

Work Session Room at City Hall
Monday, January 6, 2025
6 p.m.



William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

GARLAND

CITY OF GARLAND WORK SESSION OF THE CITY COUNCIL

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

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on State Street as well as in the public parking garage behind City Hall. Persons who may need assistive listening devices or interpretation/translation services are asked to contact the City Secretary's Office at 972-205-2404 as soon as possible prior to the meeting so that we may do all we can to provide appropriate arrangements.

Garland City Council meetings are livestreamed and available on-demand at GarlandTX.tv. They are also broadcast on Spectrum Channel 16, Frontier Channel 44 and AT&T Uverse Channel 99. Closed captioning is available for each in English and Spanish.

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

PUBLIC COMMENTS ON WORK SESSION ITEMS

Members of the audience may address the City Council on any Work Session item at the beginning of the meeting. Speakers are allowed three minutes each, grouped by agenda item and called in the order of the agenda. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers and on the visitor's side of the Work Session Room) and give it to the City Secretary before the Mayor calls the meeting to order. Speakers are limited to addressing items on the Work Session agenda only. Items on a Regular Meeting agenda should be addressed at the respective Regular Meeting. Items not currently on an agenda may be addressed during the citizen comments portion of any Regular Meeting.

CONSIDER THE CONSENT AGENDA

Council may ask for discussion or further information on any item posted in the consent agenda of the next Regular Meeting. Council may also ask that an item on the consent agenda be pulled and considered for a vote separate from the consent agenda at the next Regular Meeting. All discussions or deliberations are limited to posted agenda items and may not include new or unposted subject matter.

WRITTEN BRIEFINGS

Council may ask for discussion, further information, or give direction to staff on an item posted as a written briefing.

1. Agreement for Real Property Transfer Between Glen Lee Arvilla and Angelica Arvilla and The City of Garland for Tracts Generally Located at 2001 and 2002 Harvest Run

Council is requested to consider the approval of a Real Property Transfer and Development Agreement between Glen Lee Arvilla and Angelica Arvilla and the City of Garland for the exchange of an approximately 0.012-acre tract. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 7, 2025 Regular Meeting.

2. **First Amendment to the Project Specific Agreement with Dallas County for Bottleneck Intersection Improvements**

Consider a Resolution authorizing the City Manager to enter into and execute a First Amendment to the Project Specific Agreement (PSA) with Dallas County for the construction of five (5) additional intersections as part of the Bottleneck Intersection Improvements project. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 21, 2025 Regular Meeting.

VERBAL BRIEFINGS

Council may ask for discussion, further information, or give direction to staff on an item posted as a verbal briefing.

3. **Garland VA Medical Center Update**

City Council will receive an update regarding the Garland VA Medical Center from Blanca Corchado, Facility Planner of the VA North Texas Health Care System.

4. **2025 Proposed Bond Program**

Staff will present additional information regarding the 2025 Bond Program for Council Discussion.

5. **Preview and Presentation of the 2025 Proposed Capital Improvement Program**

The City Manager will present the 2025 Proposed Capital Improvement Program to the City Council, followed by a presentation from Matt Watson and Allyson Steadman about the 2025 Proposed Capital Improvement Program.

6. **Corridors and Gateways Revitalization Program Update**

Staff and TBG design professionals will brief Council on the progress of the Corridors and Gateways Revitalization Program.

7. **Process for Appointing TIF Chairs**

City staff will discuss the current process of electing chairs on the TIF boards and provide the City Council with an update on the process moving forward. Unless directed otherwise by Council, the TIF Chair appointments will take place at the January 21, 2025 Regular Meeting.

8. **Transportation Infrastructure & Mobility Committee Report**

Councilmember Chris Ott, Chair of the Transportation Infrastructure & Mobility Committee, and staff will deliver a report from the committee.

9. **Audit Committee Meeting Report**

Councilmember Ed Moore, Chair of the Internal Audit Committee, and Jed Johnson, City Auditor, will provide a committee report on the following items: Parking Enforcement Program Audit, Purchase Card Program Audit, and Contract Procurement Audit - Management Follow-up Briefing.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

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

10. **Councilmember Kris Beard**

- Joseph Maverro - Parks and Recreation Board

EXECUTIVE SESSION

11. Deliberate or discuss:

The City Council will adjourn into executive session pursuant to sections 551.071, 551.074, 551.0785, and 551.087 of the Texas Government Code to deliberate and discuss the following:

1. The employment, leave, pay, and duties of a public employee (Kasey King) pursuant to Texas Local Government Code §143.073(b) (551.074), including the consideration of information in the medical records of such employee (551.0785) and attorney/client communication related to same (551.071).
2. A potential offer by the City of financial and other incentives to a business prospect and the receipt of commercial or financial information that the City has received from that same business prospect, which the City seeks to have locate within the City, and with which the City is conducting economic development negotiations (551.087); and attorney/client communications related to the same (551.071).

ANNOUNCE FUTURE AGENDA ITEMS

A Councilmember, with a second by another member or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or of a committee of the City Council. No substantive discussion of that item will take place at this time.

ADJOURN

All Work Sessions of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Tuesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CDs are \$1 each and DVDs are \$3 each).

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

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

- *effective fuel and purchased power agreements and fuel transportation arrangements and contracts;*
- *risk management information, contracts, and strategies, including fuel hedging and storage;*
- *plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and*
- *customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]*



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



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

1.

