to discrepancies in their bid response documents. The other two (2) responses were evaluated based on the published criteria. The L.E. Myers Co. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	The L.E. Myers Co.	All	\$316,610.62
	Optional Contingency		32,245.00
		TOTAL:	\$348,855.62

Basis for Award: Best Value

Purchase Requisition #: 44448

Fiscal Impact

Total Project/Account: \$5,721,721
Expended/Encumbered to Date: 2,702,854
Balance: \$3,018,867

This Item: 348,856
Proposed Balance: \$2,670,011
Account #: 215-3299-3153201-7111, 210-3299-3153201-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Distribution Lines - Overhead Program

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: 2020 CIP - Page 278

Budget Director Approval:	Ron Young	Approval Date: 02/05/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 02/04/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. e.

Meeting Date: 02/23/2021

Item Title: GP&L Overhead Distribution Relocations for Naaman School Road Surveying and Engineering Services

Submitted By: Jonas Whitehead, Distribution Director

Bid Number: 0450-21

Purchase Justification:

This request is to obtain surveying, electrical, civil and structural engineering services for the relocation of approximately 3,810 LF of overhead electrical distribution line and the installation of approximately fifteen (15) tubular steel distribution structures in conjunction with the reconstruction of Naaman School Road.

Evaluation:

R-Delta was selected as the Most Qualified firm for this project from RFQ 0753-19.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	R-Delta	All	\$169,900.00
		TOTAL:	\$169,900.00

Basis for Award: Most Qualified

Purchase Requisition #: 44821

Fiscal Impact

Total Project/Account:	\$5,721,721
Expended/Encumbered to Date:	2,532,954
Balance:	\$3,188,767
This Item:	169,900
Proposed Balance:	\$3,018,867
Account #:	215-3299-3153201-7111, 210-3299-3153201-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Distribution Lines - Overhead Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: 2020 CIP - Page 278

Budget Director Approval: Ron Young

Approval Date: 02/05/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/04/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. f.

Meeting Date: 02/23/2021

Item Title: GP&L Newman Substation Modification Construction Services

Submitted By: Steve Martin, Transmission Director

Bid Number: 1362-20

Purchase Justification:

This request is to provide construction services for the upgrade of the GP&L Newman 69kV Substation. This is part of the approved Newman Substation Modification CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Twelve (12) bids were received. The top five (5) responsive bids that were considered within competitive range were evaluated based on the published criteria. Kiewit Infrastructure South was considered nonresponsive due to not providing pricing for Line Item NE-10. Sayers Construction was considered nonresponsive due to discrepancies in their bid response documents. Primoris T&D Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Primoris T&D Services, LLC	All	\$484,974.83
Optional Contingency		96,994.97
	TOTAL:	\$581,969.80

Basis for Award: Best Value

Purchase Requisition #: 44547

Fiscal Impact

Total Project/Account: \$4,661,000
Expended/Encumbered to Date: 2,611,510
Balance: \$2,049,490
This Item: 581,970

Proposed Balance: \$1,467,520
Account #: 210-3799-3178501-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades Program

Attachments

Bid Recap 1 of 2
Bid Recap 2 of 2

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2020
Document Location: 2020 CIP - Page 281

Budget Director Approval:	Ron Young	Approval Date: 02/05/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 02/04/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. g.

Meeting Date: 02/23/2021

Item Title: 2018 Paving, Water, and Sanitary Sewer Replacement Project - Phase Two

Submitted By: Steve Oliver, Streets Director

Bid Number: 0947-20

Purchase Justification:

This request is to approve a Change Order for the 2018 Paving, Water and Sanitary Sewer Replacement Project - Phase Two. During the reconstruction of Middle Glen Drive from Villa Ridge Drive to 4933 Avalon Drive, staff determined that additional concrete pavement on Avalon Drive and Branch Hollow Drive that connects to the new pavement had deteriorated to the point that it needed to be removed and replaced. This Change Order consists of removing and replacing approximately 322 feet of concrete pavement on Avalon Drive, including replacement of the sanitary sewer main beneath that pavement, and approximately 165 feet of concrete pavement on Branch Hollow Drive.

Evaluation:

XIT Paving and Construction, Inc., was awarded the original PO 30572 in the amount of \$2,671,713 at the August 8, 2020, City Council meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
XIT Paving and Construction, Inc.	All	\$253,049.99
TOTAL:		\$253,049.99

Basis for Award: Change Order

Purchase Requisition #: 44893

Fiscal Impact

Total Project/Account: \$21,428,194
Expended/Encumbered to Date: 15,353,464
Balance: \$6,074,730
This Item: 253,050
Proposed Balance: \$5,821,680
Account #: 831-4693-7111; 220-4049-3019200-9214; & 230-4149-3215700-9305

Fund/Dept/Project – Description and Comments:

2018 Paving, Water, and Sanitary Sewer Replacement Project - Phase Two

Infrastructure Repair & Replacement Fund / Construction	831-4693-7111	\$200,210
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Water CIP / Relocation of Mains Prior to Paving	220-4049-3019200-9214	9,930
Wastewater CIP / Relocation of Mains Prior to Paving	230-4149-3215700-9305	42,910
	Total	\$253,050

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 211 and 2020 CIP - Pages 223 & 251

Budget Director Approval: Ron Young Approval Date: 02/05/2021

Purchasing Director Approval: Gary L. Holcomb Approval Date: 02/04/2021

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. h.

Meeting Date: 02/23/2021

Item Title: Duck Creek Wastewater Standby Generators Project

Submitted By: Wes Kucera, Managing Director

Bid Number: 0140-21

Purchase Justification:

This request is to provide services for construction and installation of new centralized standby generators at the Duck Creek Wastewater Treatment Plant. The addition of standby generators was a recommendation in the 2016 Wastewater Treatment Master Plan. The Tier IV generators will allow the Duck Creek Wastewater Treatment Plant to participate in any of the Emergency Response Programs. These programs will help to reduce the power demands on the electrical grid and will be a source of revenue for the plant. Services include installation of two (2) Tier IV generators and installation of new paralleling switchgear including electrical, structural, HVAC mechanical and instrumentation.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on published criteria. Gracon Construction, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Gracon Construction, Inc.	All	\$7,548,300.00
TOTAL:		\$7,548,300.00

Basis for Award: Best Value

Purchase Requisition #: 44890

Fiscal Impact

Total Project/Account: \$5,626,752

Expended/Encumbered to Date: 1,754,873

Balance: \$3,871,879
This Item: 7,548,300
Proposed Balance: \$(3,676,421) *
Account #: 230-4239-3402700-9007, 235-4239-3402700-9007, &
237-4239-3402700-9007

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Duck Creek WWTP Replacements & Modifications

* This project will continue into 2021 and 2022. Funding in the amount of \$1,775,000 has been requested for this project in the 2021 Proposed CIP, and another \$3,725,000 will be requested in the 2022 CIP.

Attachments

Bid Recap 1 of 2

Bid Recap 2 of 2

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: Page 264

Budget Director Approval: Ron Young

Approval Date: 02/05/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/05/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. i.

Meeting Date: 02/23/2021

Item Title: Meadowcreek Park Paving and Drainage Improvements Construction

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0240-21

Purchase Justification:

This request is to provide pavement and drainage improvements to the Meadowcreek Park Subdivision. The project consists of pavement and drainage improvements in portions of Fieldside Drive, Meadowcreek Lane, Rollingridge Lane, Rollingridge/Fieldside alley and the Fieldside/Wildbriar alley. Additional work will include minor adjustments of water and wastewater facilities.

Evaluation:

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

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
New World Contracting, LLC	All	\$1,539,740.00
TOTAL:		\$1,539,740.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 44884

Fiscal Impact

Total Project/Account:	\$25,418,380
Expended/Encumbered to Date:	15,406,364
Balance:	\$10,012,016
This Item:	1,539,740
Proposed Balance:	\$8,472,276
Account #:	Various Accounts

Fund/Dept/Project – Description and Comments:

Meadowcreek Park Paving and Drainage Improvements Construction:

FY 2020-21 Operating / Stormwater Management Fund	261-4621-6051	\$ 112,000
FY 2020-21 Operating / Infrastructure Repair & Replacement Fund	831-4693-7111	841,199
Water CIP / Relocation of Mains Prior to Storm Sewer Installation	220-4049-3019500-9214	26,415
Wastewater CIP / Sanitary Sewer Taps - New or Relocations	230-4149-3214800-9302	17,875
Drainage CIP / Local Flooding Program	692-1409-1423001-9001	512,371
Electric CIP / Distribution Lines - Underground Program	210-3299-3162401-7111	29,880
	Total	\$1,539,740

Attachments

Bid Recap 1 of 3

Bid Recap 2 of 3

Bid Recap 3 of 3

Location Map

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2020-21

Document Location: Oper. Budget - Pages 211 & 262 and 2020 CIP -
Pages 139, 224, 247, & 280

Budget Director Approval: Ron Young

Approval Date: 02/05/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/04/2021





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. j.

Meeting Date: 02/23/2021

Item Title: Police Ammunition Purchase 2020-2021

Submitted By: Jeffrey Bryan, Chief of Police

Bid Number: 0502-21

Purchase Justification:

This request is to purchase ammunition for the training of Garland Police Officers in the use of firearms to perform their duties. The firearms proficiency test is mandated by the Texas Commission on Law Enforcement (TCOLE), a regulatory agency for the State of Texas.

Evaluation:

The ammunition is available from GT Distributors through the BuyBoard Cooperative Purchasing Contract 603-20 and Precision Delta Corp. through the Texas SmartBuy Cooperative Purchasing Contract 680-A1.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
GT Distributors	1	\$ 80,801.88
Precision Delta Corp.	2	60,900.00
TOTAL:		\$141,701.88

Basis for Award: Cooperative Purchase

Purchase Requisition #: 44886 & 44887

Fiscal Impact

Total Project/Account: \$1,945,428
Expended/Encumbered to Date: 871,269
Balance: \$1,074,159
This Item: 141,702
Proposed Balance: \$932,457
Account #: 100-1271-6077

Fund/Dept/Project – Description and Comments:

General Fund / Police Department

AttachmentsBid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Oper. Budget - Page 68

Budget Director Approval: Ron Young

Approval Date: 02/08/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/08/2021



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2. k.

Meeting Date: 02/23/2021

Item Title: Spencer Cooling Tower 5 Rebuild

Submitted By: Jeff Janke, Administration

Bid Number: 0518-21

Purchase Justification:

This request is for the removal and replacement of Cooling Tower #5 at the Spencer Plant. The tower sustained substantial structure failure, rendering it completely inoperable. The remaining cells of the cooling tower will be demolished, and a new one will be constructed in its place. The cooling tower is instrumental in the steam cycle of Spencer and must be replaced in order for the generation unit to be brought back online. An Optional Contingency is included for any additional work that may be required.

Evaluation:

The construction of the cooling tower will be awarded to MasterTech Services, Inc., as a Critical Business Need necessary to protect the competitive interests and positions of GP&L. MasterTech Services, Inc., is positioned to meet the June 1, 2021, in-service date in order to satisfy the power generation requirements as presented to Electric Reliability Council of Texas (ERCOT).

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
MasterTech Services, Inc.	All	\$3,836,369.00
Optional Contingency		383,636.90
TOTAL:		\$4,220,005.90

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 44917

Fiscal Impact

Total Project/Account: \$4,277,000 *

Expended/Encumbered to Date: 0

Balance: \$4,277,000
This Item: 4,220,006
Proposed Balance: \$56,994
Account #: 215-3449-3161101-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Production Program

* On February 1, 2021, Electric presented a change to the 2021 Proposed CIP to add \$4,277,000 to the 2021 Production Program for the Replacement of the Spencer Unit 5 Cooling Tower.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2021

Document Location: Proposed CIP - Page 282

Budget Director Approval: Ron Young

Approval Date: 02/11/2021

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 02/11/2021



GARLAND POLICY REPORT

City Council Regular Session Agenda

3.

Meeting Date: 02/23/2021
Item Title: Resolution for Adoption of the Trails and Bikeways Master Plan
Submitted By: Andy Hesser, Managing Director
Strategic Focus Areas: Enhanced Quality of Life through Amenities, Arts, and Events
Safe Community
Vibrant Neighborhoods and Commercial Centers

ISSUE

This item is to consider formal adoption of the 2021 Trails and Bikeways Master Plan.

OPTIONS

1. Formal adoption of the Plan with Resolution providing an effective date.
2. Amend the Plan for future consideration of adoption.
3. Non-acceptance of the Plan.

RECOMMENDATION

Staff recommends formal adoption of the 2021 Trails and Bikeways Master Plan as presented.

BACKGROUND

The purpose of the Trails and Bikeways Master Plan is to conduct an assessment of and recommend improvements to the overall trail and bikeway network in Garland. The Plan will serve as a guide for the development of bicycle and pedestrian network recommendations, context-sensitive design guidelines, and prioritized implementation recommendations for a system of off-street and on-street pathways, bike lanes, trails and other facilities that will connect users to key destinations within Garland and provide connections to adjacent communities.

Throughout the course of developing this plan, staff and the consultant team of Halff Associates have engaged extensively with Garland residents, Garland Boards and Commissions, City of Garland staff in multiple departments, city staff from adjacent communities, and other relevant governmental agencies to garner feedback on both technical and broad aspects of the plan. A Citizen Steering Committee, comprised of bicycling advocates and enthusiasts, met three times to review the consultant's recommendations, and they provided valuable insight and unique perspectives to City staff that helped to enrich and further improve the plan.

The Plan is organized into five major phases:

1. Assess existing conditions
2. Engage the community
3. Determine system needs
4. Develop recommendations
5. Refine and prioritize actions

CONSIDERATION

Staff requests the consideration of the Plan as presented, which includes the incorporation of all appropriate and applicable data and feedback received throughout the development of the plan.

Attachments

Resolution Trails Masterplan

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, ADOPTING THE 2021 TRAILS AND BIKEWAYS MASTER PLAN; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Garland recognizes the need to develop a trails and bikeways master plan to guide future development of trails and bikeways in Garland; and

WHEREAS, the 2021 Trails and Bikeways Master Plan, a copy of which is attached hereto as Exhibit "A" (the "Plan"), represents the culmination of the master planning process and will provide guidance for and the development of trails and bikeways in Garland for the next five to ten years and beyond; and

WHEREAS, the Plan complies with master plan guidelines of relevant governmental agencies from which Garland will request grant assistance for implementation; and

WHEREAS, the City Council has been briefed by the City Manager and staff, has determined the Plan is reasonable, and now desires to formally approve and adopt the Plan;

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

Section 1

That the City Council of the City of Garland, Texas hereby officially adopts the 2021 Trails and Bikeways Master Plan, a copy of which is hereto attached as Exhibit "A" and incorporated herein for all purposes, superseding all prior strategic and master plans regarding non-motorized transportation planning within the City.

Section 2

That adoption of the 2021 Trails and Bikeways Master Plan shall not commit the City to specific amounts of funding levels or implementation strategies, but shall provide guidance for future consideration of trail and bikeway facilities for its citizens.

Section 3

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 02/23/2021

Item Title: Resolution for Vaccine Allotment

Submitted By: Jason Chessher, Managing Director

Summary of Request/Problem

Council is requested to consider adopting a resolution to the appropriate State officials/agency requesting an increase in the COVID-19 vaccine doses of 1000, currently being allocated for the Garland/Rowlett/Sachse Vaccination Hub administered at Homer B. Jones Stadium, Garland, Texas. This item was previously discussed at the Work Session on February 15, 2021.

Recommendation/Action Requested and Justification

Approve the resolution requesting an increase in COVID-19 vaccine doses for Garland/Rowlett/Sachse Vaccination Hub.

Attachments

Resolution Vaccine Allotment

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, REQUESTING AN INCREASE IN THE ALLOCATION OF COVID-19 VACCINE DOSES FOR DISTRIBUTION BY THE GARLAND/ROWLETT/SACHSE VACCINATION HUB; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, there have been over 25,000 confirmed cases of persons infected with the COVID-19 virus within Garland; and

WHEREAS, to date 229 Garland residents have died due to the virus and its effects; and

WHEREAS, Garland, Rowlett, and Sachse have had in place and have put into effect during the COVID-19 pandemic their mutual assistance plans to combat the COVID-19 pandemic, including mass-vaccination events to administer vaccinations to their residents; and

WHEREAS, the Garland/Rowlett/Sachse Vaccination Hub has successfully and efficiently administered over 5,700 doses of COVID-19 vaccine and is capable of ramping up operations to provide vaccinations to even more of its citizens; and

WHEREAS, the Garland/Rowlett/Sachse Vaccination Hub has the capacity to administer thousands of doses per day IF the vaccine doses are made available;

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

Section 1

That the City Council of the City of Garland, Texas respectfully urges the appropriate State officials to increase the allocation of COVID-19 vaccination doses to the Garland/Rowlett/Sachse Vaccination Hub in order that operations at the Hub be utilized to the greatest practical extent.

Section 2

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 02/23/2021

Item Title: Naaman School Road R.O.W. and Land Acquisitions

Submitted By: Rick Galceran, Capital Project Management Director

Summary of Request/Problem

Naaman School Road (from Brand to S.H. 78 / Lavon Drive) is currently a two-lane asphalt street. It is being reconstructed to a four-lane divided roadway with curbs, which requires additional land/right-of-way. The Council reviewed and discussed several purchase agreements in Executive Session on February 1, 2021.

Recommendation/Action Requested and Justification

Council is requested to consider by minute action the approval of six purchase agreements negotiated to date with the property owners in the aggregate amount of \$1,606,500.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 02/23/2021

Item Title: Wholesale Wastewater Contract - City of Sachse

Submitted By: Wes Kucera, Managing Director

Summary of Request/Problem

In addition to treating its own wastewater, the City of Garland provides treatment services for the Cities of Rowlett and Sachse, and for portions of the cities of Sunnyvale, Dallas and Richardson. Since 1994, the City has partnered with the City of Sachse to provide wastewater treatment services. The City of Sachse has requested a renewal to continue these services. This new contract renewal supersedes the existing Wastewater Treatment Contract dated June 8, 1994, and will provide treatment services for twenty (20) years from the effective date.

City Council considered this item at the February 1, 2021 Work Session.

Recommendation/Action Requested and Justification

Recommend City Council authorize the City Manager to execute the contract with the City of Sachse for wastewater treatment services.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

7.

Meeting Date: 02/23/2021

Item Title: 2021 Proposed CIP Public Hearing

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

A public hearing will be held on the 2021 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed CIP Program. The 2021 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 13, 2021.

Recommendation/Action Requested and Justification

Receive public comment.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 02/23/2021

Item Title: Adoption of 2021 Capital Improvement Program

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

On January 12, 2021, the City Council was presented with the Proposed Capital Improvement Program (CIP) for 2021. The 2021 Proposed CIP has been available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 13, 2021. The City Council held Special Budget Work Sessions on January 19, 2021, and January 26, 2021, to review the proposed program. In addition, Public Hearings on the Proposed CIP were held on February 2, 2021, and February 16, 2021.

An ordinance reflecting the 2021 CIP for the City of Garland, as proposed by the City Manager and as amended by the City Council, was prepared based on direction received at the Monday, February 15, 2021, City Council Work Session.

Recommendation/Action Requested and Justification

Approve, by ordinance, the 2021 Capital Improvement Program.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9.

Meeting Date: 02/23/2021

Item Title: Approval of Resolutions of Support for Low Income Housing 9% Tax Credit Project

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

Formal vote to approve and authorize staff to prepare Resolutions of Support for multifamily developers seeking to apply for 9% Low Income Housing Tax Credit Program administered by the Texas Department of Housing and Community Affairs. Discussions were held during the February 22, 2021 Work Session regarding this item.

Recommendation/Action Requested and Justification

1. Option 1: Issue a Resolutions of Support
 2. Option 2: Issue a Resolutions of No-opposition
 3. Option 3: Denial of the Development Applications
-



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. a.

Meeting Date: 02/23/2021

Item Title: Z 20-28 Ephriem Mengstab - Specific Use Provision (District 5)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

LOCATION

2430 Lonnecker Drive

OWNER

Ephriem Mengstab

PLAN COMMISSION RECOMMENDATION

On January 25, 2021 the Plan Commission recommended approval eight (8) to zero (0) for a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District. The Plan Commission further recommended a maximum of ten (10) semi-truck parking spaces on site.

The Plan Commission by a vote of eight (8) to zero (0) also recommended approval of a Plan for Truck/Bus Storage Use on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

BACKGROUND

The applicant proposes the storage of trucks on a vacant property. The applicant states that no repair will be conducted on site.