Meeting Date: 01/06/2025

Title: Agreement for Real Property Transfer Between Glen Lee Arvilla and Angelica Arvilla, and The City of Garland regarding the Tracts Generally Located at 2001 and 2002 Harvest Run

Submitted By: Niels Brown, Real Estate Director

Strategic Focus Area: Future-Focused City Organization

Issue/Summary

Glen Lee Arvilla and Angelica Arvilla (the "Developers") constructed an improvement on their 0.209-acre property that encroaches and infringes upon the City's 14.91-acre tract located at 2002 Harvest Run. The City desires to obtain a portion of the Developers' tract, located at 2001 Harvest Run, in exchange for the portion of the City's tract the Developers seek to acquire.

Background

The Developers are the owners of a certain tract of land situated in the R. Crist Survey, Abstract No. 225, in the City of Garland, being Lot 48, Block 2, of Fall Creek Estates, according to the plat thereof as recorded in Volume 2001196, Page 89, consisting of approximately 0.209 acres (the "Arvilla's Tract"). The City of Garland is the owner of a certain tract of land situated in the R. Crist Survey, Abstract No. 225, in the City of Garland, as described in the Dedication Deed from William H. Wisner to the City of Garland, as recorded in Volume 2000166, Page 1180, consisting of approximately 14.91 acres ("City's Tract").

The real property transfer includes approximately 0.033 acres (1,427 Sq. Ft.) of the City's Tract, which will be conveyed to the Developers, and approximately 0.012 acres (525 Sq. Ft.) of the Arvilla's Tract, which will be conveyed to the City. The Development Agreement ("Agreement"), which outlines each party's obligations throughout the property exchange, is contingent upon the City Council's approval. The obligations to which the Developers, at their sole cost and expense, have agreed include: upon execution of the Agreement, convey the relevant portion of the Arvilla's Tract to the City by general warranty deed; within three months, provide exhibits that shall become part of the Agreement containing metes and bounds descriptions and sketches of the subject tracts for review and approval by the City; and within six months, submit an Amending Plat to the City that reflects the property exchange referenced within the Agreement. The City's obligation includes conveyance of the relevant portion of the City's Tract to the Developers, contingent upon the Developers conveying the relevant portion of the Arvilla Tract to the City.

Consideration / Recommendation

Authorize staff to proceed with the preparation of documents to transfer the tracts between the City and the Developers, and authorize the terms of a Development Agreement which will be presented to City Council for final approval.

Attachments

Draft Development Agreement

**DEVELOPMENT AGREEMENT BETWEEN GLEN LEE ARVILLA
AND ANGELICA ARVILLA AND THE CITY OF GARLAND, TEXAS**

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and executed effective as of _____, 2024, by and between Glen Lee Arvilla and Angelica Arvilla (the “Arvillas” or the “Developers”), and the City of Garland, Texas, a Texas home-rule municipality (“City”) (collectively, “Parties”).

RECITALS:

The RECITALS in this Section are (1) true and correct; (2) incorporated as part of this Agreement for all purposes; (3) evidence the intent of the Parties in entering into this Agreement; and (4) to be used in interpreting this Agreement:

WHEREAS, the Arvillas are the owners of that certain tract of land situated in the R. Crist Survey, Abstract No. 225, in the City of Garland, Dallas County, Texas, being Lot 48, in Block 2, of Fall Creek Estates, an Addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof as recorded in Volume 2001196, Page 89, Deed Records of Dallas County, Texas (“DRDCT”), consisting of approximately 0.209 acres of land (the “Arvilla’s Tract”);

WHEREAS, the City is the owner of that certain tract of land situated in the R. Crist Survey, Abstract No. 225, in the City of Garland, Dallas County, Texas, as described in Dedication Deed from William H. Wisner to the City of Garland, Texas, a Texas home-rule municipality, as recorded in Volume 2000166, Page 1180, DRDCT, consisting of approximately 14.91 acres of land (“City’s Tract”);

WHEREAS, the Developers constructed an improvement on the Arvilla’s Tract that encroaches and infringes upon the City’s Tract;

WHEREAS, the Developers seek to acquire and develop a portion of the City’s Tract, which the parties have determined is the highest and best use for that portion of the City’s Tract, said portion being more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes;

WHEREAS, the City desires to obtain a portion of the Arvilla’s Tract in exchange for the portion of the City’s tract the Arvillas are acquiring, said portion of the Arvilla’s Tract being more particularly described in Exhibit B attached hereto and incorporated herein for all purposes; and

WHEREAS, the Developers and the City now desire to enter into this Agreement for the purposes of allowing the Developers to acquire that portion of the City’s Tract described in Exhibit “A” and allowing the City to acquire that portion of the Arvilla’s Tract described in Exhibit “B” by a mutual exchange of the properties;

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

A. **Definitions.**

B. **The Developers' Obligations.**

1. Upon approval the City Council's approval of this Agreement, the Developers shall convey the relevant portion of the Arvilla's Tract to the City by general warranty deed.

2. **Three Month Deadlines.**

- a. The Developers shall provide Exhibits to this Agreement containing metes & bounds descriptions and sketches of the subject tracts for review and approval by the City. Upon review and approval by the City, these Exhibits shall become a part of this Agreement for all purposes.
 - i. The metes & bounds description and sketch of the City's tract shall be subject to the following limitation: all existing improvement encroachments constructed by Developers shall be contained on and wholly within said City's tract.
 - ii. The metes & bounds description and sketch of the Arvilla's tract shall be subject to the following limitation: the westerly boundary line which shall terminate at Harvest Run, shall conform to applicable setbacks provided for in the Garland Development Code ("GDC").
 - iii. The Developers shall submit the Exhibits to the City Engineering Department for review within three months of Council approval of this Agreement.