SITE DATA

The site contains approximately 2.609 acres with approximately 389 lineal feet of frontage along Lonnecker Drive, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The applicant intends to store semi-trucks and trailers on this site. A Specific Use Provision (SUP) is required for the requested use in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant proposes a Truck/Bus Storage use on the proposed site, along with a five hundred seventy-five (575) square-foot office building. Ten (10) heavy load (semi-truck and trailer) storage spaces are shown on the site plan. Per the Plan Commission's recommendation, the applicant concurs with a maximum of ten (10) parking spaces for semi-truck and trailers.
2. Four (4) parking spaces are required by the Garland Development Code (GDC) for the proposed office use; four (4) parking spaces are provided.
3. Landscaping currently exists on the site. However, the applicant is proposing additional landscaping and a new eight (8) foot chain link fence on the perimeter of the site (Exhibit D in the Plan item). The applicant complies with the applicable screening and landscaping regulations of the GDC.
4. The design of the building (Exhibit E in the Plan item) complies with the applicable building design regulations of GDC.
5. The applicant is not proposing a sign with this development. However, if a sign is proposed in the future it is required to meet the GDC requirements.
6. It should be noted that trucks have been parked on the site; however, Code Compliance has provided notice to the owner, and the applicant is going through the proper zoning process accordingly.
7. The applicant requests the SUP to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector. This proposal offers a supportive use to the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

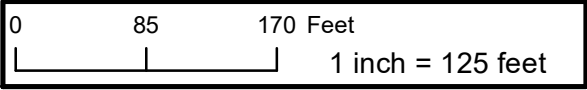
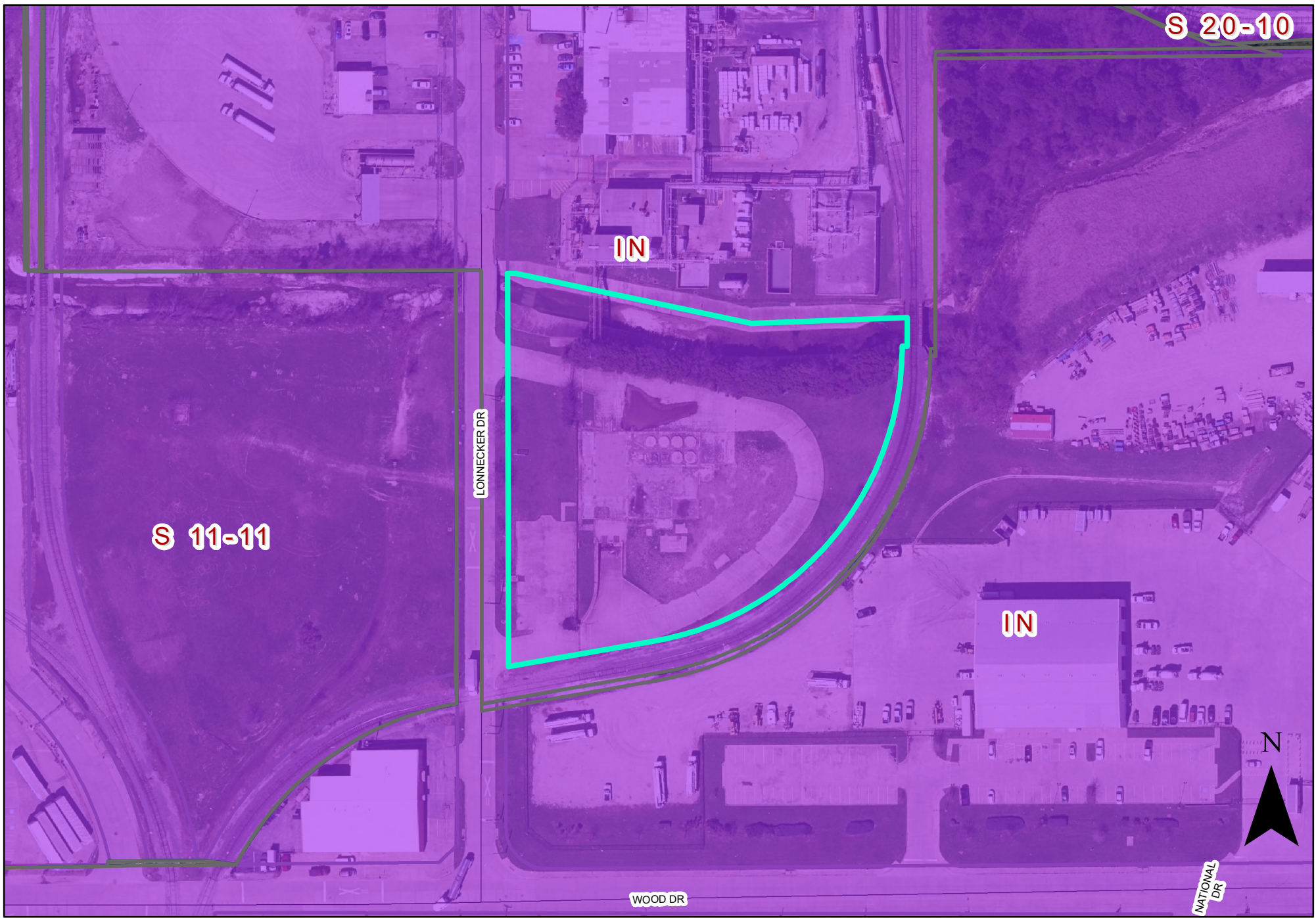
The properties to the north, south, east and west are zoned Industrial (IN) District, consisting of such uses as a paint manufacturing facility, concrete contractor company, and an auto restoration service.

Attachments

Z 20-28 Ephriem Mengstab (Specific Use Provision) Attachments

Z 20-28 Ephriem Mengstab Responses

Z 20-28 Ephriem Mengstab Staff Presentation



Zoning Map Z 20-28

 INDICATES AREA OF REQUEST

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-28

2430 Lonnecker Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Storage 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period: The Specific Use Provision for Truck/Bus Storage Use shall be in effect for a period of twenty years (20) years.
 - B. Site Layout: The Truck/Bus Storage Use operation shall be in conformance with the site layout in Exhibit C.
 - C. Parking: Semi-Truck and Trailers parking spaces shall not exceed ten (10) parking spaces.
 - D. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit D.
 - E. Fences: Fences shall be maintained by the property owner and shall be in conformance with Exhibit D.
 - F. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

EXHIBIT B

REPORT & MINUTES

P.C. Meeting, January 25, 2021

Consideration of the application of **Ephriem Mengstab**, requesting approval of a Specific Use Provision to allow a Truck/Bus Storage Use on a property zoned Industrial (IN) District. This property is located at 2430 Lonnecker Drive. (District 5) (File Z 20-28 - Specific Use Provision)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Welborn asked if tanker trucks will be stored with petroleum or if they will be empty.

Chairman Roberts deferred this question to the applicant.

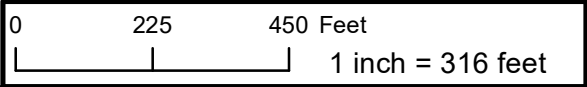
Commissioner Rose spoke against the requested 20-year time for the Specific Use Provision (SUP) if truck repair will be conducted at this site.

Mr. Guerin stated on the original project narrative, the applicant stated no truck repairs will be conducted at this site.

The applicant, Moses NeGusse, 12101 Greenville Avenue, Suite 102, Dallas, Texas 75243, reiterated there will be no truck or any vehicle repair at this site, and tanker trucks will not be stored with petroleum.

Commissioner Jenkins requested a maximum of ten (10) trucks be stored at this location.

Motion was made by Commissioner Welborn to close the public hearing and **approve** the request with the limitation of ten (10) trucks. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**



Zoning Map Z 20-28



INDICATES AREA
OF REQUEST

O = In Favor
X = Opposed

**Outside the
Notification Area**

January 13, 2021

Z 20-28

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

GISD Park Crest Elementary School, 2232 Parkcrest Drive, Garland, TX 75041

GISD Sam Houston Middle School, 2232 Sussex Drive, Garland, TX 75041

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Address

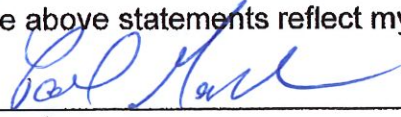
Garland, TX

City, State

75040

Zip

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


Signature

GISD Executive Director of Facilities & Maintenance

Title

Date: 1-20-21

Z 20-28

The applicant requests to operate a truck storage establishment.

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.



GARLAND

TEXAS MADE HERE

**City Council Meeting
February 16, 2021**

Case Information

Location: 2430 Lonnecker Drive

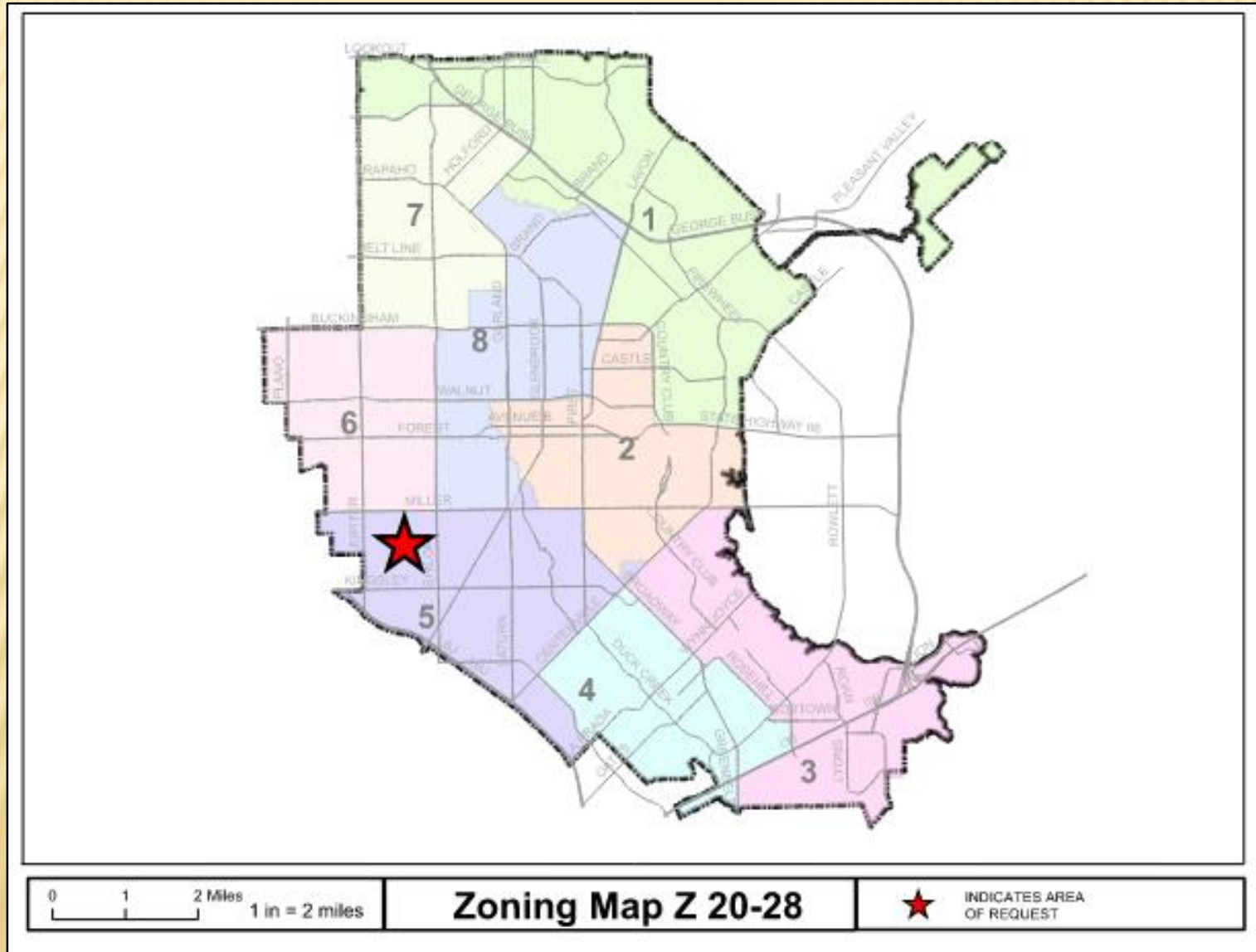
Applicant: Ephriem Mengstab

Owner: Ephriem Mengstab

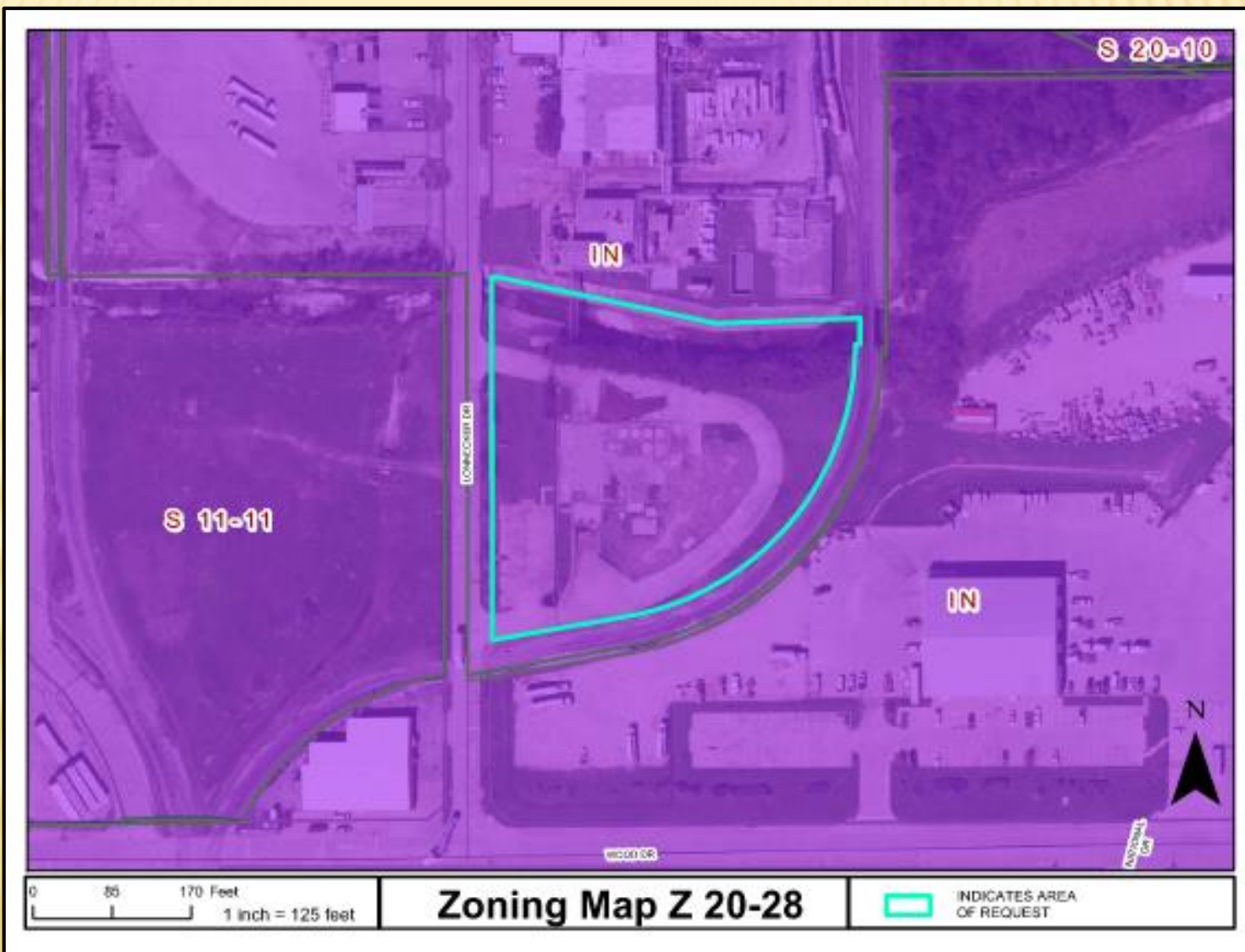
Acreage: 2.609 acres

Zoning: Industrial (IN) District

City Map



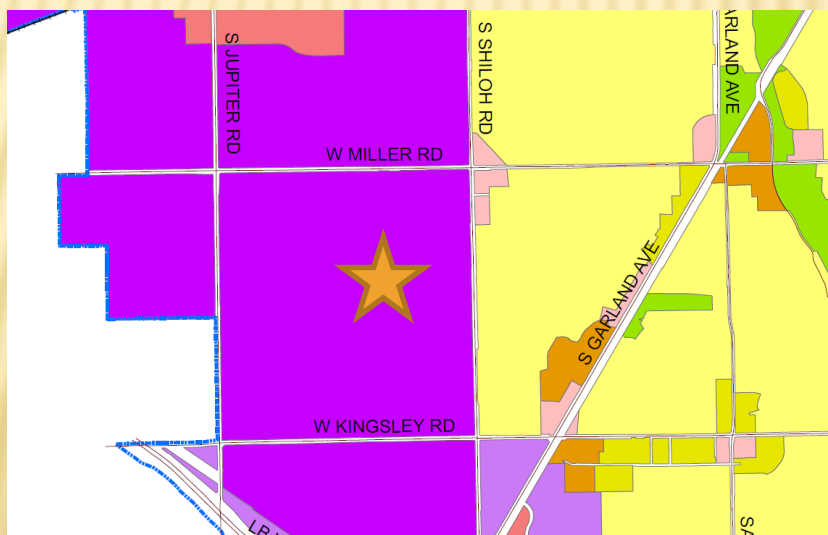
Location Map



 **GARLAND**
TEXAS MADE HERE

Comprehensive Plan

Envision Garland 2030 Comprehensive Plan: The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This proposal offers a supportive use to the industry employment sector.



Photos

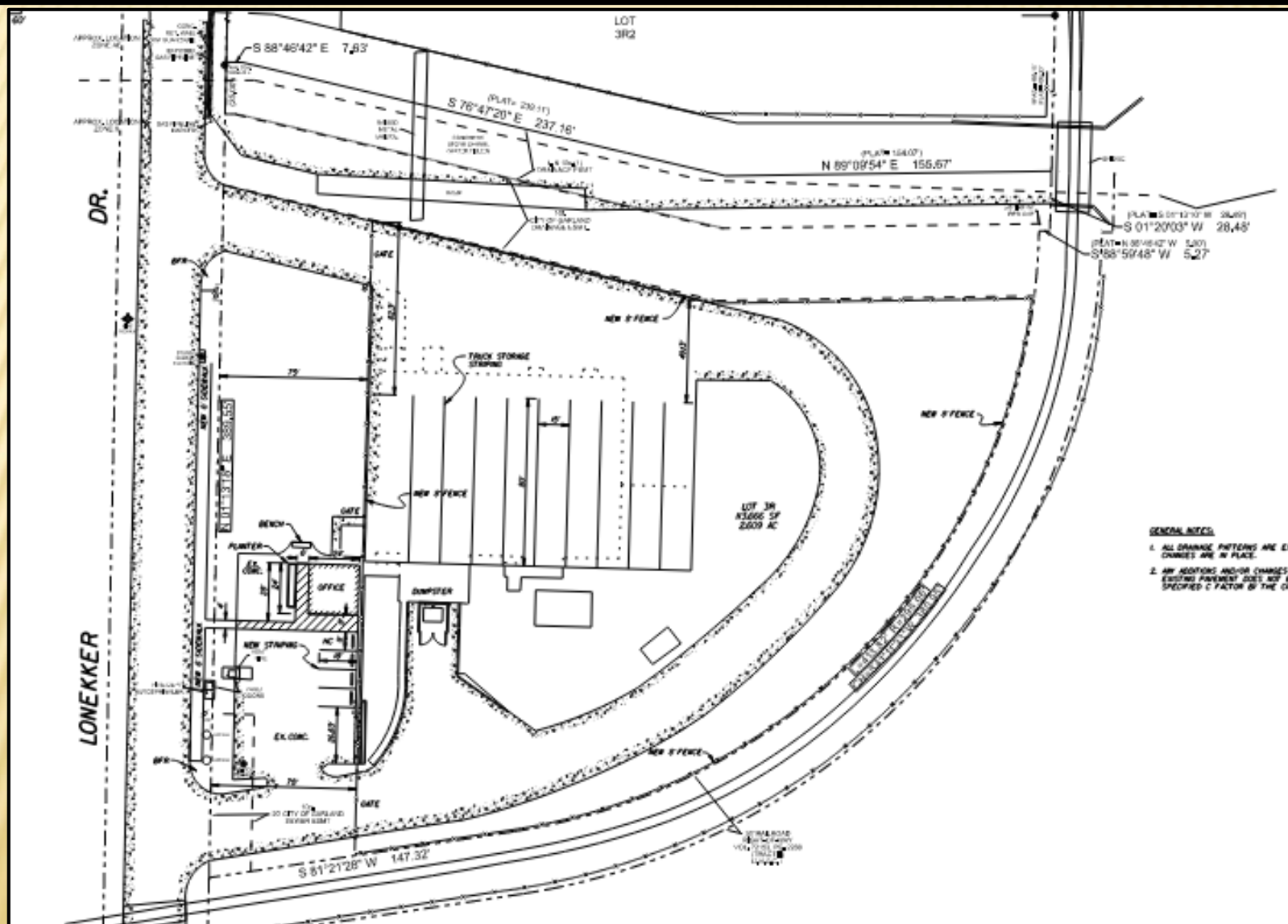


Photos





Z 20-28

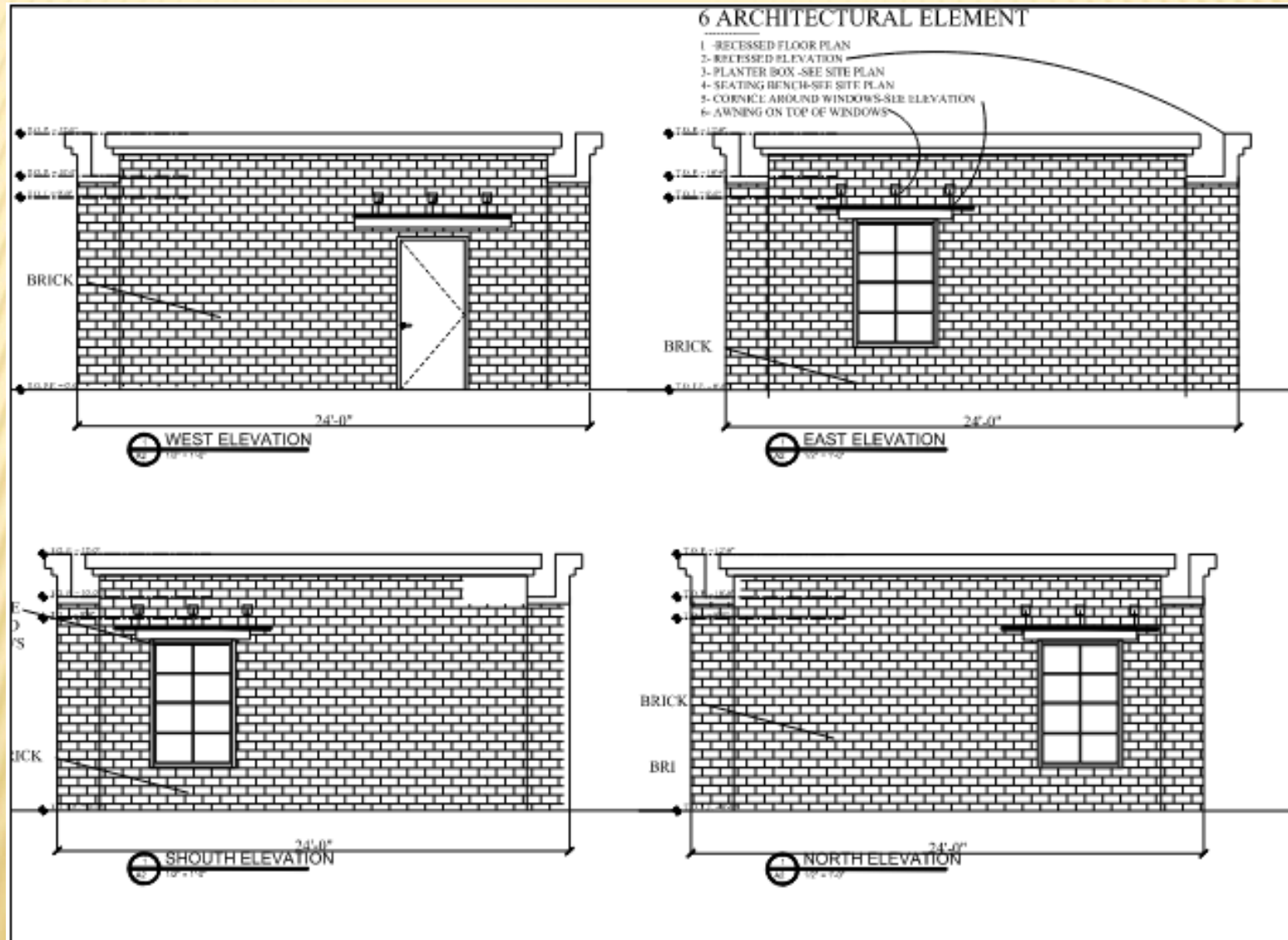




Landscape Plan



Elevations



Consideration

The applicant requests the Specific Use Provision (SUP) to be in effect for a period of twenty (20) years.