3. **Six Month Deadlines:**

- a. Contingent upon the City Council approving this Agreement, the Developers shall provide an Amending Plat.
 - i. The Amending Plat shall include the Arvilla's Tract (Lot 48, Block 2, of Fall Creek Estates).
 - ii. The Amending Plat shall reflect that portion of the City's Tract being conveyed to the Arvillas.
 - iii. The Amending Plat shall include the associated recording information for the warranty deeds for the portions of the City's Tract and the Arvilla's tract, respectively.

- iv. The Developers shall submit a Working Plat version of the Amending Plat to the City Engineering Department within six (6) months of the City Council's approving this Agreement.
 - b. The Developers shall submit the Amending Plat to the City Engineering and Planning Departments for review by staff for administrative and technical compliance with the GDC. Upon review by City staff, the Amending Plat may be submitted to the Plan Commission for consideration, if necessary, or may be approved administratively.
- 4. The Developers shall be responsible for filing all documents (the deeds and plat) in the Dallas County Official Public Records, including all associated expenses, filing fees, and other costs associated with the Agreement. The Developers shall include on each instrument the request that a file-stamped be forwarded to the City upon filing to

City of Garland
Real Estate Management Office
ATTN: Niels Brown
P.O. Box 469002
Garland, TX 75046-9002

C. City's Obligations

- 1. Upon the City Council's approval of this Agreement, the City shall convey the relevant portion of the City's Tract to the Developers, contingent upon the Developers conveying the relevant portion of the Arvilla Tract to the City.
- D. Severability. If any term or provision of this Agreement is held to be illegal, invalid, or unenforceable, the legality, validity, or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid, or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid, or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.
- E. Waiver. Either the City or the Developers shall have the right to waive any requirement contained in this Agreement, which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.
- F. Assignment. This Agreement may not otherwise be assigned by the Developers without the City Manager's written consent, which shall not be unreasonably withheld.

- G. Governing Law; Venue. This Agreement and all the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in any state court of competent jurisdiction in Dallas County, Texas.
- H. Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both Parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.
- I. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.
- J. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.
- K. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements, or understandings between the parties relating to the subject matter. No oral understandings, statements, promises, or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally and no written modification of this Agreement shall be effective unless executed by both parties.
- L. Relationship of Parties; No Third-Party Beneficiaries. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.
- M. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this Agreement, the parties will first attempt to resolve the dispute by taking the following steps:
1. A written notice (the "Notice of Dispute") substantially describing the nature of the dispute shall be delivered by the dissatisfied party (the "Dissatisfied Party") to the other party (the "Responding Party"), which Notice of Dispute shall request a written response (the "Response") which attempts to resolve the dispute; and
 2. If the Responding Party fails to deliver the Response within ten (10) days after its receipt of the Notice of Dispute, either party may proceed to institute any lawsuit

or proceeding arising from this Agreement. If the Responding Party timely delivers the Response to the Dissatisfied Party and the Response does not reasonably resolve the dispute in the opinion of the Dissatisfied Party, the Dissatisfied Party shall deliver written notice to that effect (the "Notice of Continuing Dispute") to the Responding Party. Within thirty (30) days after the Responding Party's receipt of the Notice of Continuing Dispute, an individual appointed by the Dissatisfied Party having authority over the activities of the Dissatisfied Party and an individual appointed by the Responding Party having authority over the activities of the Responding Party shall meet in person at a time and location mutually acceptable to the parties to resolve the dispute. If the Dissatisfied Party and the Responding Party are unable to agree on the time and location of such meeting, or after such meeting a dispute remains, either party may proceed to institute any lawsuit or proceeding arising from this Agreement.

- N. Authority. The City represents and warrants that this Agreement has been approved by resolution duly adopted by the Garland City Council in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been authorized to do so. Developer represents and warrants that this Agreement has been approved by appropriate action of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so. Each assignee, lender, or successor who becomes a party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee, lender, or successor and that the individual executing this Agreement on behalf of such assignee, lender, or successor has been authorized to do so.
- O. Governmental Powers; Waiver of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its governmental powers, immunities, or rights that would otherwise be available to it by law except for Developer to enforce the terms of this Agreement. Nothing in this Agreement is intended to delegate or impair the performance by the City of its governmental functions.
- P. Effective Date. The effective date of this Agreement shall be the date on which this Agreement is executed by the City Manager for the City of Garland, Texas, or his designee.

[
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IN WITNESS WHEREOF, the parties have executed this Agreement as of the ____ day of _____, 2024.

THE CITY OF GARLAND,
a Texas home-rule municipality

By: _____

Name: Judson Rex

Title: City Manager

Glen Lee Arvilla

Angelica Arvilla

EXHIBIT "A"

Portion of City's Tract Being Transferred

EXHIBIT "A" **1,427 SQUARE FEET / 0.033 ACRES**

BEING a tract of land situated in the Reason Crist Survey, Abstract No. 225, City of Garland, Dallas County, Texas, being a portion of that tract of land described in Dedication Deed to the City of Garland as recorded in Volume 2000166, Page 1180, Deed Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows;

COMMENCING at an "X" cut in concrete for the southernmost corner of Common Area Lot 36, Block 2 and the easternmost corner of Lot 48, Block 2, both of Fall Creek Estates, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 2001196, Page 89, Deed Records, Dallas County, Texas;

THENCE South 42 degrees 08 minutes 08 seconds West, along the northwest line of said City of Garland tract, a distance of 61.00 feet to a 3 1/4 aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPARTMENT SURVEY MARKER" set on a 5/8 inch iron rod on the southeast line of said Lot 48, Block 2, same being the POINT OF BEGINNING;

THENCE South 11 degrees 37 minutes 36 seconds West, traversing said City of Garland tract, a distance of 32.87 feet to a 3 1/4 aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPARTMENT SURVEY MARKER" set on a 5/8 inch iron rod for corner;

THENCE South 42 degrees 08 minutes 08 seconds West, continuing to traverse said City of Garland tract, a distance of 71.67 feet to a 3 1/4 aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPARTMENT SURVEY MARKER" set on a 5/8 inch iron rod in the northeast line of Lot 19, Block 4, Northlake Estates No. 13, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 85101, Page 2464, Deed Records, Dallas County, Texas

THENCE North 45 degrees 34 minutes 40 seconds West, along the said northeast line of Lot 19, Block 4, a distance of 16.70 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the south corner of said Lot 48, Block 2;

THENCE North 42 degrees 08 minutes 08 seconds East, along the southeast line of said Lot 48, Block 2, a distance of 99.32 feet to the POINT OF BEGINNING and containing 1,427 square feet or 0.033 acres of land more or less.

A DRAWING OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.


Gary E. Johnson, R.P.L.S.# 5299



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

BEARINGS ARE BASED ON THE
SOUTHEAST LINE OF LOT 48, BLOCK 2
OF HARVEST RUN VOL. 2001196, PG. 89
D.R.D.C.T.

Job# 2202406-3
Date: 03/31/2023
Drawn: KO
Scale: 1" = 60'
Page 1 of 2

EXHIBIT "A"

Portion of City's Tract Being Transferred

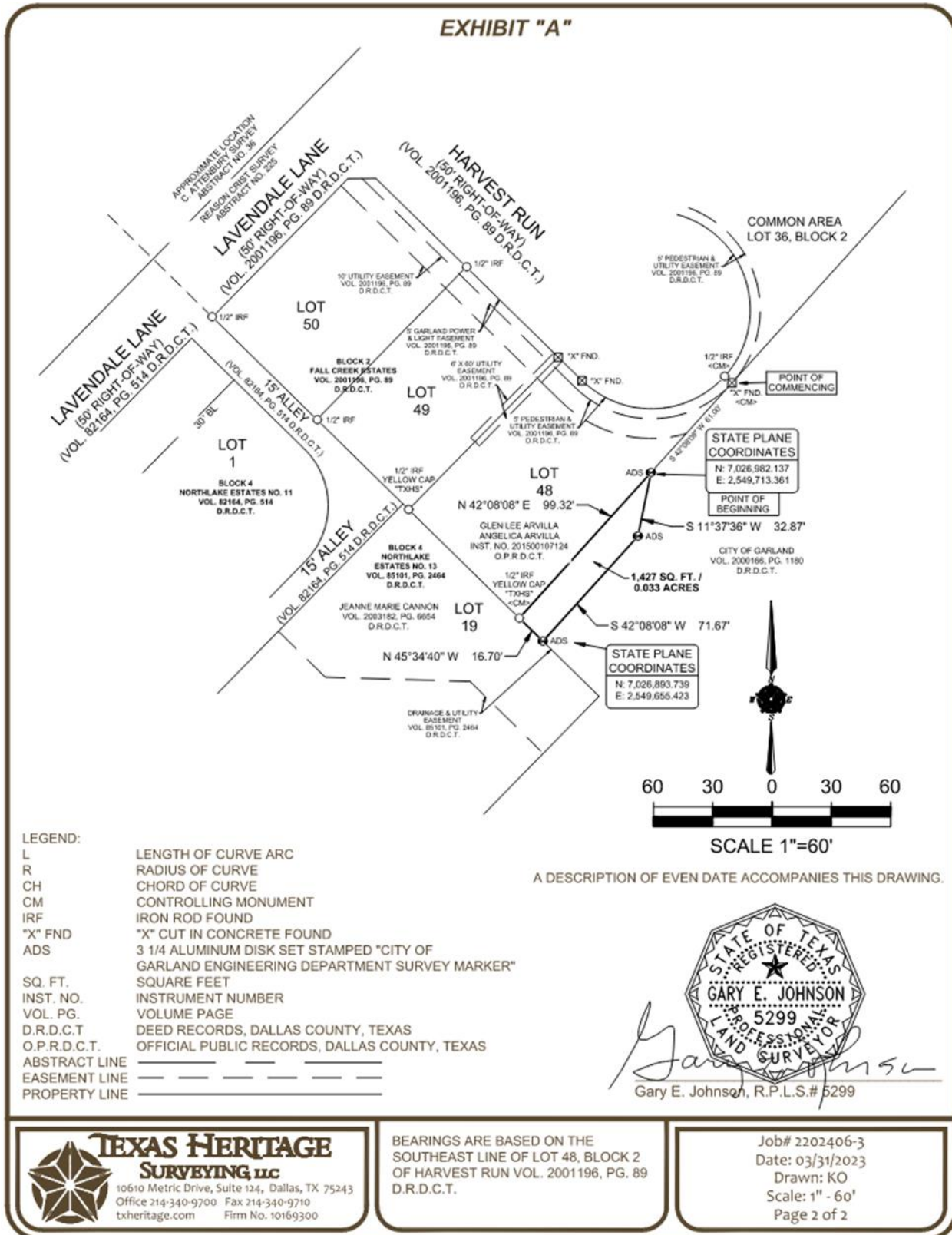


EXHIBIT "B"