The applicant's request is an SUP only. No GDC deviations are being requested by the applicant.

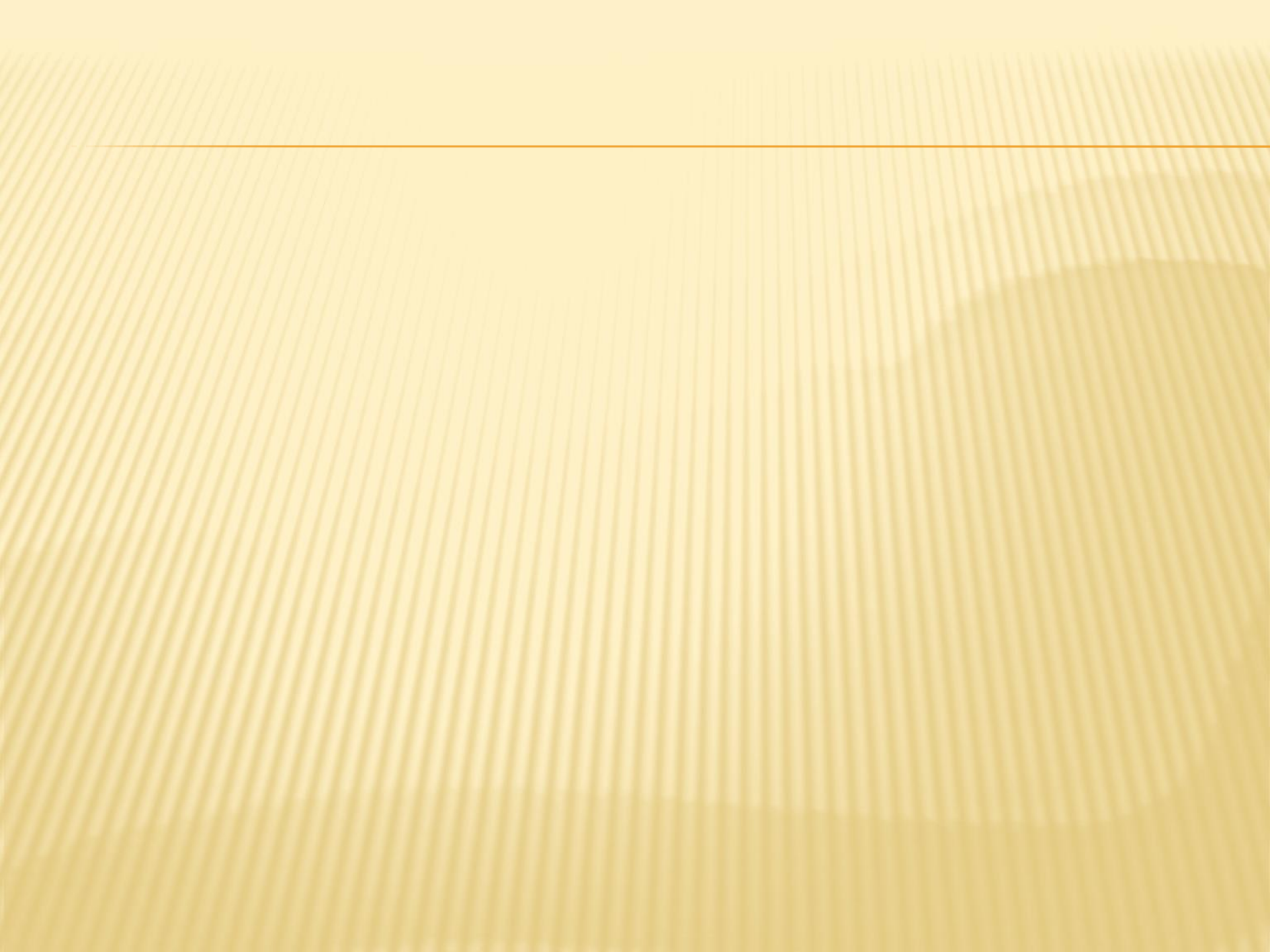
RECOMMENDATION

PLAN COMMISSION RECOMMENDATION

Approval 8-0 of a Specific Use Provision and Plan for a Truck/Bus Storage Use, with a maximum of ten (10) semi-truck parking spaces on site.

STAFF RECOMMENDATION

Approval of a Specific Use Provision and Plan for a Truck/Bus Storage Use.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. b.

Meeting Date: 02/23/2021

Item Title: Z 20-28 Ephriem Mengstab - Plan (District 5)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

LOCATION

2430 Lonnecker Drive

OWNER

Ephriem Mengstab

PLAN COMMISSION RECOMMENDATION

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The Plan Commission by a vote of eight (8) to zero (0) also recommended approval of a Plan for Truck/Bus Storage Use on a property zoned Industrial (IN) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

BACKGROUND

The applicant proposes the storage of trucks on a vacant property. The applicant states that no repair will be conducted on site.

SITE DATA

The site contains approximately 2.609 acres with approximately 389 lineal feet of frontage along Lonnecker Drive, which is used as the main access point to and from the property.

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The applicant intends to store semi-trucks and trailers on this site. A Specific Use Provision (SUP) is required for the requested use in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant proposes a Truck/Bus Storage use on the proposed site, along with a five hundred seventy-five (575) square-foot office building. Ten (10) heavy load (semi-truck and trailer) storage spaces are shown on the site plan. Per the Plan Commission's recommendation, the applicant concurs with a maximum of ten (10) parking spaces for semi-truck and trailers.
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5. The applicant is not proposing a sign with this development. However, if a sign is proposed in the future it is required to meet the GDC requirements.
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COMPREHENSIVE PLAN

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COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

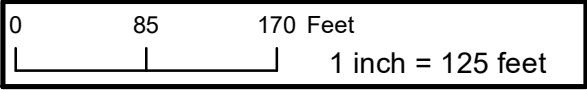
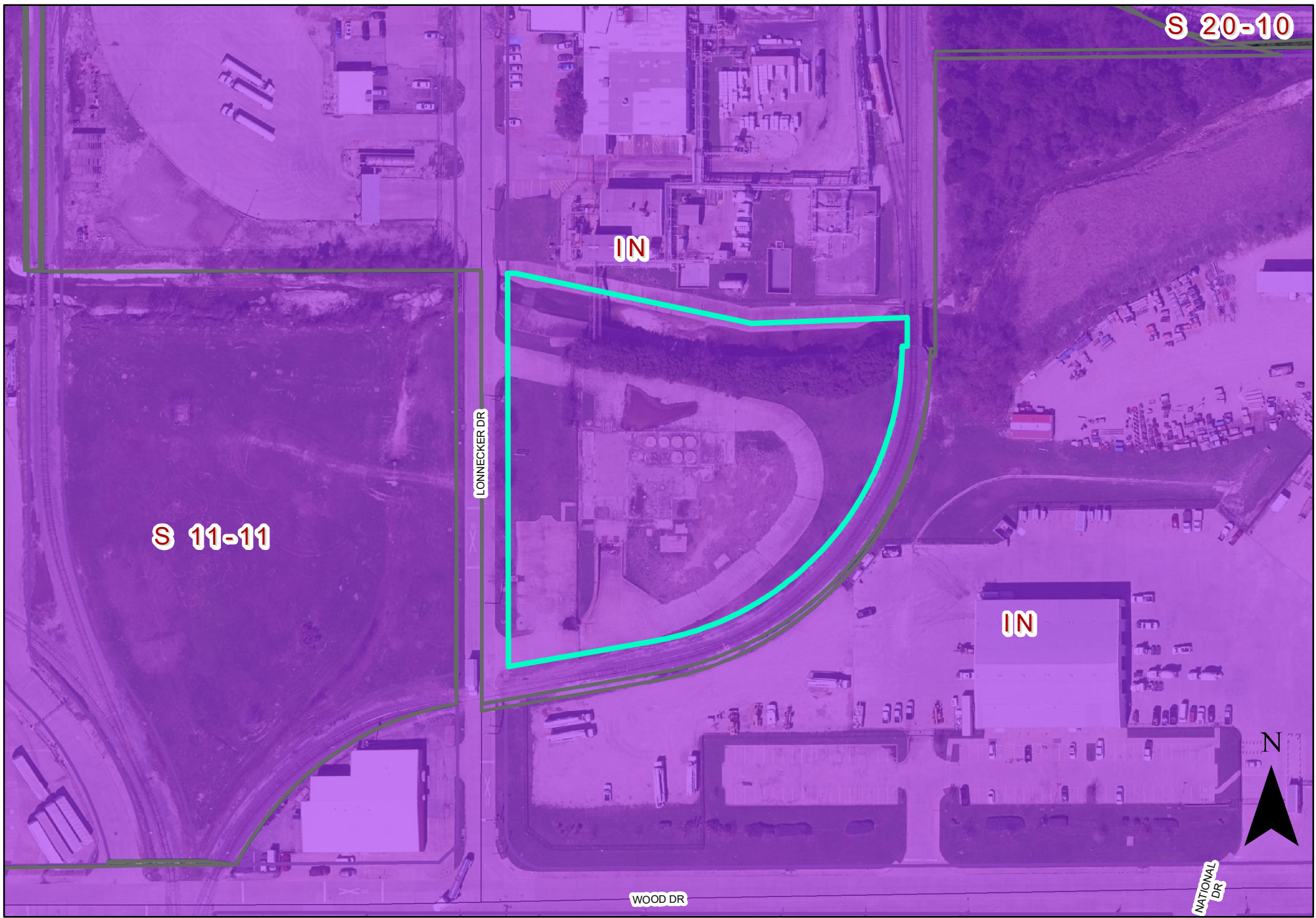
The properties to the north, south, east and west are zoned Industrial (IN) District, consisting of such uses as a paint manufacturing facility, concrete contractor company, and an auto restoration service.

Attachments

Z 20-28 Ephriem Mengstab (Plan) Attachments

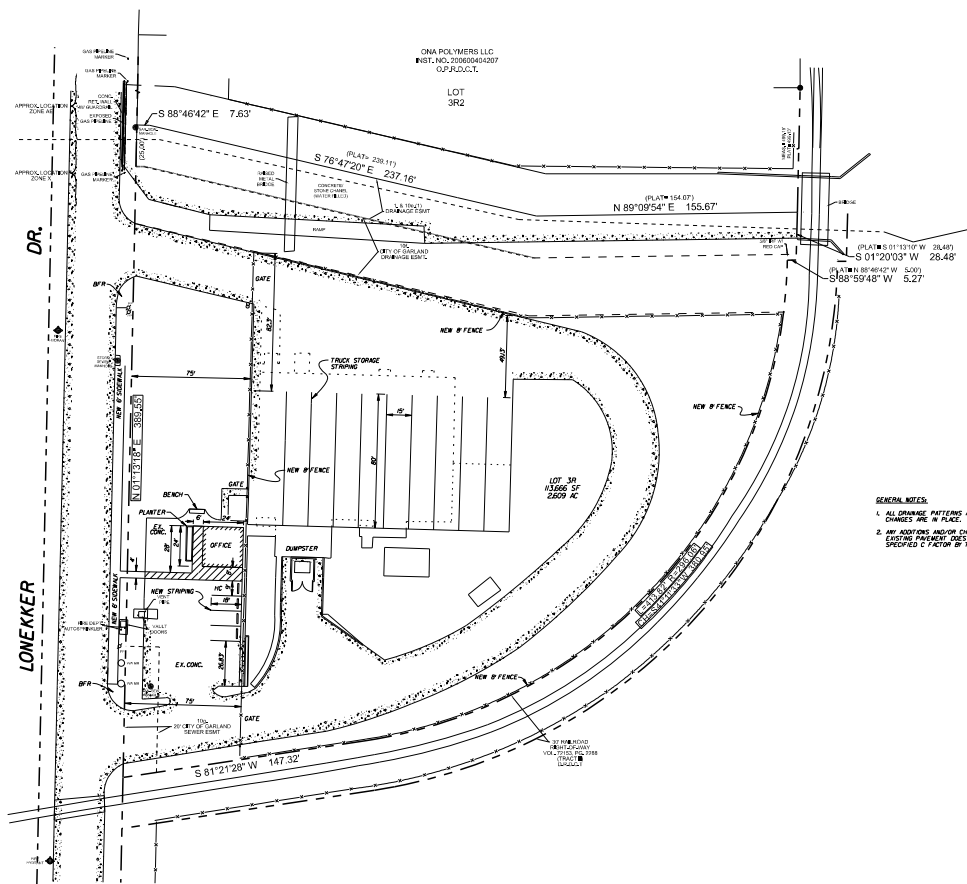
Z 20-28 Ephriem Mengstab Responses

Z 20-28 Ephriem Mengstab Staff Presentation



Zoning Map Z 20-28

 INDICATES AREA OF REQUEST



PROJECT SITE

DESIGNATION	LIGHT INDUSTRIAL DISTRICT	GROSS LOT AREA	113,666 SF
BUSINESS USE	SEMI TRUCK STORAGE	GROSS FLOOR AREA	N/A
BUILDING SETBACK	25 FT (FRONT)	FLOOR/LOT AREA RATIO	N/A
BUILDING SETBACK	10 (SIDES & BACK)	IMPERVIOUS AREA	NO CHANGE
LANDSCAPING EASEMENT	10 FT (LONEKKER DR.)	LANDSCAPE AREA (EXTERIOR)	NO CHANGE
		LANDSCAPE AREA (EXTERIOR)	N/A
		LANDSCAPE AREA (INTERIOR)	NO CHANGE
		BUILDING CONSTRUCTION	N/A

LEGAL

ADDRESS 2430 LONEKKER DRIVE
LAND LOT 3R/ACRES 2.609
SANTA FE MILLER ROAD INDUSTRIAL DISTRICT
GARLAND, TEXAS 75080

BENCHMARKS

PROJECT OWNER

MENGSTAB, EPHRIEM
624 PINE VALLEY
RICHARDSON, TEXAS 75081
(469) 767-1440

PARKING CALCULATIONS

PARKING RATIO	1 PER 300 SF OFFICE
PARKING REQUIRED	4 - OFFICE
PARKING PROVIDED	10 - SEMI TRUCK/TRAILER PARKING

GENERAL NOTES:

1. ALL DRAINAGE PATTERNS ARE EXISTING. NO CHANGES ARE IN PLACE.
2. ANY ADDITIONS AND/OR CHANGES TO THE EXISTING PAVEMENT DOES NOT EXCEED THE SPECIFIED C FACTOR BY THE CITY CODE.



DATE	REVISION				BY
SITE PLAN DEVELOPMENT SITE PLAN SEMI TRUCK/TRAILER STORAGE LOT LOT 3R/SANTA FE MILLER RD, INDUSTRIAL DISTRICT HENRY REID SURVEY, ABSTRACT NO. 1197 2430 LONEKNEK DRIVE, GARLAND, TEXAS 75080 2.609 ACRES - ZONING LIGHT INDUSTRIAL HENRY G. NIBLO, P.E. 3231 KEMAS ROAD DALLAS, TEXAS 75206					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
H. NIBLO	H. NIBLO	DEC 2000	1" = 30'	CASE NO. 200721-2	

Horizontal Scale: 1" = 30'



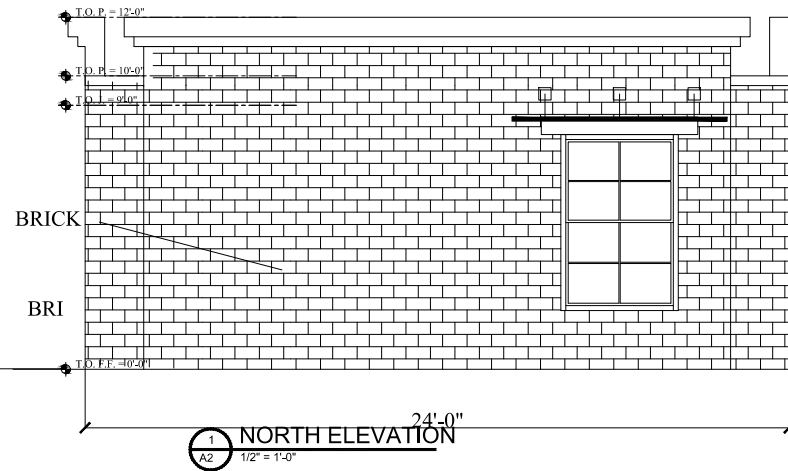
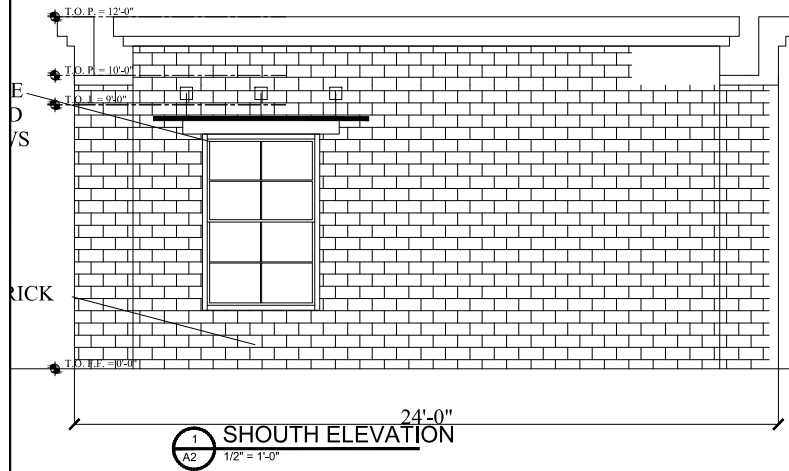
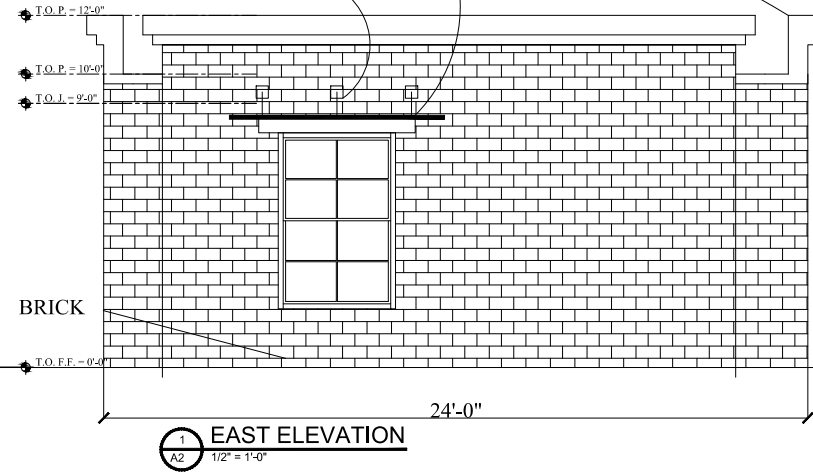
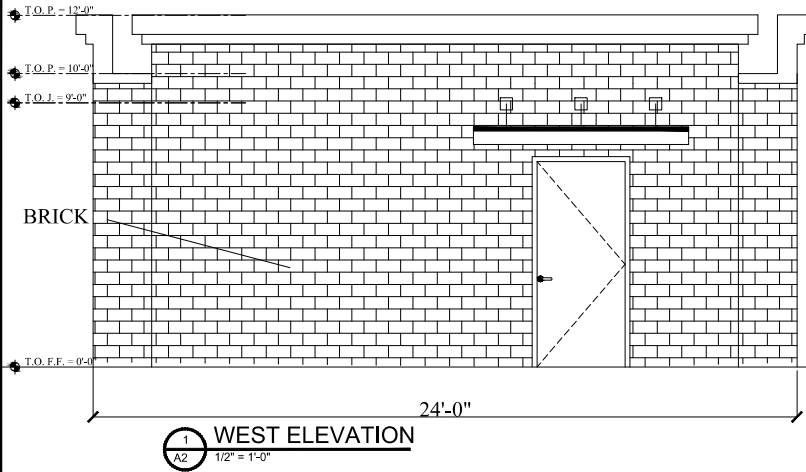
GENERAL NOTES:

1. ALL DRAINAGE PATTERNS ARE EXISTING, NO CHANGES ARE IN PLACE.
2. ANY ADDITIONS AND/OR CHANGES TO THE EXISTING PAVEMENT DOES NOT EXCEED THE SPECIFIED C FACTOR BY THE CITY CODE.

DATE	REVISION				BY
LANDSCAPING PLAN					
DEVELOPMENT SITE PLAN					
SEMI TRUCK/TRAILER STORAGE LOT					
LOT 3R/SANTA FE MILLER RD. INDUSTRIAL DISTRICT					
HENRY REID SURVEY, ABSTRACT NO. 1197					
2430 LONEKKEK DRIVE, GARLAND, TEXAS 75080					
2.609 ACRES - ZONING LIGHT INDUSTRIAL					
HENRY G. NIELBO, P.E.					
3311 KENNEDY ROAD DALLAS, TEXAS 75236					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
H. NIELBO	H. NIELBO	DEC 2007	1"=30'	SEE TRUCK STORAGE CASE NO.	200721-2

6 ARCHITECTURAL ELEMENT

- 1- RECESSED FLOOR PLAN
- 2- RECESSED ELEVATION
- 3- PLANTER BOX -SEE SITE PLAN
- 4- SEATING BENCH-SEE SITE PLAN
- 5- CORNICE AROUND WINDOWS-SEE ELEVATION
- 6- AWNING ON TOP OF WINDOWS



DDR CONSULTING
952 Windy Meadow Dr.
Plano TX 75023-4953
Registration Number F-13518

2430 Lonnecker Drive
Garland, TX 75080

case number 200721-2
Drawn By:RK
Checked By:RK
Date Issued:JULY11/20

SHEET NUMBER

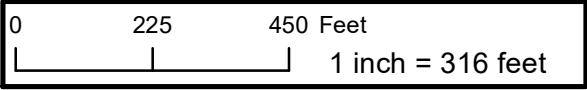
A2.0

REPORT & MINUTES

P.C. Meeting, January 25, 2021

Consideration of the application of **Ephriem Mengstab**, requesting approval of a Plan for Truck/Bus Storage Use on a property zoned Industrial (IN) District. This property is located at 2430 Lonnecker Drive. (District 5) (File Z 20-28 - Plan)

Motion was made by Commissioner Welborn to approve the Plan. Seconded by Commissioner Edwards. **Motion carried: 8 Ayes, 0 Nays**



Zoning Map Z 20-28

	INDICATES AREA OF REQUEST	O = In Favor X = Opposed
--	---------------------------	-----------------------------

**Outside the
Notification Area**

**January 13, 2021
Z 20-28
Page 2 of 2**

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

GISD Park Crest Elementary School, 2232 Parkcrest Drive, Garland, TX 75041

GISD Sam Houston Middle School, 2232 Sussex Drive, Garland, TX 75041

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Address

Garland, TX

City, State

75040

Zip

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


Signature

GISD Executive Director of Facilities & Maintenance

Title

Date: 1-20-21

Z 20-28

The applicant requests to operate a truck storage establishment.

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.



GARLAND

TEXAS MADE HERE

**City Council Meeting
February 16, 2021**

Case Information

Location: 2430 Lonnecker Drive

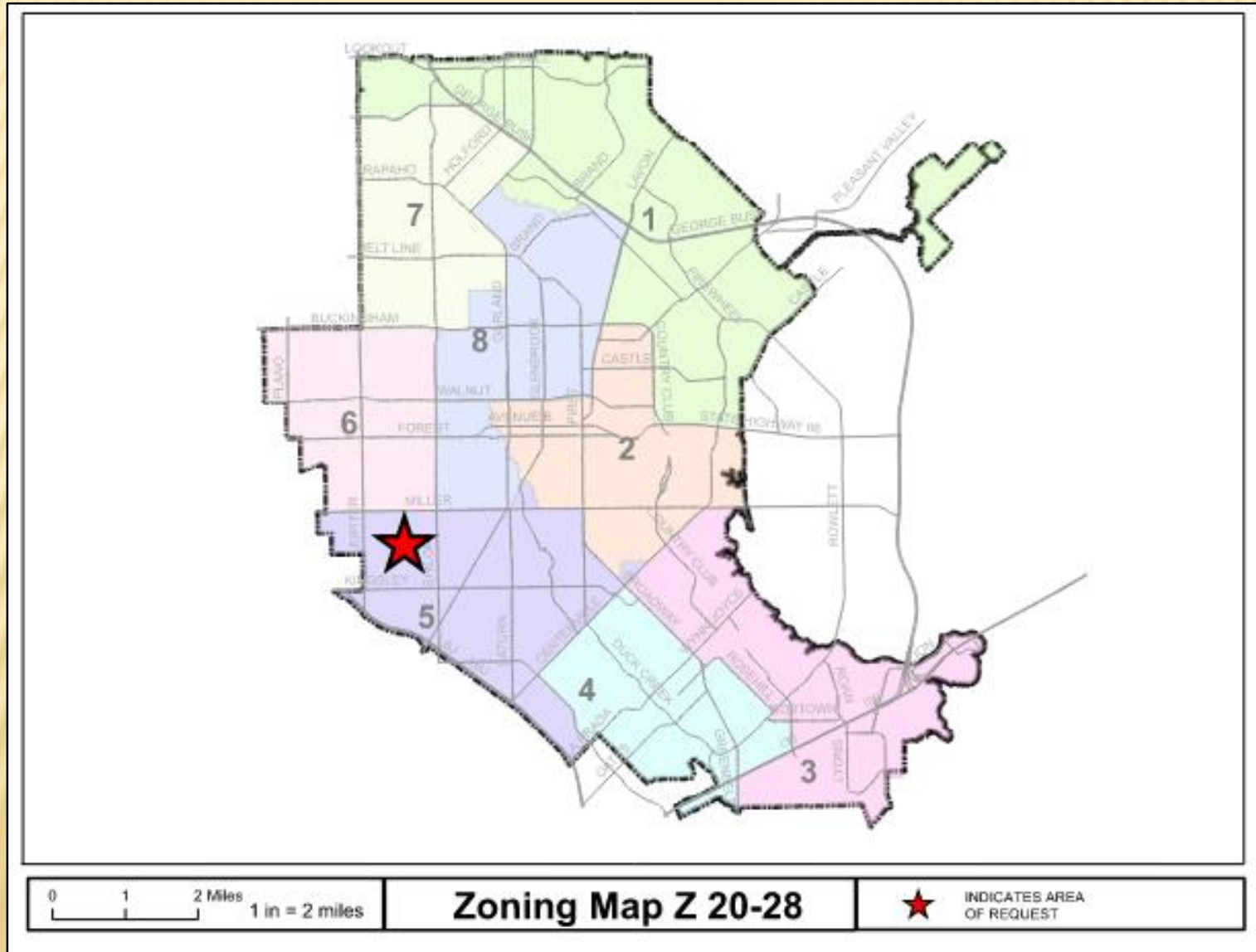
Applicant: Ephriem Mengstab

Owner: Ephriem Mengstab

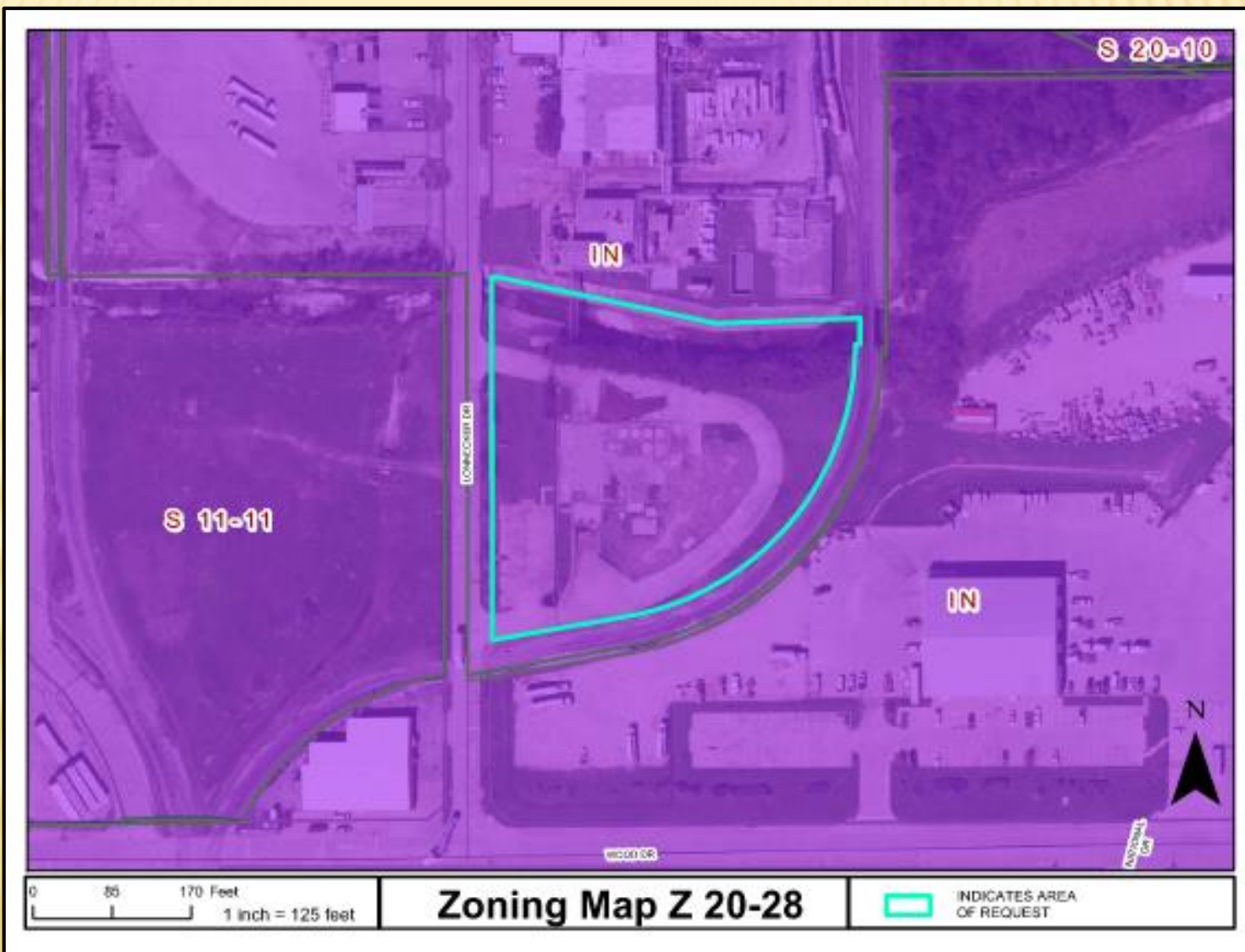
Acreage: 2.609 acres

Zoning: Industrial (IN) District

City Map



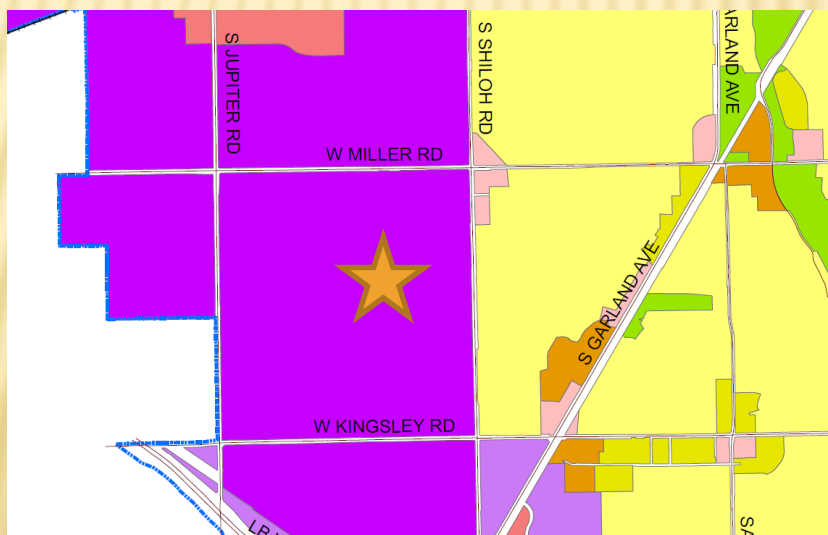
Location Map



 **GARLAND**
TEXAS MADE HERE

Comprehensive Plan

Envision Garland 2030 Comprehensive Plan: The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This proposal offers a supportive use to the industry employment sector.



Photos

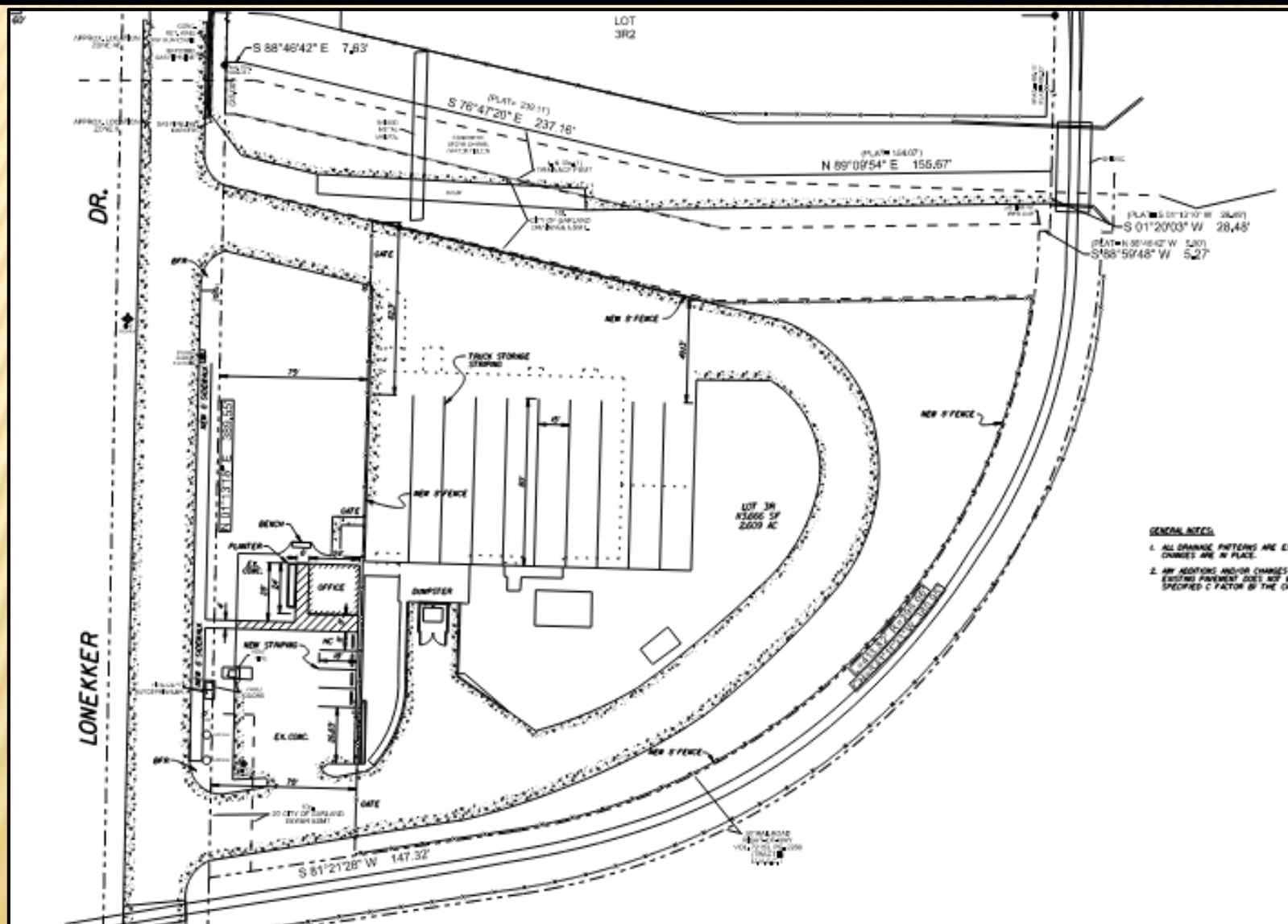


Photos



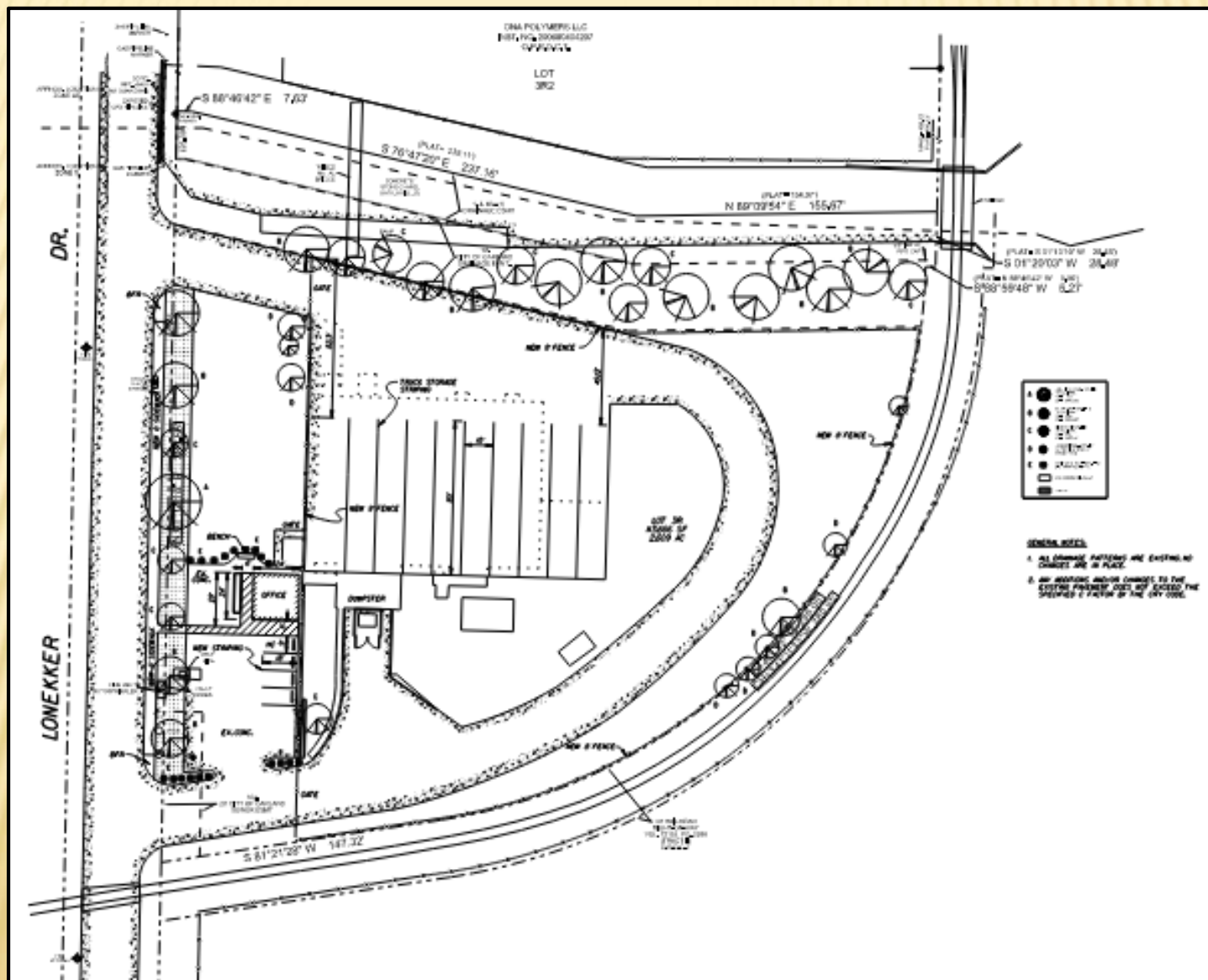


Z 20-28

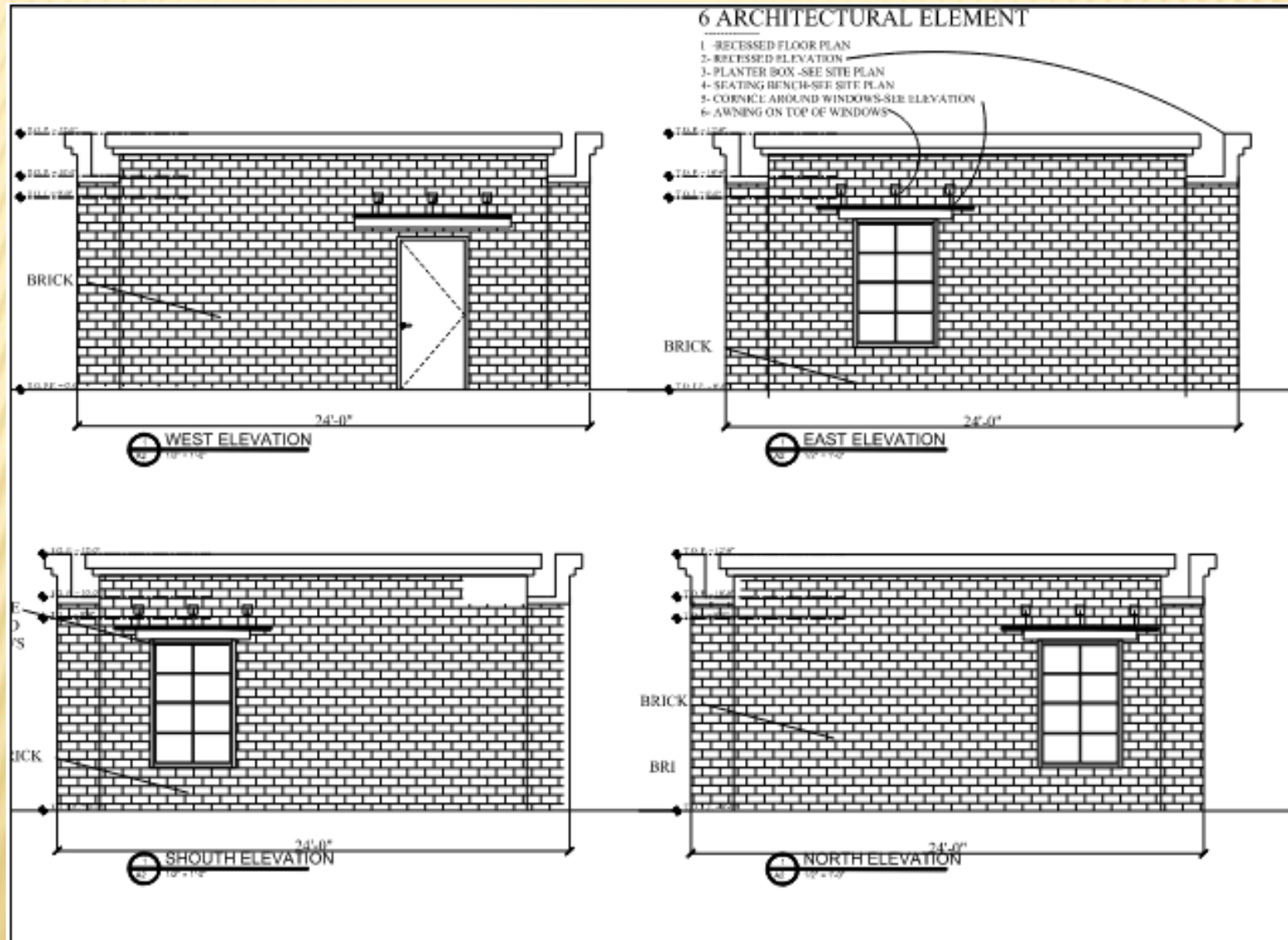




Z 20-28



Elevations



Consideration

The applicant requests the Specific Use Provision (SUP) to be in effect for a period of twenty (20) years.