Portion of Arvilla's Tract Being Transferred

EXHIBIT "B"
525 SQUARE FEET / 0.012 ACRES
PART OF LOT 48, BLOCK 2
FALL CREEK ESTATES

BEING a tract of land situated in the Reason Crist Survey, Abstract No. 225, City of Garland, Dallas County, Texas, being a portion of Lot 48, Block 2, Fall Creek Estates, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 2001196, Page 89, Deed Records, Dallas County, Texas, same being a portion of that tract of land described in Warranty Deed with Vendor's lien to Glen Lee Arvilla and Angelica Arvilla as recorded in Instrument Number 201500107124, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at an "X" cut in concrete for the southernmost corner of Common Area Lot 36, Block 2 of said Fall Creek Estates, same lying in the northwest line of that tract of land described in Dedication Deed to the City of Garland as recorded in Volume 2000166, Page 1180, Deed Records, Dallas County, Texas;

THENCE South 42 degrees 08 minutes 08 seconds West, along the northwest line of said City of Garland tract, a distance of 61.00 feet to a 3 1/4 aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPARTMENT SURVEY MARKER" set on a 5/8 inch iron rod, from which a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" bears South 42 degrees 08 minutes 08 seconds West 99.32 feet;

THENCE North 11 degrees 37 minutes 36 seconds East, traversing said Lot 48, Block 2, a distance of 33.25 feet to a 3 1/4 aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPARTMENT SURVEY MARKER" set on a 5/8 inch iron rod in the southern right-of-way line of Harvest Run (50' right-of-way), same being a POINT ON CURVE to the left, said curve having a radius of 50.00 feet, a delta angle of 40 degrees 19 minutes 20 seconds and a chord bearing and distance of North 62 degrees 17 minutes 57 seconds East 34.47 feet;

THENCE along southern right-of-way line of Harvest Run and with said curve to the left, an arc distance of 35.19 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 48, Block 2;

THENCE South 47 degrees 51 minutes 52 seconds East, along the shared line of said Lot 48, Block 2 and Lot 32, Block 2, a distance of 5.00 feet to the POINT OF BEGINNING and containing 525 square feet or 0.012 acres of land more or less.


Gary E. Johnson
Gary E. Johnson, R.P.L.S.# 5299

A DRAWING OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.



TEXAS HERITAGE
SURVEYING, LLC

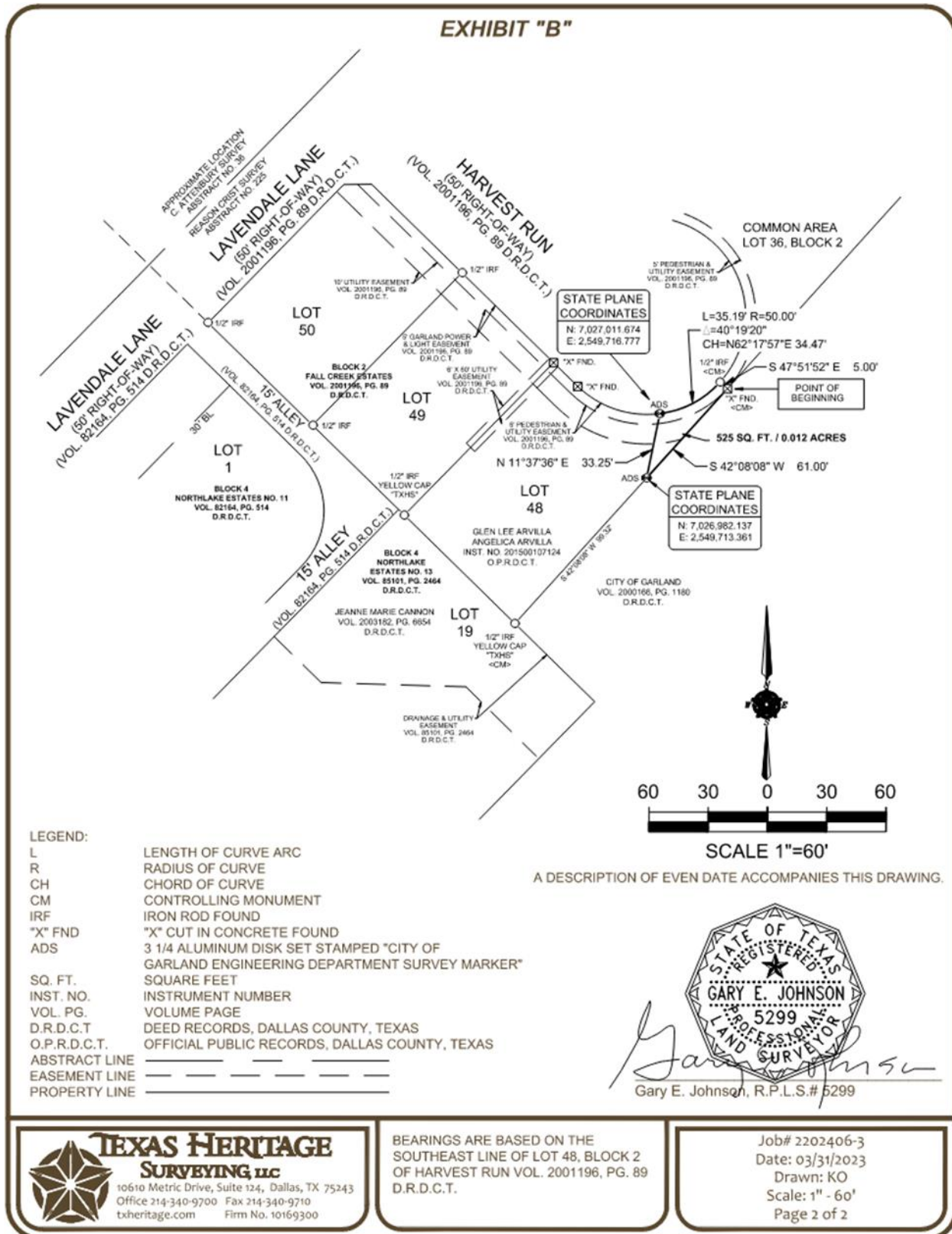
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

BEARINGS ARE BASED ON THE
SOUTHEAST LINE OF LOT 48, BLOCK 2
OF HARVEST RUN VOL. 2001196, PG. 89
D.R.D.C.T.

Job# 2202406-3
Date: 03/31/2023
Drawn: KO
Scale: 1" = 60'
Page 1 of 2

EXHIBIT "B"

Portion of Arvilla's Tract Being Transferred





GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

2.

Meeting Date: 01/06/2025
Title: First Amendment to the Project Specific Agreement with Dallas County for Bottleneck Intersection Improvements
Submitted By: Michael Polocek, Engineering Director
Strategic Focus Area: Well-Maintained City Infrastructure
Safe Community
Vibrant Neighborhoods and
Commercial Centers

Issue/Summary

Consideration of a Resolution authorizing the City Manager to enter into and execute a First Amendment to the Project Specific Agreement (PSA) with Dallas County for the construction of five (5) additional intersections as part of the Bottleneck Intersection Improvements project.

Background

1. The City and County entered into a Master Agreement Governing Major Capital Improvement Program ("Master Agreement") on May 18, 2021, by Commissioners Court Order 2021-0494 for the purpose of transportation improvements on roads inside Dallas County.
2. Dallas County and the City of Garland entered into a Project Specific Agreement on November 21, 2023, by Commissioners Court Order 2023-1391, for Intersections 4, 7, 9, and 12. The City of Garland agreed to provide funding for this project in the amount not to exceed Three Million Forty-Four Thousand Nine Hundred Three Dollars and fifty cents (\$3,044,903.50). Intersections included are as follows:
 - (4) Apollo/Spring Creek at Garland Avenue
 - (7) Buckingham Road at Plano Road
 - (9) Forest Lane at Jupiter Road
 - (12) Broadway Boulevard at IH-30
3. The First Amendment to the PSA is for the additional amount needed to add costs associated with Intersections 3, 5, 6, 8, and 11. The intersections are as follows:
 - (3) Arapaho Road at Shiloh Road
 - (5) Belt Line Road at Shiloh Road
 - (6) Garland Avenue at Belt Line Road
 - (8) Buckingham Road at Shiloh Road
 - (11) First Street at Miller Road
4. The total project revised cost is estimated to be Thirteen Million Five Hundred Thirty-Six Thousand Three Hundred Fifty-Seven Dollars and no cents (\$13,536,357.00). The County's total obligation to this Project is to provide funding in the amount not to exceed Six Million Seven Hundred Sixty-Eight Thousand One Hundred Seventy-Eight Dollars and fifty cents (\$6,768,178.50). The City agrees to provide funding for the Project in the amount of Six Million Seven Hundred Sixty-Eight Thousand One Hundred Seventy-Eight Dollars and fifty cents (\$6,768,178.50).

The final cost share amounts, including the original PSA amounts, are:

Agency	Total project cost based on the original PSA	Total project cost based on the First Amendment to PSA
Dallas County	\$3,044,903.50	\$6,768,178.50
City of Garland	\$3,044,903.50	\$6,768,178.50
Total	\$6,089,807.00	\$13,536,357.00

Consideration / Recommendation

Staff recommends the City Council adopt a resolution authorizing the City Manager to execute the First Amendment to the PSA with Dallas County. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 21, 2025, Regular Meeting.

The First Amendment to the PSA was reviewed by the City Attorney's Office.

Attachments

Proposed First Amendment to PSA
Location Map

**FIRST AMENDMENT
TO THE PROJECT SPECIFIC AGREEMENT
MADE PURSUANT TO THE MASTER AGREEMENT GOVERNING
MAJOR CAPITAL IMPROVEMENT PROGRAM**

This First Amendment to the Project Specific Agreement (“First Amendment”) is entered into this day of 2024 to amend the Project Specific Agreement (“PSA”) between the City of Garland, Texas, (“City”), and the County of Dallas, Texas, (“County”), acting by and through its duly authorized officials, for the purpose of constructing transportation improvements on Garland Intersections, Major Capital Improvement Program (“MCIP”) 12022 Project, from various limits (see Attachment C) (“Project”).

WHEREAS, the City and County entered into a Master Agreement Governing Major Capital Improvement Program (“Master Agreement”) on May 18, 2021, by Commissioners Court Order 2021-0494 for the purpose of transportation improvements on roads inside Dallas County;

WHEREAS, the City has requested that it be designated as the Lead Agency for the Project and will provide the Project Manager;

WHEREAS, the County entered into a Project Specific Agreement between City of Garland and Dallas County on November 21, 2023, by Commissioners Court Order 2023-1391 for the purpose of constructing transportation improvements to the Garland Intersections MCIP Project 12022, from various limits; and

WHEREAS, Chapter 791 of the Texas Government Code and Chapters 251 and 472 of the Texas Transportation Code provide authorization for local governments to contract with each other for the performance of governmental functions and services, as well as joint funding of road construction or improvements of road or street projects.

NOW THEREFORE, this First Amendment is made by and entered into by the City and the County for the mutual consideration stated herein:

I. PURPOSE

The additional amount needed for the Project will cover costs associated with material and labor market adjustments and construction methods. Proposed improvements will include paving, pavement striping, sidewalk, and other associated items. City and County both mutually agree to amend said PSA in accordance with the terms of the existing agreements, except as modified below.