The applicant's request is an SUP only. No GDC deviations are being requested by the applicant.

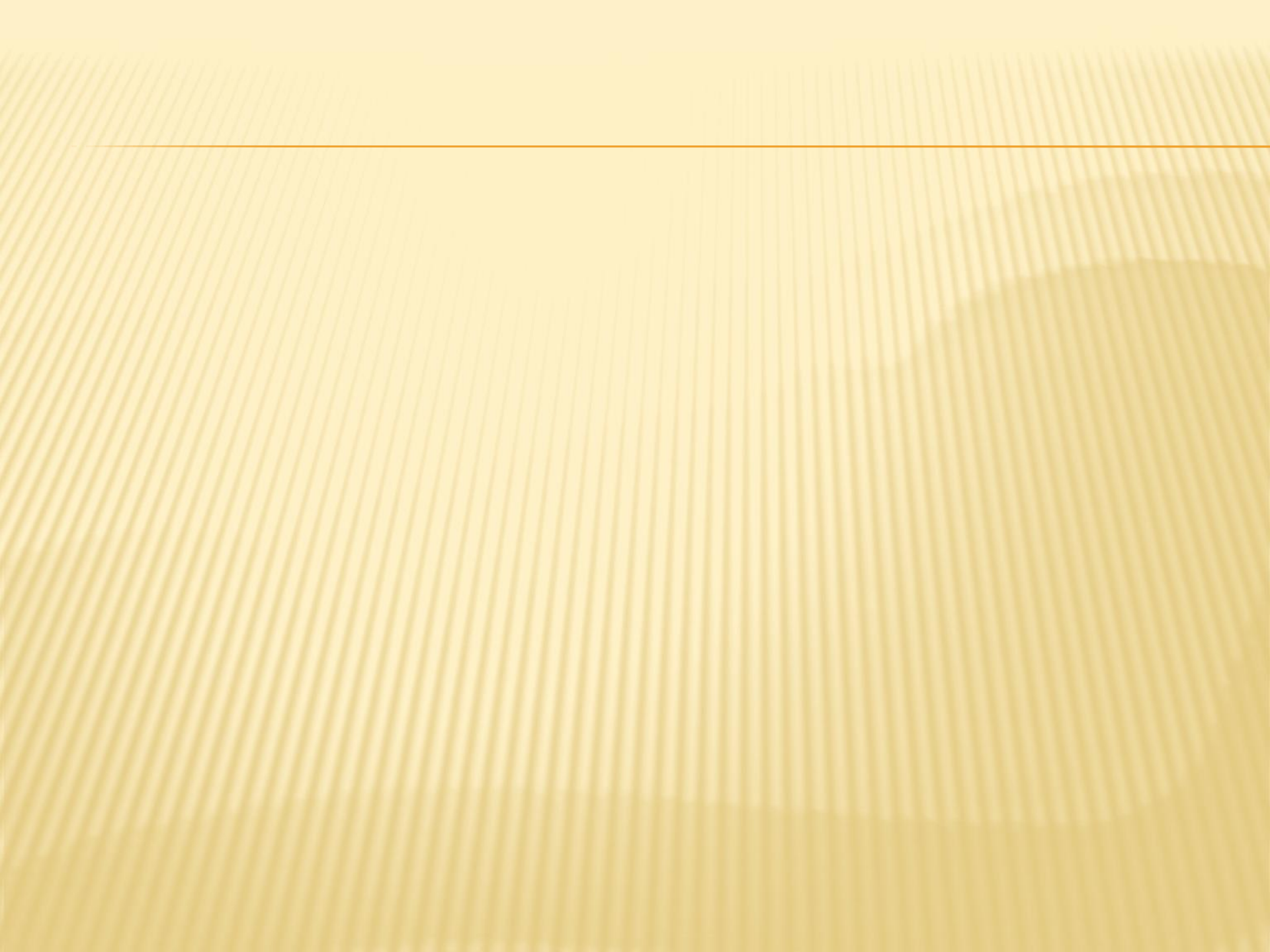
RECOMMENDATION

PLAN COMMISSION RECOMMENDATION

Approval 8-0 of a Specific Use Provision and Plan for a Truck/Bus Storage Use, with a maximum of ten (10) semi-truck parking spaces on site.

STAFF RECOMMENDATION

Approval of a Specific Use Provision and Plan for a Truck/Bus Storage Use.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. c.

Meeting Date: 02/23/2021

Item Title: Z 20-40 Jack Birdsong - Zoning (District 3)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

LOCATION

354 East Interstate Highway 30

OWNER

Jack Birdsong

PLAN COMMISSION RECOMMENDATION

On January 25, 2021 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

The Plan Commission by a vote of eight (8) to zero (0) recommended approval of an Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

The Plan Commission by a vote of eight (8) to zero (0) also recommended approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses to add Reception Facility Use.

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

BACKGROUND

The applicant proposes to use the existing primary building for a Reception Facility. In 2011 the subject site was zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. This request requires an amendment to Planned Development (PD) District 11-26, a Specific Use Provision and a Detail Plan for the proposed use.

SITE DATA

The site contains approximately 2.413 acres with approximately 233 lineal feet of frontage along the East Interstate Highway 30 Access Road and 243 lineal feet of frontage along Oaks Trail, which is used as the two (2) primary access points to and from the property. The site also has access through adjacent properties to Wise Lane and the Interstate Highway 30 Access Road.

Improvements on the site include two (2) buildings, parking, and landscaping.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 11-26 which allows Community Office and Watercraft Sales, and Service Uses. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. A CO District is generally not appropriate in proximity to low-density residential districts. An example of allowed uses in a CO District is a professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The applicant intends to use the existing site improvements for a Reception Facility. The applicant requests an amendment to PD 11-26 to add the Reception Facility use which is not currently allowed in the PD 11-26 or in the Community Office (CO) District. Further, Reception Facility Use requires a Specific Use Provision in all zoning districts in which it may be allowed; therefore, the applicant requests a Specific Use Provision for the Reception Facility use. A Detail Plan is required by Planned Development (PD) District 11-26.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a 9,522 square-foot Reception Facility on the proposed site, along with a 2,573 square foot warehouse for event storage (table, chairs and other equipment). Both buildings are existing on the site.
2. One hundred twenty-one (121) parking spaces are required per the GDC. One hundred five (105) parking spaces currently exist on the site, and the applicant proposes to provide an additional fifty-two (52) parking spaces, bringing the total to one hundred fifty-seven (157) parking spaces shown on the site plan.
3. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
4. Lighting shall be in conformity with the Garland Development Code Chapter 4 Article 7 Glare and Lighting, and designed to mitigate potential disturbance to the abutting properties.
5. The applicant proposes the following business operations:
 - Monday – Sunday 8:00am-11:30pm (available booking days and time duration)
6. The GDC includes Special Standards for which the use must comply:
 - (a) Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. *The applicant requests the SUP to be in effect for a period of twenty (20) years.*
 - (b) Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code. *The applicant will provide security at all scheduled events.*
 - (c) Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - (d) Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - (e) Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
 - (f) Location. Reception Facilities may not be located within five hundred feet of the

property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:

(i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;

(ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;

(iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or

(iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.

(g) For reception facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.

(h) A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with these conditions and the request meets the above mentioned measurement requirements.

7. The applicant is not proposing a new sign with this development. There is an existing freestanding sign on site; the applicant proposes no changes to the existing sign.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

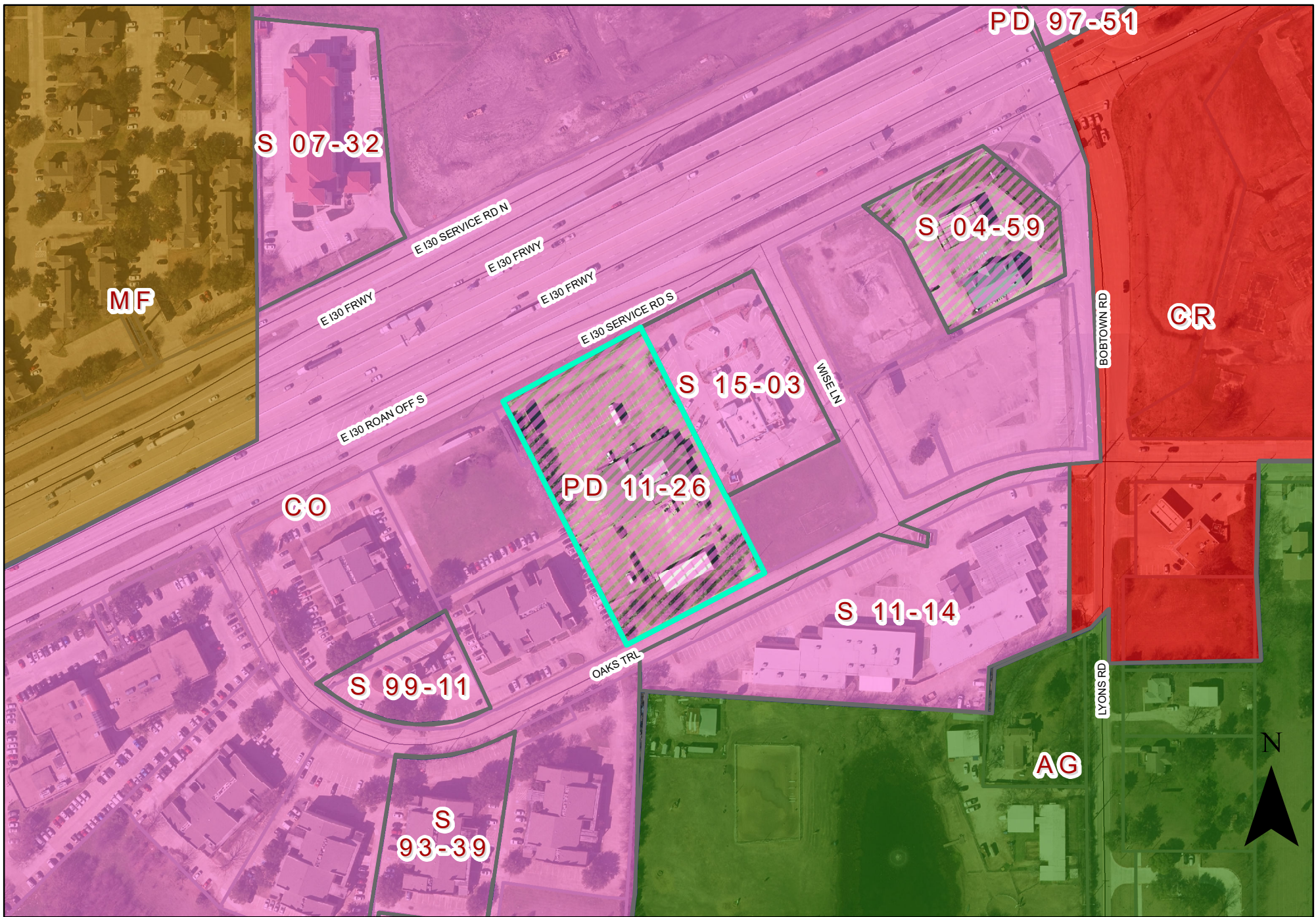
Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the west is zoned Community Office (CO) District and is developed with an office complex. The property to the east is zoned Community Office (CO) District with a Specific Use Provision (S 15-03 for Drive-Through Restaurant Use) and is developed with a Golden Chick drive-through restaurant. The property immediately to the south is zoned Community Office (CO) District with a Specific Use Provision (S 11-14 for Child Care Center) and is developed with a church and child care center. The property to the north across IH 30 is zoned Community Office (CO) District with a Specific Use Provision (S 07-32) and is developed with a La Quinta Inn & Suites hotel. The proposed location is within a commercial area and adjacent to an interstate highway, thus reducing concern Reception Facilities often raise about proximity to residential homes.

Attachments

Z 20-40 Jack Birdsong Attachments (Zoning) Attachments
Z 20-40 Jack Birdsong Responses
Z 20-40 Jack Birdsong Staff Presentation



0 150 300 Feet
1 inch = 200 feet

Zoning Map Z 20-40



INDICATES AREA
OF REQUEST

REPORT & MINUTES

P.C. Meeting, January 25, 2021

Consideration of the application of **Jack Birdsong**, requesting approval of an amendment to Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses to add Reception Facility Use. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Zoning)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Jenkins requested clarification on the use type as it relates to the Comprehensive Plan.

Mr. Guerin reiterated the applicant proposes to re-utilize the site as a reception center in a non-traditional setting or facility, bringing events and activity to the area.

The applicant Jack Birdsong, 9 Falcons View Pass, Heath, Texas 75032 reiterated the site will be utilized for special events and corporate meetings, and security will be provided for any event in which alcohol will be served.

Commissioner Edwards and Welborn spoke in support of the request.

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**



Zoning Map Z 20-40

INDICATES AREA
OF REQUEST

O = In Favor
X = Opposed

**Outside the
Notification Area**

January 13, 2021

Z 20-40

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

GISD Lakeview Centennial High School, 3505 Hayman Drive, Garland, TX 75043

GISD Couch Elementary School, 4349 Waterhouse Boulevard, Garland, TX 75043

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Garland, TX

75040

Address

City, State

Zip

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



GISD Executive Director of Facilities & Maintenance

Signature

Title

Date: 1-19-21

The applicant proposes a reception facility.

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.



GARLAND

TEXAS MADE HERE

**City Council Meeting
February 16, 2021**

Case Information

Location: 354 East Interstate Highway 30

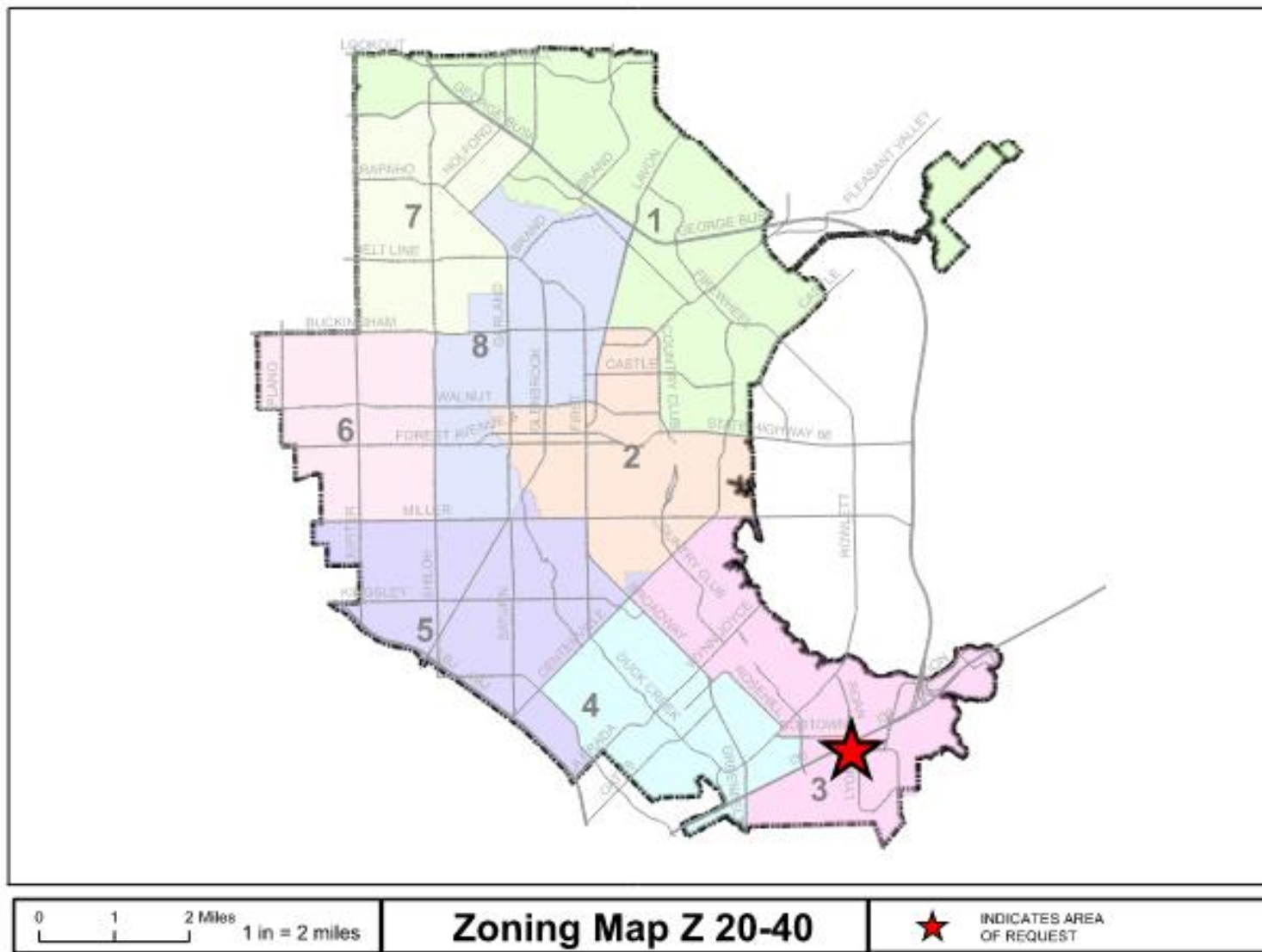
Applicant: Jack Birdsong

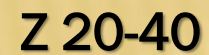
Owner: Jack Birdsong

Acreage: 2.413 acres

Zoning: Planned Development (PD) District 11-26

City Map







Comprehensive Plan

Envision Garland 2030 Comprehensive Plan. The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people.

I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.