II. AMENDED PROVISIONS

- A. Article III, “Incorporated Documents” of the PSA shall be amended by deleting in its entirety and replacing the language with the following:

This First Amendment incorporates, as if fully reproduced herein word for word and number for number, the following items:

1. Master Agreement authorized by County Commissioners Court Order 2021-0494 dated May 18, 2021, and additions thereto as incorporated herein by reference;
2. Project Scoping Sheets, which are attached and incorporated herein by reference as Attachments “A-1”, “A-2”, “A-3”, “A-4”, “A-5”, “A-6”, “A-7”, and “A-8;”
3. Current Cost Estimates and Funding Sources, which is attached and incorporated herein by reference as Attachment “B-1;”
4. Project vicinity map, which is attached and incorporated herein by reference as Attachment “C-1.”

B. Article VI, “Agreements,” IV. “Funding” of the PSA shall be amended by deleting in its entirety and replacing the language with the following:

County and City mutually agree to proportionately fund the Direct Project and Program cost as follows and as summarized in Attachment “B-1:”

1. Notwithstanding any provision in the Master Agreement, PSA, this First Amendment and any amendment thereto, or any other agreement between the parties regarding this Project, the total Project cost for intersections 3, 4, 5, 6, 7, 8, 9, 11, and 12 is estimated to be Thirteen Million Five Hundred Thirty-Six Thousand Three Hundred Fifty-Seven Dollars and no cents (\$13,536,357.00) as shown in Attachment “B-1.”
 - a. Intersection 3 – Arapaho Road and Shiloh Road is estimated to be One Million Five Hundred Eighty-One Thousand Two Hundred Fifty Dollars and no cents (\$1,581,250.00).
 - b. Intersection 4 – Apollo Road/Spring Creek at Garland Avenue is estimated to be Four Hundred Ninety-Nine Thousand One Hundred Dollars and no cents (\$499,100.00).
 - c. Intersection 5 – Belt Line Road and Shiloh Road is estimated to be One Million Eighty-Four Thousand Four Hundred Fifty Dollars and no cents (\$1,084,450.00).
 - d. Intersection 6 – Garland Avenue at Belt Line Road is estimated to be One Million One Hundred Twenty-Five Thousand Eight Hundred Fifty Dollars and no cents (\$1,125,850.00).
 - e. Intersection 7 – Buckingham Road at Plano Road is estimated to be Two Million Seven Hundred Fifteen Thousand One Hundred Fifty Dollars and no cents (\$2,715,150.00).
 - f. Intersection 8 – Buckingham Road and Shiloh Road is estimated to be Two Million Two Hundred Twenty Thousand Six Hundred Fifty Dollars and no cents (\$2,220,650.00).
 - g. Intersection 9 – Forest Lane at Jupiter Road is estimated to be One Million Five Hundred Three Thousand One Hundred Forty-Seven Dollars and no cents (\$1,503,147.00).
 - h. Intersection 11 – First Street and Miller Road is estimated to be One Million Three Hundred Thirty-Four Thousand Three Hundred Fifty Dollars and no cents (\$1,334,350.00).
 - i. Intersection 12 – Broadway Boulevard at IH-30 Service Road is estimated to be One Million Two Hundred Ninety-Two Thousand Four Hundred Ten Dollars and no cents (\$1,292,410.00).
 - j. In-House Project Delivery is estimated to be One Hundred Eighty Thousand Dollars and no cents (\$180,000.00). In-House Project Delivery will be split 50/50 between County and City.

2. The County's total obligation to this Project is to provide funding in the amount not to exceed Six Million Seven Hundred Sixty-Eight Thousand One Hundred Seventy-Eight Dollars and fifty cents (\$6,768,178.50), reduced by all County in-house project delivery costs of the total Project cost, estimated to be One Hundred Eighty Thousand Dollars and no cents (\$180,000.00). In-House Project Delivery will be split 50//50 between County and City. County will pay Project costs as invoiced by the City after construction is completed for each intersection and accepted by all agencies involved. Once County's funding is complete, City and County agree that the Project is complete for County and will be closed.
 - a. Intersection 3 – Arapaho Road and Shiloh Road is estimated to be Seven Hundred Ninety Thousand Six Hundred Twenty-Five Dollars and no cents (\$790,625.00).
 - b. Intersection 4 – Apollo Road/Spring Creek at Garland Avenue is estimated to be Two Hundred Forty-Nine Thousand Five Hundred Fifty Dollars and no cents (\$249,550.00).
 - c. Intersection 5 – Belt Line Road and Shiloh Road is estimated to be Five Hundred Forty-Two Thousand Two Hundred Twenty-Five Dollars and no cents (\$542,225.00).
 - d. Intersection 6 – Garland Avenue at Belt Line Road is estimated to be Five Hundred Sixty-Two Thousand Nine Hundred Twenty-Five Dollars and no cents (\$562,925.00).
 - e. Intersection 7 – Buckingham Road at Plano Road is estimated to be One Million Three Hundred Fifty-Seven Thousand Five Hundred Seventy-Five Dollars and no cents (\$1,357,575.00).
 - f. Intersection 8 – Buckingham Road and Shiloh Road is estimated to be One Million One Hundred Ten Thousand Three Hundred Twenty-Five Dollars and no cents (\$1,110,325.00).
 - g. Intersection 9 – Forest Lane at Jupiter Road is estimated to be Seven Hundred Fifty-One Thousand Five Hundred Seventy-Three Dollars and fifty cents (\$751,573.50).
 - h. Intersection 11 – First Street and Miller Road is estimated to be Six Hundred Sixty-Seven Thousand One Hundred Seventy-Five Dollars and no cents (\$667,175.00).
 - i. Intersection 12 – Broadway Boulevard at IH-30 Service Road is estimated to be Six Hundred Forty-Six Thousand Two Hundred Five Dollars and no cents (\$646,205.00).
 - j. In-House Project Delivery is estimated to be Ninety Thousand Dollars and no cents (\$90,000.00).
3. The County in-house project delivery ("IHPD") costs may include, but are not limited to, design costs, preliminary scoping and research, preliminary design services, design review, special services, site inspection, meetings, and preliminary utility coordination.
4. The City agrees to provide funding to this Project in the amount of at least Six Million Seven Hundred Sixty-Eight Thousand One Hundred Seventy-Eight Dollars and fifty cents (\$6,768,178.50), to fully match Dallas County MCIP funding commitment.
 - a. Intersection 3 – Arapaho Road and Shiloh Road is estimated to be Seven Hundred Eighty-One Thousand Two Hundred Fifty Dollars and no cents (\$790,625.00).
 - b. Intersection 4 – Apollo Road/Spring Creek at Garland Avenue is estimated to be Two Hundred Forty-Nine Thousand Five Hundred Fifty Dollars and no cents (\$249,550.00).
 - c. Intersection 5 – Belt Line Road and Shiloh Road is estimated to be Five Hundred Forty-Two Thousand Two Hundred Twenty-Five Dollars and no cents (\$542,225.00).
 - d. Intersection 6 – Garland Avenue at Belt Line Road is estimated to be Five Hundred Sixty-Two Thousand Nine Hundred Twenty-Five Dollars and no cents (\$562,925.00).