Photos

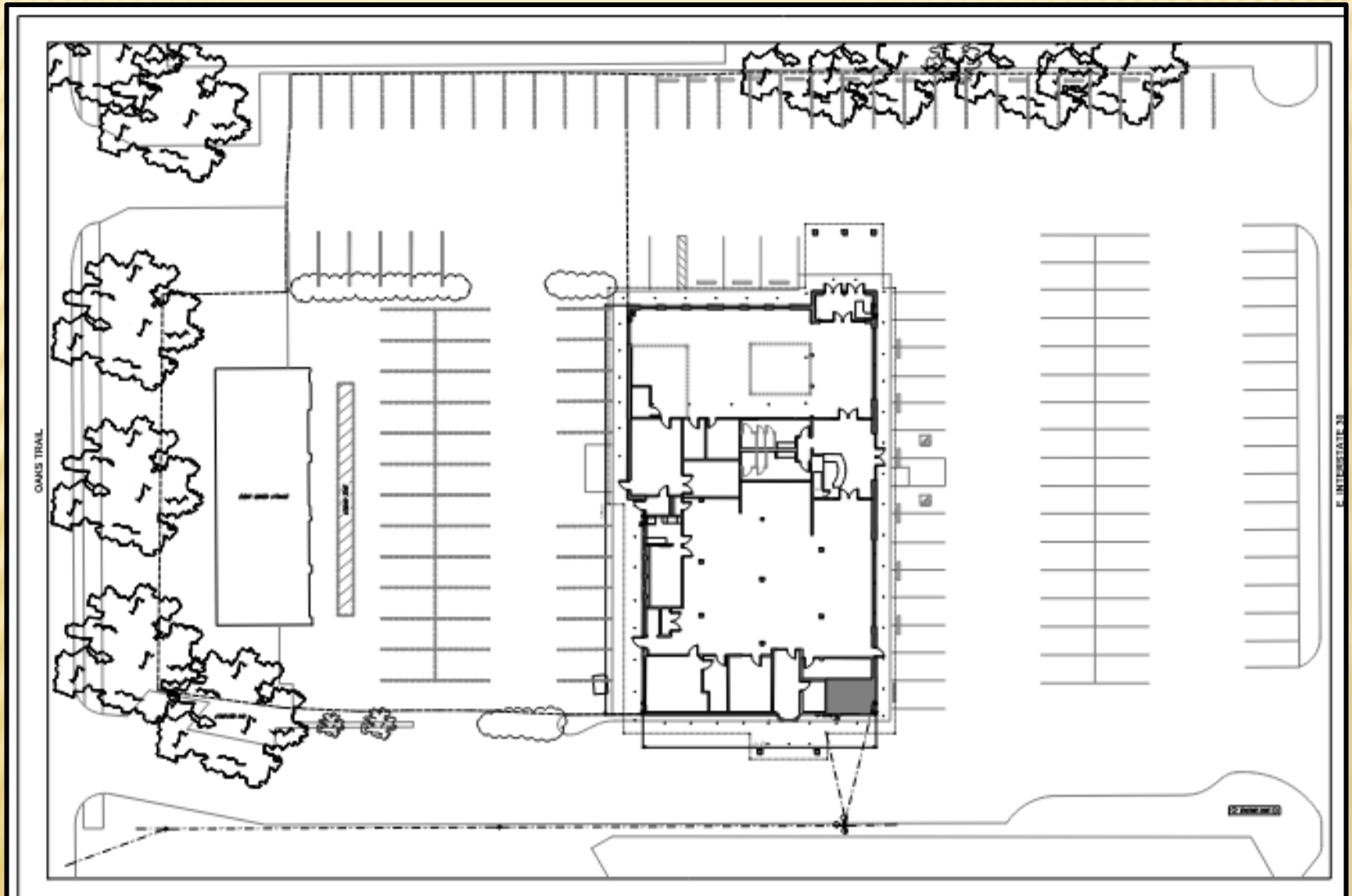


Photos





Site Plan



Consideration

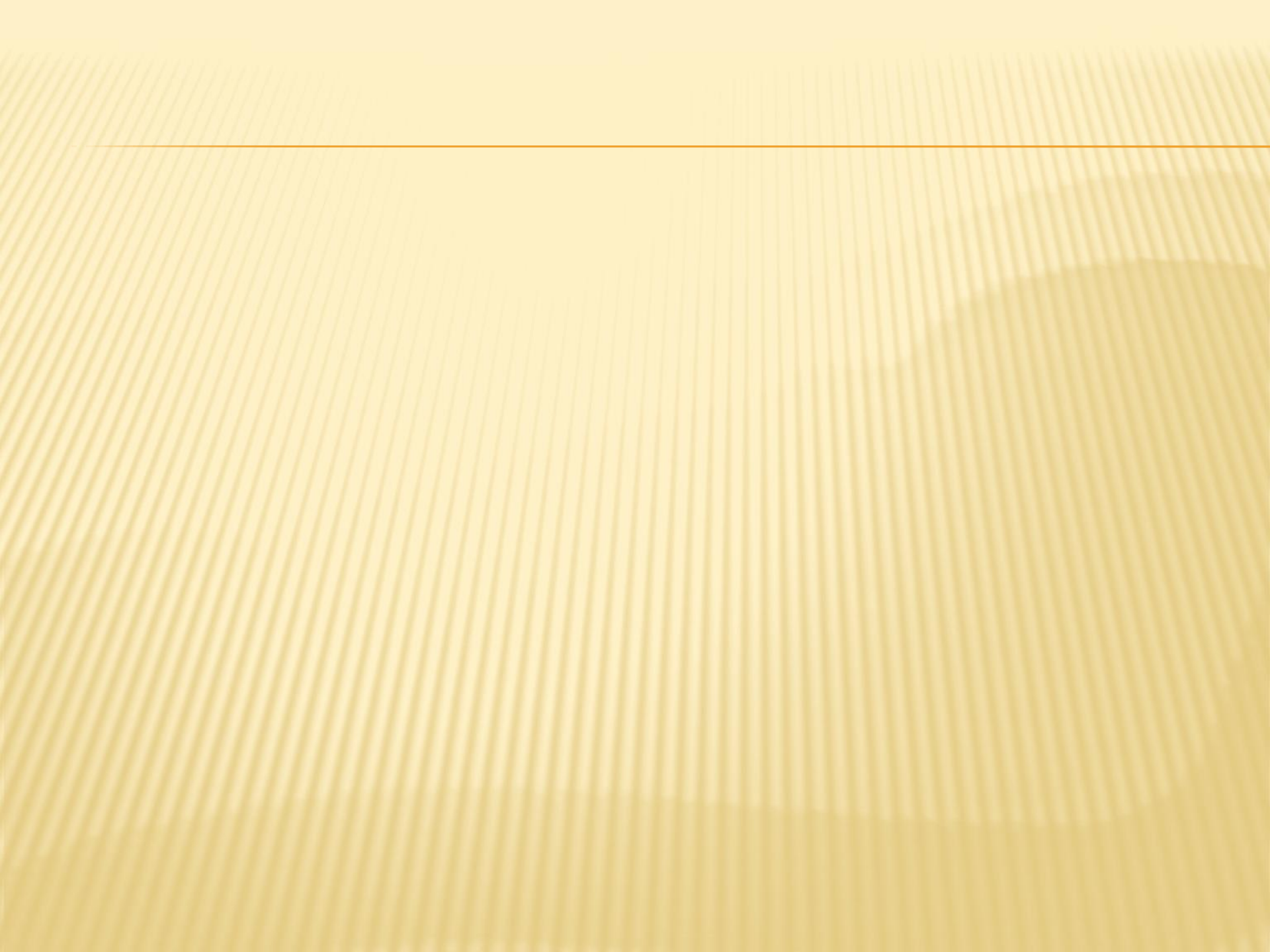
The applicant requests the Specific Use Provision (SUP) to be in effect for a period of twenty (20) years. No GDC deviations are requested by the applicant.

PLAN COMMISSION RECOMMENDATION

Approval 8-0 of a PD amendment, Specific Use Provision, and Detail Plan for a Reception Facility Use.

STAFF RECOMMENDATION

Approval of a PD amendment, Specific Use Provision, and Detail Plan for a Reception Facility Use.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. d.

Meeting Date: 02/23/2021

Item Title: Z 20-40 Jack Birdsong - Specific Use Provision (District 3)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

LOCATION

354 East Interstate Highway 30

OWNER

Jack Birdsong

PLAN COMMISSION RECOMMENDATION

On January 25, 2021 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

The Plan Commission by a vote of eight (8) to zero (0) recommended approval of an Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

The Plan Commission by a vote of eight (8) to zero (0) also recommended approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses to add Reception Facility Use.

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

BACKGROUND

The applicant proposes to use the existing primary building for a Reception Facility. In 2011 the subject site was zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. This request requires an amendment to Planned Development (PD) District 11-26, a Specific Use Provision and a Detail Plan for the proposed use.

SITE DATA

The site contains approximately 2.413 acres with approximately 233 lineal feet of frontage along the East Interstate Highway 30 Access Road and 243 lineal feet of frontage along Oaks Trail, which is used as the two (2) primary access points to and from the property. The site also has access through adjacent properties to Wise Lane and the Interstate Highway 30 Access Road.

Improvements on the site include two (2) buildings, parking, and landscaping.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 11-26 which allows Community Office and Watercraft Sales, and Service Uses. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. A CO District is generally not appropriate in proximity to low-density residential districts. An example of allowed uses in a CO District is a professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The applicant intends to use the existing site improvements for a Reception Facility. The applicant requests an amendment to PD 11-26 to add the Reception Facility use which is not currently allowed in the PD 11-26 or in the Community Office (CO) District. Further, Reception Facility Use requires a Specific Use Provision in all zoning districts in which it may be allowed; therefore, the applicant requests a Specific Use Provision for the Reception Facility use. A Detail Plan is required by Planned Development (PD) District 11-26.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a 9,522 square-foot Reception Facility on the proposed site, along with a 2,573 square foot warehouse for event storage (table, chairs and other equipment). Both buildings are existing on the site.
2. One hundred twenty-one (121) parking spaces are required per the GDC. One hundred five (105) parking spaces currently exist on the site, and the applicant proposes to provide an additional fifty-two (52) parking spaces, bringing the total to one hundred fifty-seven (157) parking spaces shown on the site plan.
3. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
4. Lighting shall be in conformity with the Garland Development Code Chapter 4 Article 7 Glare and Lighting, and designed to mitigate potential disturbance to the abutting properties.
5. The applicant proposes the following business operations:
 - Monday – Sunday 8:00am-11:30pm (available booking days and time duration)
6. The GDC includes Special Standards for which the use must comply:
 - (a) Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. *The applicant requests the SUP to be in effect for a period of twenty (20) years.*
 - (b) Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code. *The applicant will provide security at all scheduled events.*
 - (c) Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - (d) Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - (e) Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
 - (f) Location. Reception Facilities may not be located within five hundred feet of the

property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:

(i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;

(ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;

(iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or

(iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.

(g) For reception facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.

(h) A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with these conditions and the request meets the above mentioned measurement requirements.

7. The applicant is not proposing a new sign with this development. There is an existing freestanding sign on site; the applicant proposes no changes to the existing sign.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

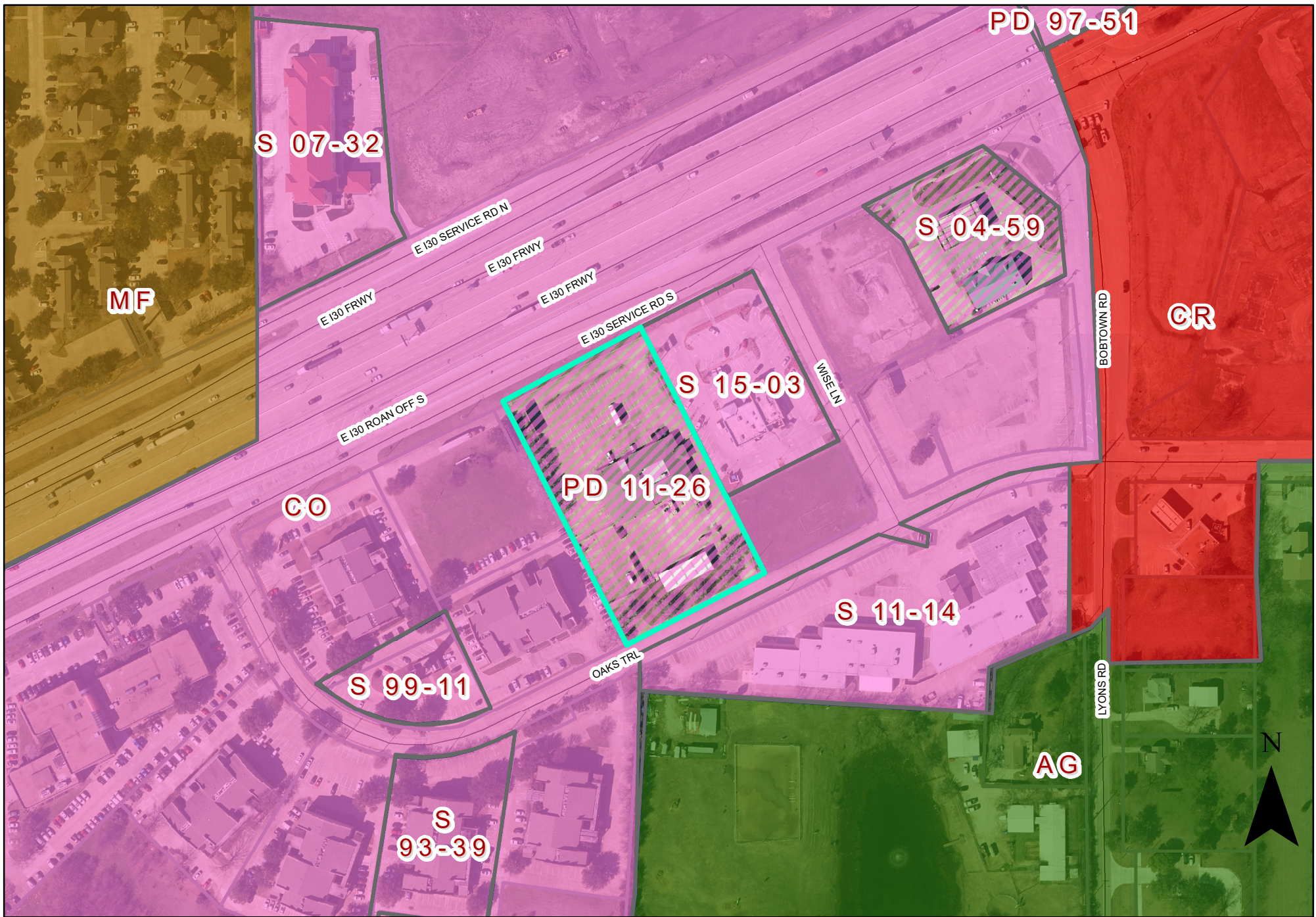
Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the west is zoned Community Office (CO) District and is developed with an office complex. The property to the east is zoned Community Office (CO) District with a Specific Use Provision (S 15-03 for Drive-Through Restaurant Use) and is developed with a Golden Chick drive-through restaurant. The property immediately to the south is zoned Community Office (CO) District with a Specific Use Provision (S 11-14 for Child Care Center) and is developed with a church and child care center. The property to the north across IH 30 is zoned Community Office (CO) District with a Specific Use Provision (S 07-32) and is developed with a La Quinta Inn & Suites hotel. The proposed location is within a commercial area and adjacent to an interstate highway, thus reducing concern Reception Facilities often raise about proximity to residential homes.

Attachments

Z 20-40 Jack Birdsong (Specific Use Provision) Attachments
Z 20-40 Jack Birdsong Responses
Z 20-40 Jack Birdsong Staff Presentation



0 150 300 Feet
1 inch = 200 feet

Zoning Map Z 20-40



INDICATES AREA
OF REQUEST

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-40

354 East Interstate Highway 30

- I. **Statement of Purpose:** The purpose of this Planned Development (PD) District to allow a Reception Facility Use.
- II. **Statement of Effect:** This Planned Development (PD) District shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Planned Development (PD) District 11-26 and Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plan:**
 - A. Detail Plan: Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. **Specific Conditions:**
 - A. Site Layout: The Reception Facility operation shall be in conformance with the site layout in Exhibit C.
 - B. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit C.
 - C. Exterior Lighting: Any down-lighting installed in the parking lot shall be installed so as not to be obstructive to abutting development.

SPECIFIC USE PROVISION CONDITIONS

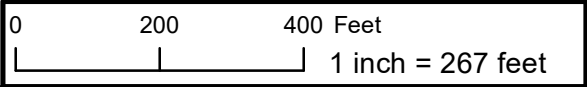
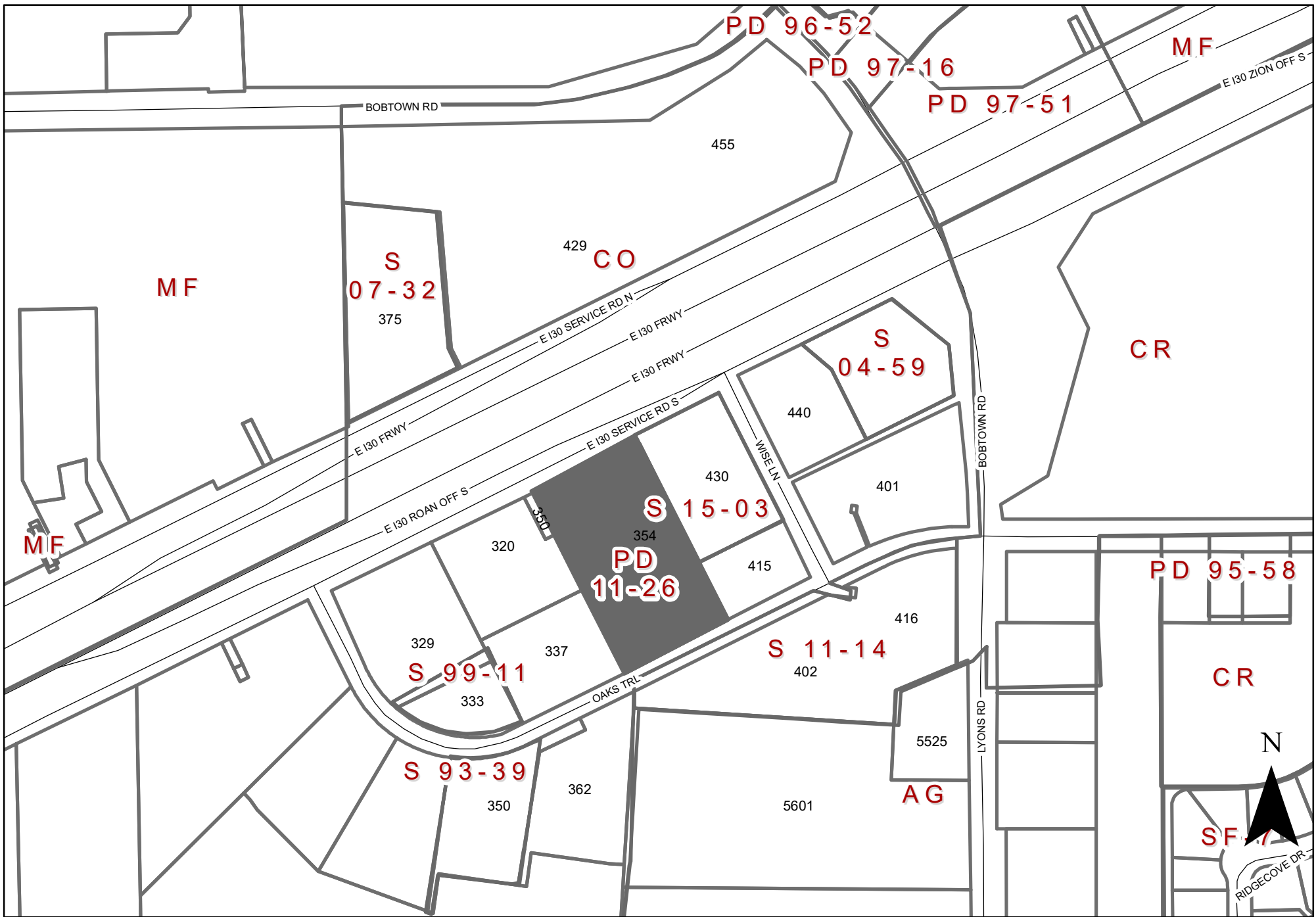
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in Planned Development (PD) District 11-26 and the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 11-26 and the Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code shall apply, except as otherwise specified in this ordinance.
- A. Hours of Operation: The Reception Facility shall be open for events only as follows: Monday - Sunday 8:00am to 11:30pm.
- B. Security: The Reception Facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- C. Noise: The Reception Facility shall comply with the City of Garland Noise Control Ordinance.
- D. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for a period of twenty years (20) years.

REPORT & MINUTES

P.C. Meeting, January 25, 2021

Consideration of the application of **Jack Birdsong**, requesting approval of a Specific Use Provision to allow a Reception Facility Use on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Specific Use Provision)

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**



Zoning Map Z 20-40

	INDICATES AREA OF REQUEST	O = In Favor X = Opposed
--	---------------------------	-----------------------------

**Outside the
Notification Area**

January 13, 2021

Z 20-40

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

GISD Lakeview Centennial High School, 3505 Hayman Drive, Garland, TX 75043

GISD Couch Elementary School, 4349 Waterhouse Boulevard, Garland, TX 75043

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Garland, TX

75040

Address

City, State

Zip

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



GISD Executive Director of Facilities & Maintenance

Signature

Title

Date: 1-19-21

The applicant proposes a reception facility.

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.



GARLAND

TEXAS MADE HERE

**City Council Meeting
February 16, 2021**

Case Information

Location: 354 East Interstate Highway 30

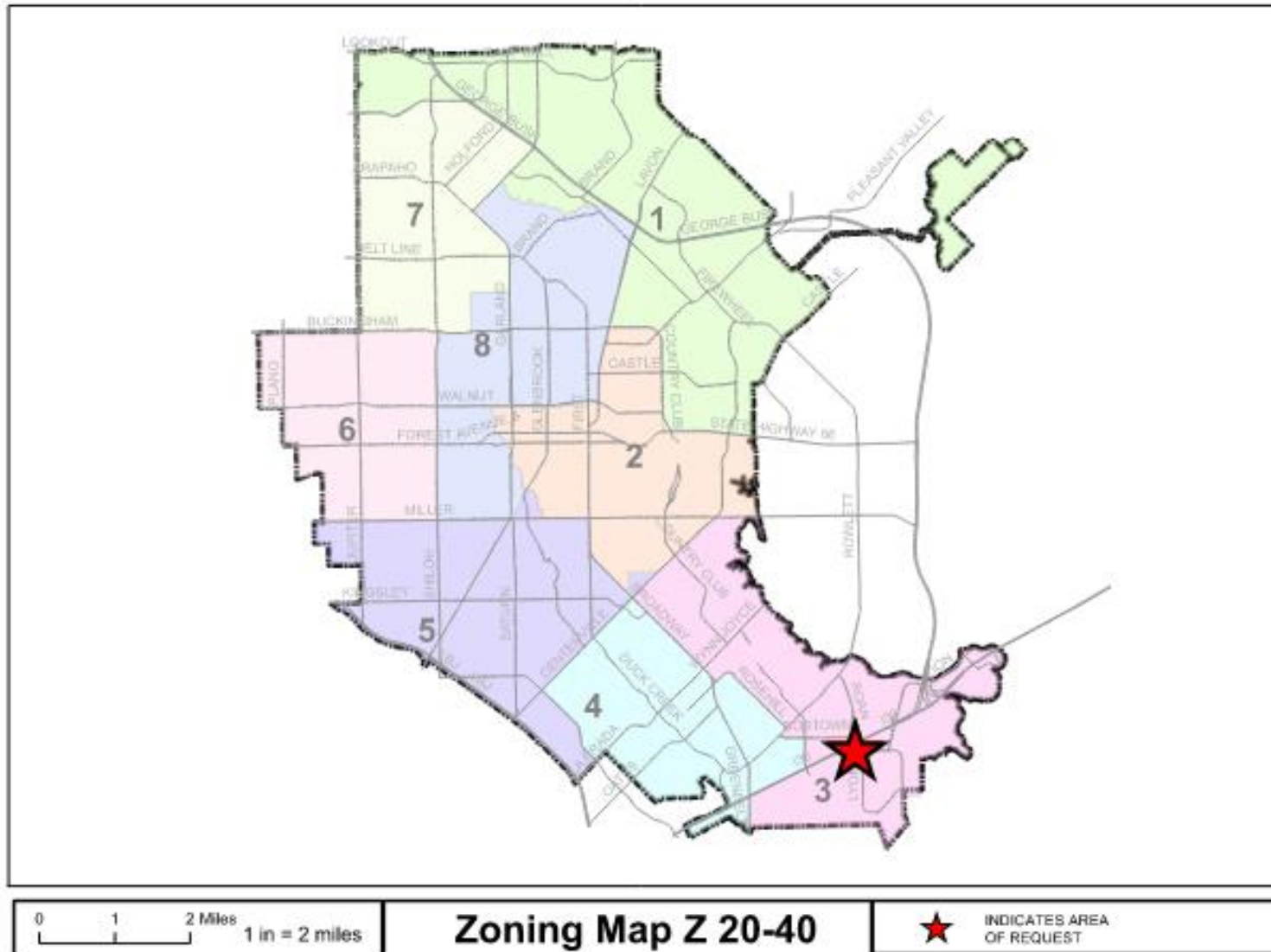
Applicant: Jack Birdsong

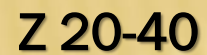
Owner: Jack Birdsong

Acreage: 2.413 acres

Zoning: Planned Development (PD) District 11-26

City Map







Comprehensive Plan

Envision Garland 2030 Comprehensive Plan. The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people.

I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.



Photos

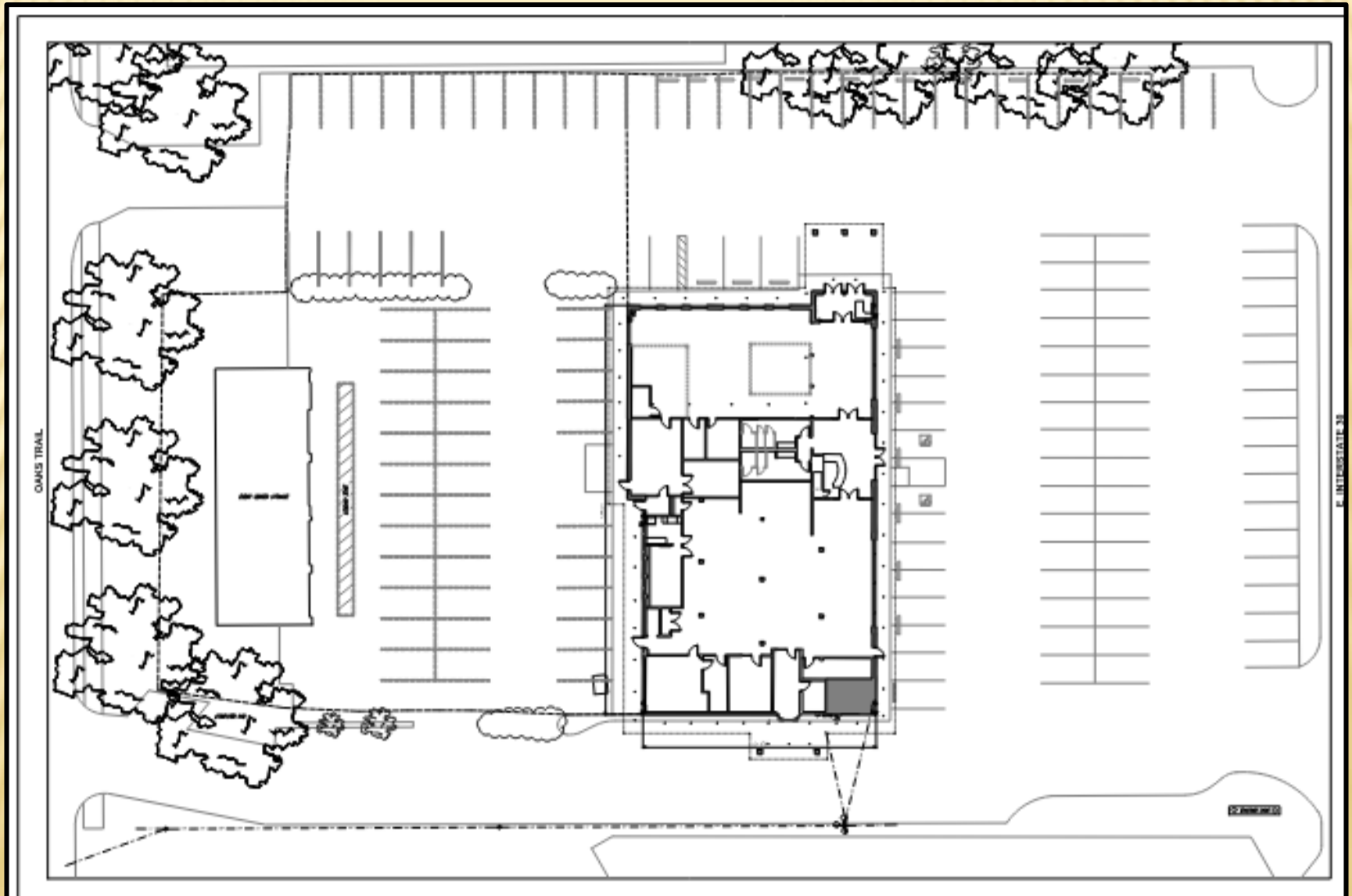


Photos





Site Plan



Consideration

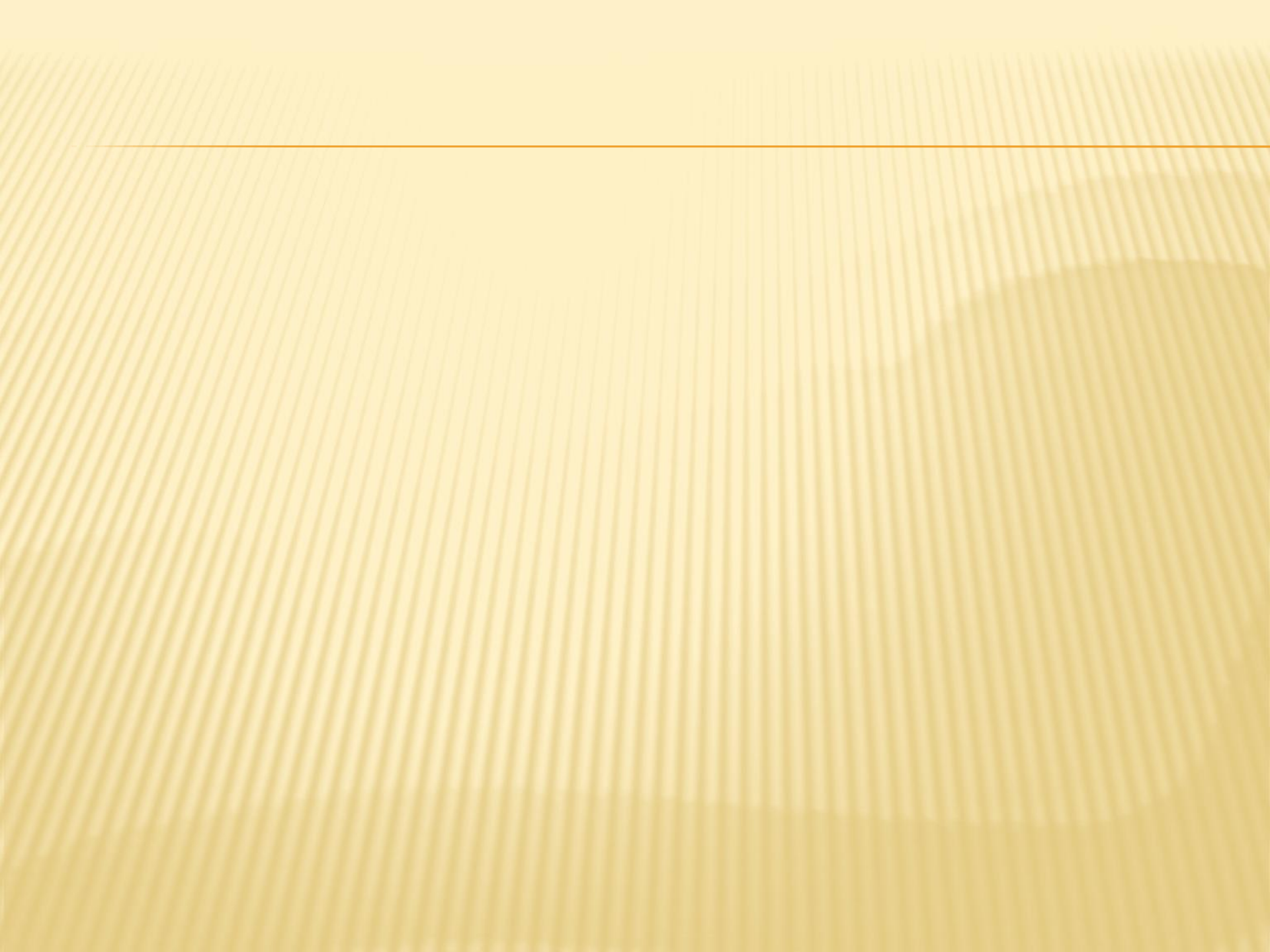
The applicant requests the Specific Use Provision (SUP) to be in effect for a period of twenty (20) years. No GDC deviations are requested by the applicant.

PLAN COMMISSION RECOMMENDATION

Approval 8-0 of a PD amendment, Specific Use Provision, and Detail Plan for a Reception Facility Use.

STAFF RECOMMENDATION

Approval of a PD amendment, Specific Use Provision, and Detail Plan for a Reception Facility Use.





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10. e.

Meeting Date: 02/23/2021

Item Title: Z 20-40 Jack Birdsong - Detail Plan (District 3)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

LOCATION

354 East Interstate Highway 30

OWNER

Jack Birdsong

PLAN COMMISSION RECOMMENDATION

On January 25, 2021 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

The Plan Commission by a vote of eight (8) to zero (0) recommended approval of an Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

The Plan Commission by a vote of eight (8) to zero (0) also recommended approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses to add Reception Facility Use.

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

BACKGROUND

The applicant proposes to use the existing primary building for a Reception Facility. In 2011 the subject site was zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. This request requires an amendment to Planned Development (PD) District 11-26, a Specific Use Provision and a Detail Plan for the proposed use.

SITE DATA

The site contains approximately 2.413 acres with approximately 233 lineal feet of frontage along the East Interstate Highway 30 Access Road and 243 lineal feet of frontage along Oaks Trail, which is used as the two (2) primary access points to and from the property. The site also has access through adjacent properties to Wise Lane and the Interstate Highway 30 Access Road.

Improvements on the site include two (2) buildings, parking, and landscaping.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 11-26 which allows Community Office and Watercraft Sales, and Service Uses. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. A CO District is generally not appropriate in proximity to low-density residential districts. An example of allowed uses in a CO District is a professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The applicant intends to use the existing site improvements for a Reception Facility. The applicant requests an amendment to PD 11-26 to add the Reception Facility use which is not currently allowed in the PD 11-26 or in the Community Office (CO) District. Further, Reception Facility Use requires a Specific Use Provision in all zoning districts in which it may be allowed; therefore, the applicant requests a Specific Use Provision for the Reception Facility use. A Detail Plan is required by Planned Development (PD) District 11-26.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a 9,522 square-foot Reception Facility on the proposed site, along with a 2,573 square foot warehouse for event storage (table, chairs and other equipment). Both buildings are existing on the site.
2. One hundred twenty-one (121) parking spaces are required per the GDC. One hundred five (105) parking spaces currently exist on the site, and the applicant proposes to provide an additional fifty-two (52) parking spaces, bringing the total to one hundred fifty-seven (157) parking spaces shown on the site plan.
3. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
4. Lighting shall be in conformity with the Garland Development Code Chapter 4 Article 7 Glare and Lighting, and designed to mitigate potential disturbance to the abutting properties.
5. The applicant proposes the following business operations:
 - Monday – Sunday 8:00am-11:30pm (available booking days and time duration)
6. The GDC includes Special Standards for which the use must comply:
 - (a) Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. *The applicant requests the SUP to be in effect for a period of twenty (20) years.*
 - (b) Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code. *The applicant will provide security at all scheduled events.*
 - (c) Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - (d) Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - (e) Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
 - (f) Location. Reception Facilities may not be located within five hundred feet of the

property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:

(i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;

(ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;

(iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or

(iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.

(g) For reception facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.

(h) A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with these conditions and the request meets the above mentioned measurement requirements.

7. The applicant is not proposing a new sign with this development. There is an existing freestanding sign on site; the applicant proposes no changes to the existing sign.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

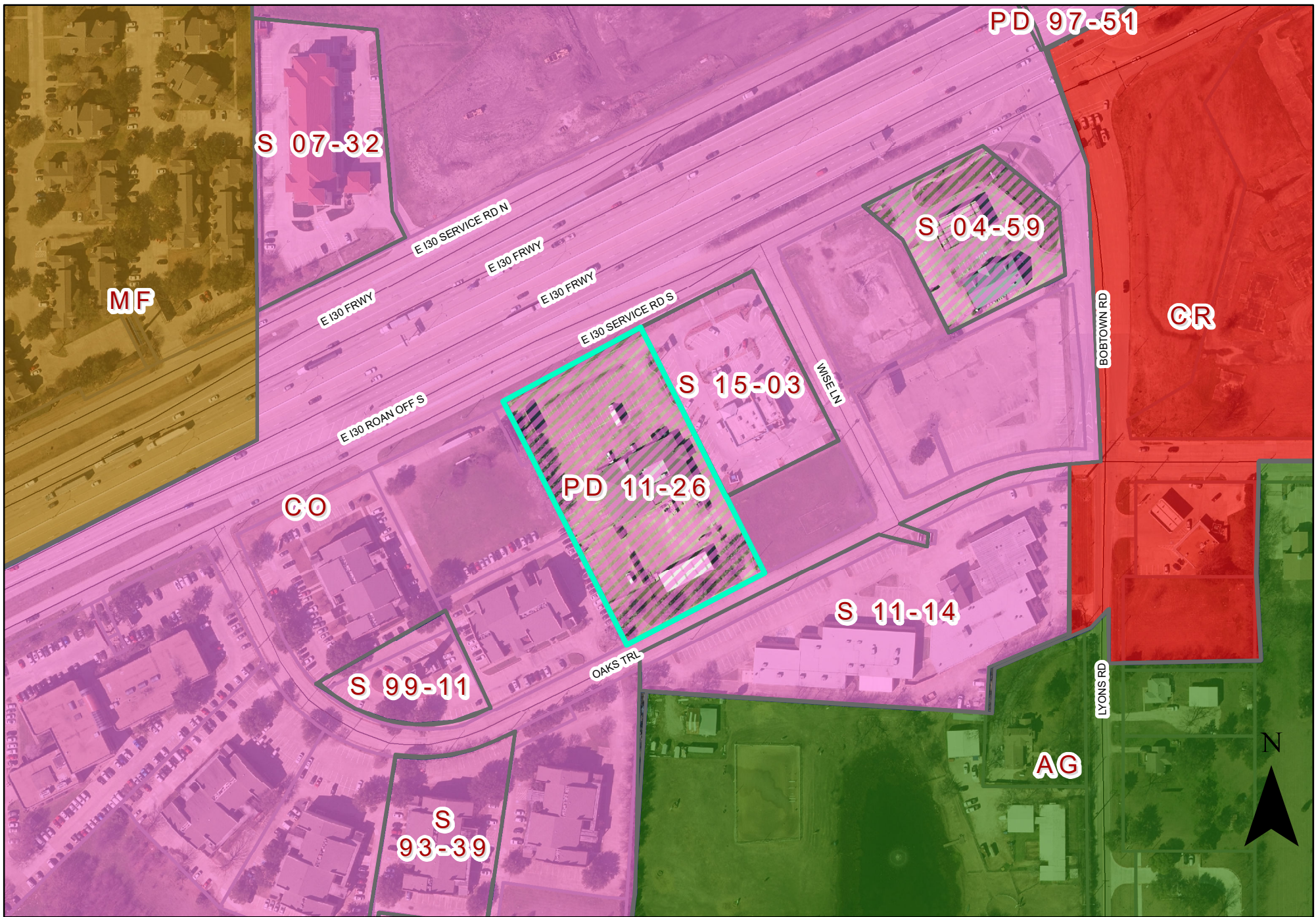
Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the west is zoned Community Office (CO) District and is developed with an office complex. The property to the east is zoned Community Office (CO) District with a Specific Use Provision (S 15-03 for Drive-Through Restaurant Use) and is developed with a Golden Chick drive-through restaurant. The property immediately to the south is zoned Community Office (CO) District with a Specific Use Provision (S 11-14 for Child Care Center) and is developed with a church and child care center. The property to the north across IH 30 is zoned Community Office (CO) District with a Specific Use Provision (S 07-32) and is developed with a La Quinta Inn & Suites hotel. The proposed location is within a commercial area and adjacent to an interstate highway, thus reducing concern Reception Facilities often raise about proximity to residential homes.

Attachments

Z 20-40 Jack Birdsong (Detail Plan) Attachments
Z 20-40 Jack Birdsong Responses
Z 20-40 Jack Birdsong Staff Presentation

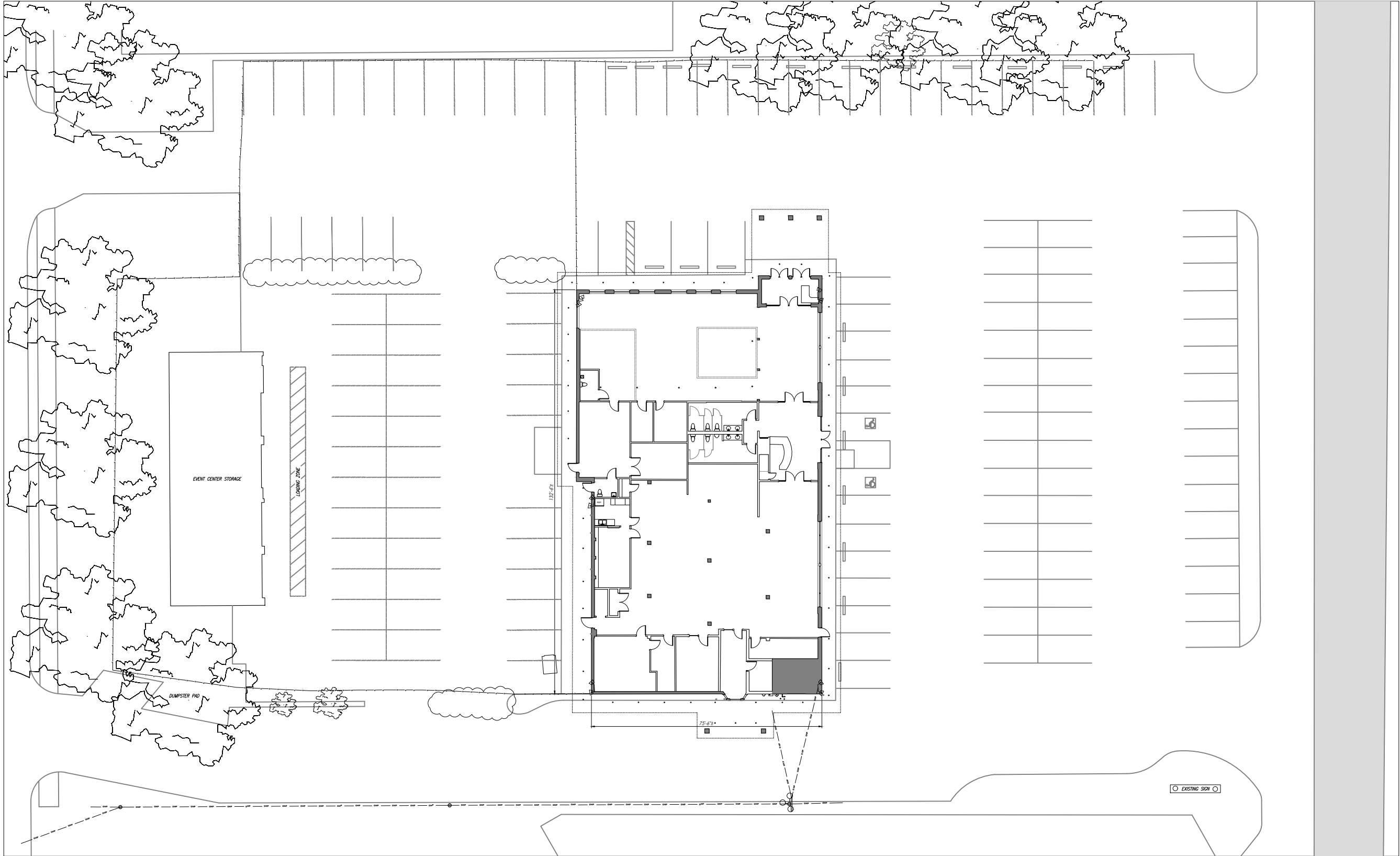


0 150 300 Feet
1 inch = 200 feet

Zoning Map Z 20-40



INDICATES AREA
OF REQUEST



OVERALL SITE PLAN

SCALE: 1"=30'-0"

AREA DISTRIBUTION	
EXISTING BUILDING, MAIN	9522 SQ. FT
EXISTING BUILDING, WAREHOUSE	2573 SQ. FT
TOTAL FLOOR AREA	12095 SQ. FT
TOTAL LOT AREA	105147 SQ. FT
TOTAL BUILDING COVERAGE	11.5%

BUILDING DIMENSIONS	
BUILDING MAXIMUM HEIGHT	25'-1"
EAST CANOPY DIMENSION	14'-6"L, 25'-1"W, 15'-0" H
CLEARANCE	10'-6"
WEST CANOPY DIMENSION	20'-7.5"L, 25'-1"W, 15'-0" H
CLEARANCE	10'-6"

PARKING SPACE	
PARKING EXISTING	
PARKING REQUIRED	
PARKING PROVIDED	
LOADING ZONE PROVIDED	

PARKING ANALYSIS				
PROPOSED USE	RATIO	RATIO PARKING REQUIRED	PARKING REQUIRED	PARKING EXISTING
RECEPTION FACILITY	12095 SQ. FT	1/100 SQ. FT	120	105
PROPOSED ADDITIONAL PARKING: 52				
TOTAL PARKING: 157				

v3 210115

THIS DOCUMENT CONTAINS A POINT-IN-TIME REPRESENTATION OF SITE CONDITIONS AS OF THE DATE AND TIME THAT THE SCAN WAS COMPLETE. CONDITIONS MAY HAVE CHANGED SINCE THAT TIME. GMR DOES NOT REPRESENT OR WARRANT THE ACCURACY OF THE SITE CONDITIONS AFTER THE DATE AND TIME THAT THE SCAN WAS COMPLETED. THIS DOCUMENT IS NOT TO BE USED BY ANYONE OTHER THAN THE LAWFUL OWNER EXCEPT WITH WRITTEN PERMISSION FROM THE LAWFUL OWNER. THIS DOCUMENT (EXCEPTING REGISTERED TRADEMARKS) SHALL REMAIN THE PROPERTY OF THE LAWFUL OWNER AND GMR.



BIRDSONG EVENTS
354 E. Interstate 30
Garland, TX 75043

FIELDWORK BY:	DJC	PLANS PREPARED BY:	TLS
PLANS REVIEWED BY:	DJC	PLANS APPROVED BY:	KRM

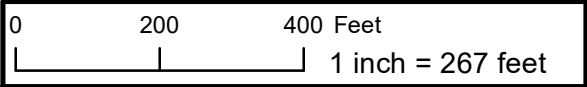
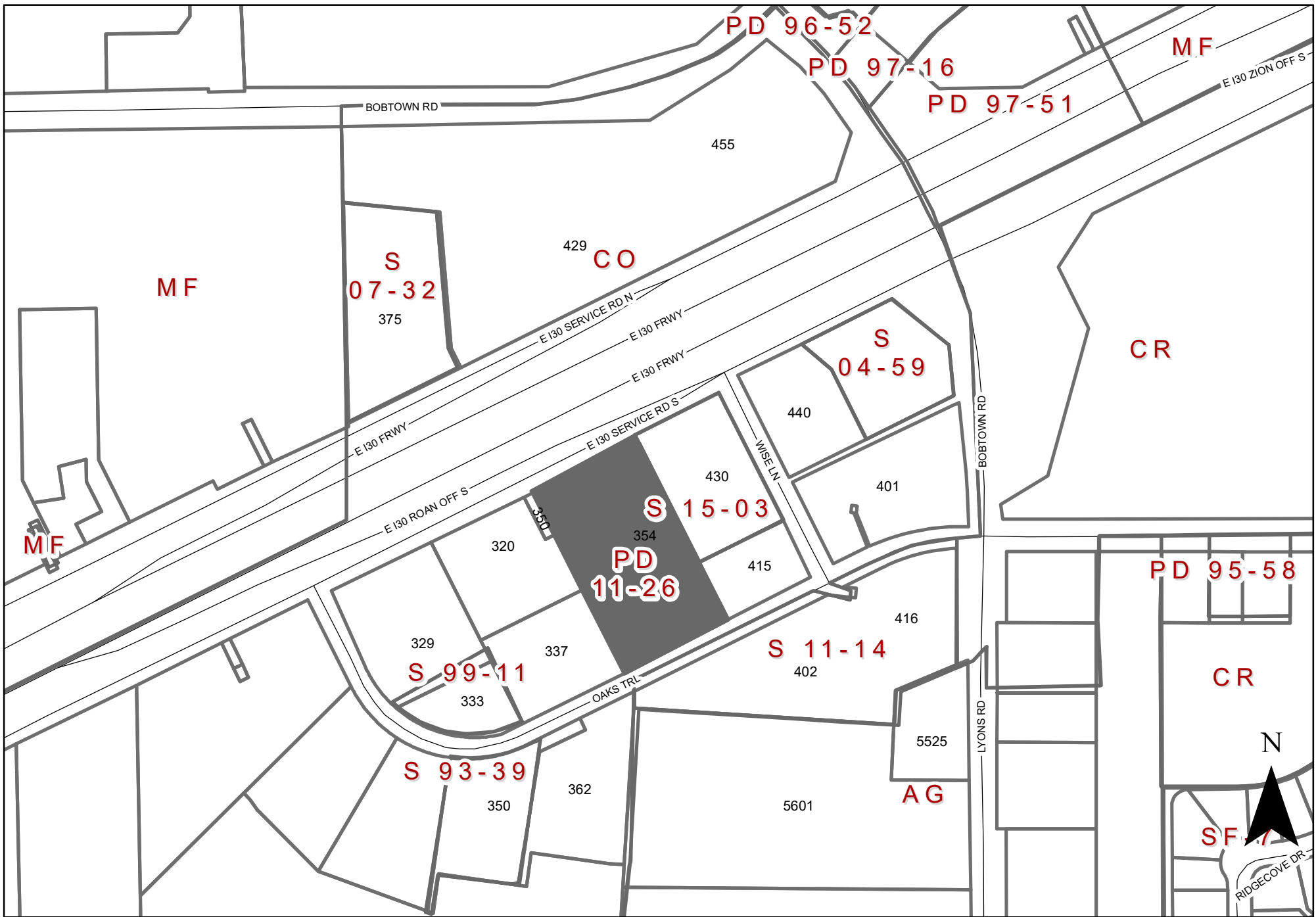
SHEET NO. 1 of 5

REPORT & MINUTES

P.C. Meeting, January 25, 2021

Consideration of the application of **Jack Birdsong**, requesting approval of a Detail Plan for Reception Facility Use. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Detail Plan)

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**



Zoning Map Z 20-40

	INDICATES AREA OF REQUEST	O = In Favor X = Opposed
--	---------------------------	-----------------------------

**Outside the
Notification Area**

January 13, 2021

Z 20-40

Page 2 of 2

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

GISD Lakeview Centennial High School, 3505 Hayman Drive, Garland, TX 75043

GISD Couch Elementary School, 4349 Waterhouse Boulevard, Garland, TX 75043

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Garland, TX

75040

Address

City, State

Zip

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



GISD Executive Director of Facilities & Maintenance

Signature

Title

Date: 1-19-21

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GARLAND

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**City Council Meeting
February 16, 2021**

Case Information

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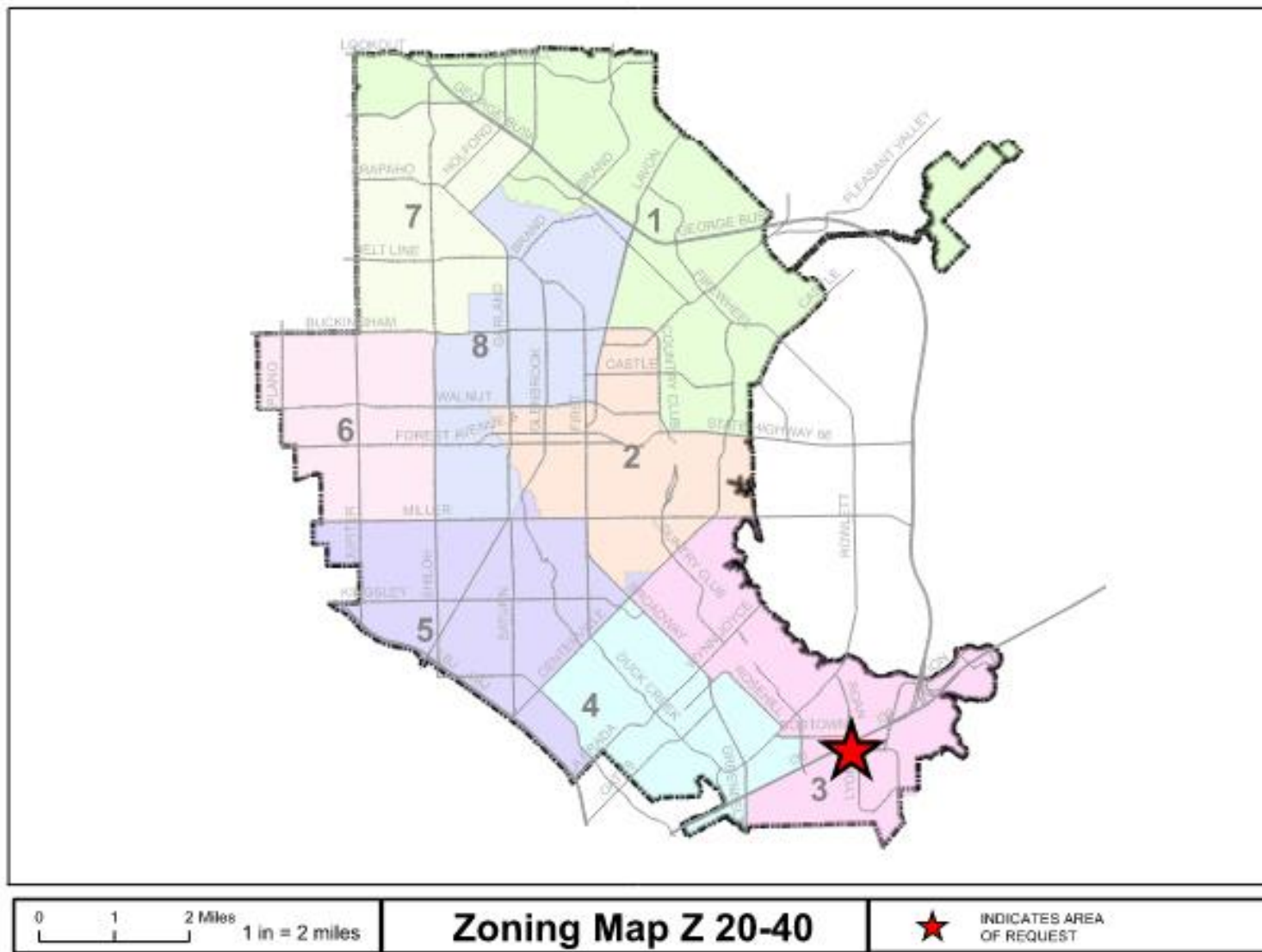
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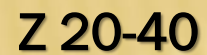
Owner: Jack Birdsong

Acreage: 2.413 acres

Zoning: Planned Development (PD) District 11-26

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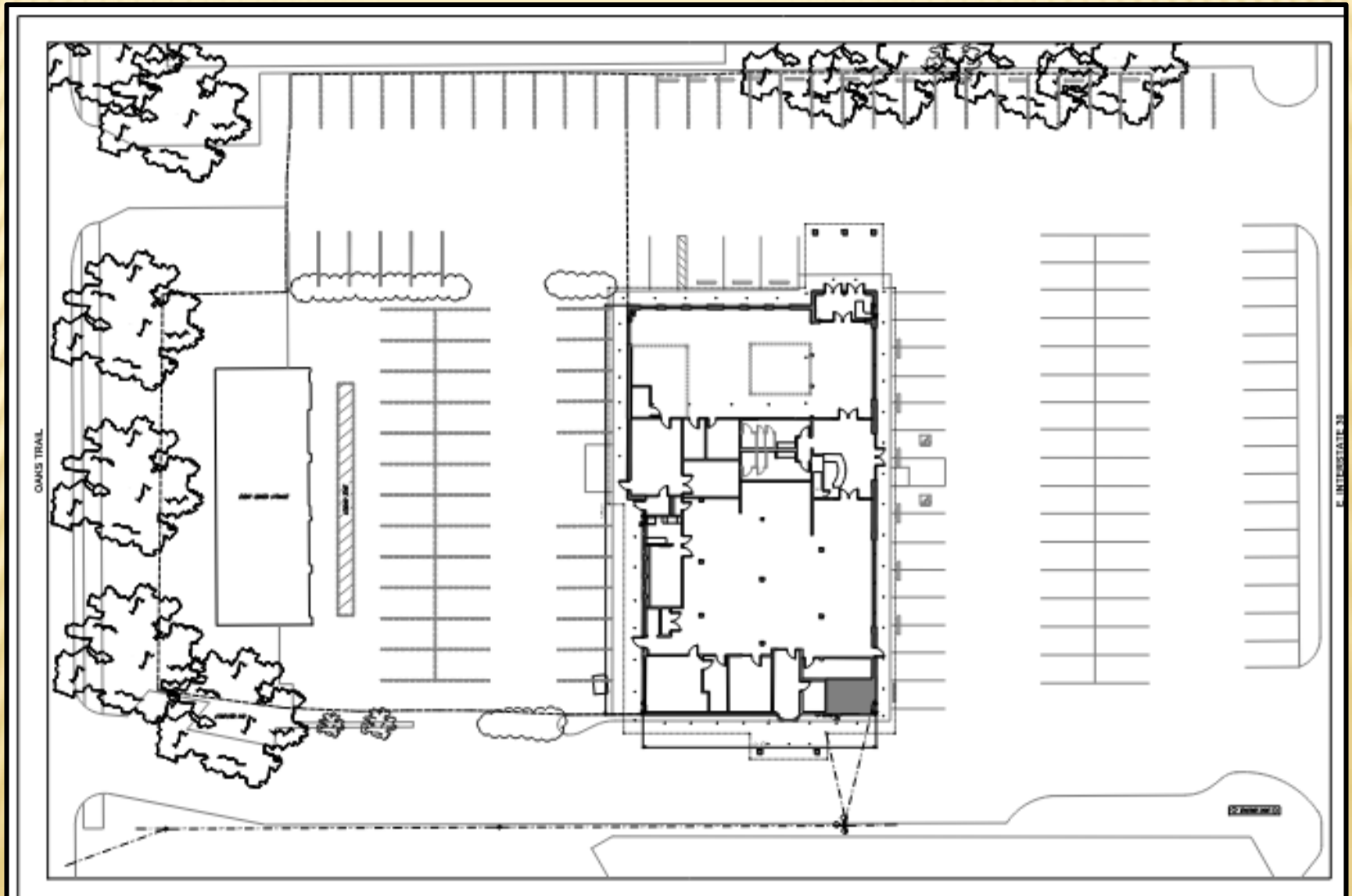


Photos





Site Plan



Consideration

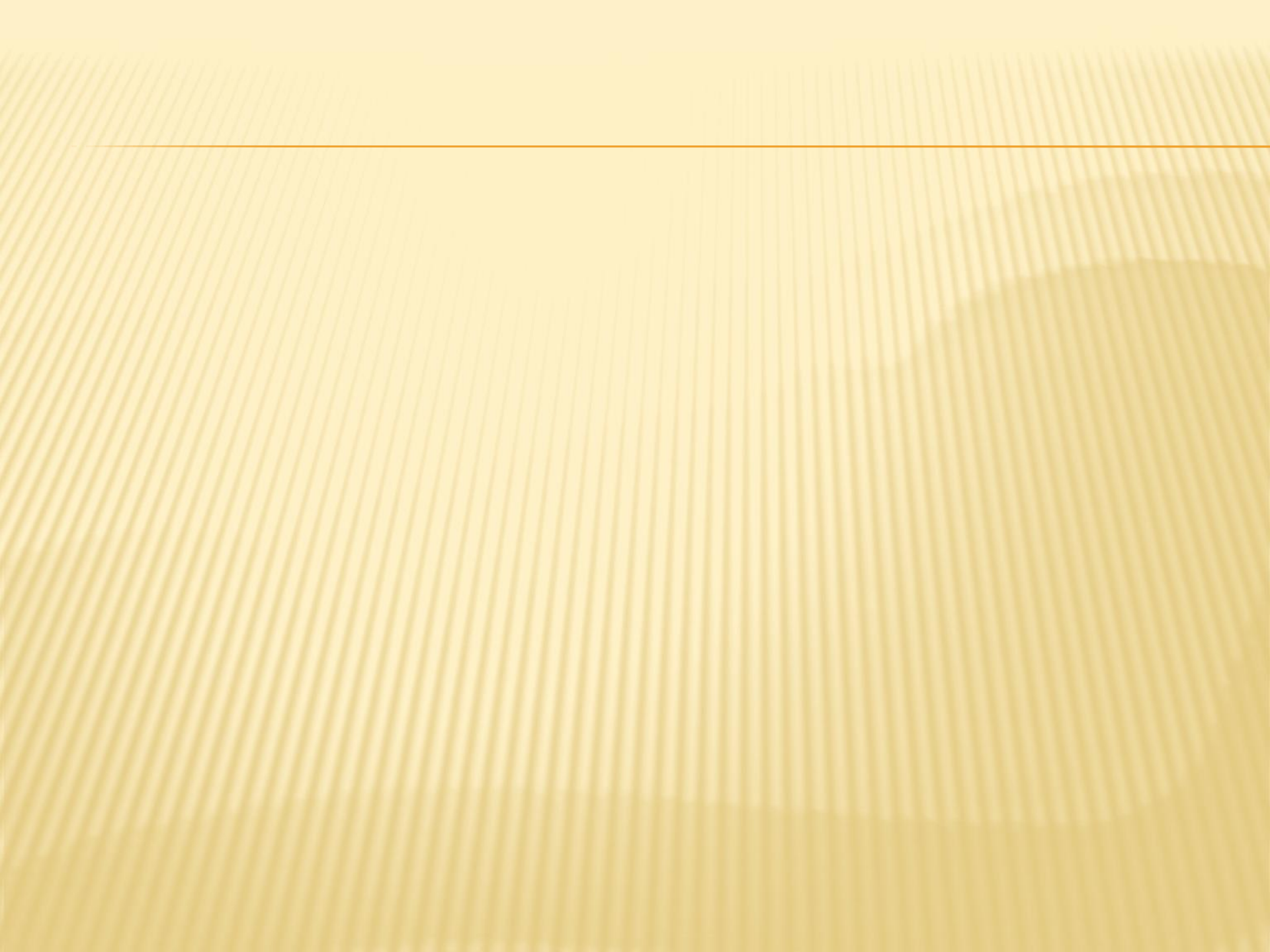
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STAFF RECOMMENDATION

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GARLAND

City Council Regular Session Agenda

Meeting Date: 02/23/2021

Item Title: Board and Commission Appointment

Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

Summary:

Council Member B.J. Williams

- Christine Lumpkin-Bell - Property Standards Board
-

Attachments

Christine Lumpkin-Bell



GARLAND

TEXAS MADE HERE

**CITY OF GARLAND
RECEIVED
JAN 26 2021**

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Please Type or Print Clearly:

Date: JANUARY 18, 2021

Name: CHRISTINE KUMPAKIN-BELL

Phone: [REDACTED] (Home)

Address: 5317 BARCELONA DR.

Phone: _____ (Other)

City, State, Zip: GARLAND TX 75043

Email: _____

Resident of Garland for 35 years Resident of Texas for 45 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 4 ✓

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

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

Educator in college & high school. Volunteer in political campaigns. Owned multiple homes.

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

NONE

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

Public schools, attended open city council meetings

What is your educational background?

Economics and BUSINESS

What is your occupational experience?

Entrepreneur in finance and insurance.

I hereby affirm that all statements herein are true and correct.

Christine Kumpakin-Bell
City Secretary

Board or Commission of first, second, and third choice:

☐ Board of Adjustment	☐ Garland Youth Council **	☐ Parks and Recreation Board
☐ Citizens Environmental and Neighborhood Advisory Committee	☒ Property Standards Board <u>first choice</u>	☐ Plan Commission
☐ Community Multicultural Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Garland Cultural Arts Commission		☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Current ☒

Past Due _____
Past Due _____

Date Appointed _____

Appointed By _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes _____ No ☒
Courtney Vanover
1-27-21

Date Notified _____

Disclosure Form Filed _____

Revised 03/2018