- e. Intersection 7 – Buckingham Road at Plano Road is estimated to be One Million Three Hundred Fifty-Seven Thousand Five Hundred Seventy-Five Dollars and no cents (\$1,357,575.00).
 - f. Intersection 8 – Buckingham Road and Shiloh Road is estimated to be One Million One Hundred Ten Thousand Three Hundred Twenty-Five Dollars and no cents (\$1,110,325.00).
 - g. Intersection 9 – Forest Lane at Jupiter Road is estimated to be Seven Hundred Fifty-One Thousand Five Hundred Seventy-Three Dollars and fifty cents (\$751,573.50).
 - h. Intersection 11 – First Street and Miller Road is estimated to be Six Hundred Sixty-Seven Thousand One Hundred Seventy-Five Dollars and no cents (\$667,175.00).
 - i. Intersection 12 – Broadway Boulevard at IH-30 Service Road is estimated to be Six Hundred Forty-Six Thousand Two Hundred Five Dollars and no cents (\$646,205.00).
 - j. In-House Project Delivery is estimated to be Ninety Thousand Dollars and no cents (\$90,000.00).
- 5. The City shall be responsible for any additional Project costs if such additional funding commitments are approved by Administrative Action signed by the Mayor or by resolution of the City Council.
 - 6. City agrees to encumber an amount adequate for total estimated Project costs as determined by the County within thirty (30) days of notification by the County.
 - 7. If the total Project costs excluding paving and drainage amenities or utility betterments should exceed the total Project cost, the City and County agree to amend the Project's scope to remain within the current estimated not to exceed amount.
 - 8. Any payments to be made by any party hereto shall be from current revenue or other lawfully available funds in accordance with Chapter 791 of the Texas Government Code.

III. EFFECT OF AMENDMENT

This First Amendment shall not change or waive any contractual provisions, clauses or conditions of the original PSA, unless otherwise provided for herein. In the event of any conflict between the original PSA, and this First Amendment to the PSA, this First Amendment to the PSA shall control. The original PSA, including any and all incorporated or referenced documents and any and all exhibits, attachments and amendments that by their terms have been incorporated into any of the foregoing documents, are collectively referred to herein as the PSA. All provisions of the PSA shall remain in full force and effect throughout the term of the PSA and any duly authorized amendments or extensions, including this First Amendment.

(the remainder of this page intentionally left blank)

(signatures appear on the following page)

The City of Garland, State of Texas, has executed this First Amendment pursuant to duly authorized City Council Resolution _____, minutes _____ dated the ____ day of _____, 2024.

The County of Dallas, State of Texas, has executed this First Amendment pursuant to Commissioners Court Order Number _____ and passed on the ____ day of _____, 2024.

CITY OF GARLAND

COUNTY OF DALLAS

By: _____
Judson Rex, City Manager

Clay Lewis Jenkins,
Dallas County Judge

ATTEST:

APPROVED AS TO FORM*:
John Creuzot
District Attorney

By: _____
Rene' Dowl, City Secretary

By: _____
Cortney Parker
Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

LEAD AGENCY: City of Garland, Texas

LEAD AGENCY’S PROJECT MANAGER: Douglas Mikeworth, PE

CONTACT INFORMATION: 4639-688-4946, dmikeworth@garlandtx.gov

PROJECT LIMITS: Decel/Right Turn Lanes NB Shiloh, EB and WB Arapaho, Left Turn Lane SB Shiloh

PROJECT LENGTH: 770 ft. along Arapaho; 660 ft. along Shiloh

PAVEMENT AND ALIGNMENT TOPICS

PAVEMENT SECTION

PAVING DESIGN CRITERIA: City of Garland

R.O.W. WIDTH

Existing: 100 ft. Arapaho Rd., Variable 100 ft. to 128 ft. Shiloh Rd.

Proposed: N/A

PAVEMENT WIDTH

Existing: 80 ft.

Proposed: Variable 90 ft. to 101 ft.

NO. of lanes proposed: 7 to 8

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

PAVEMENT CROSSFALL:

PROPOSED: 2%

MINIMUM: 0.5%

MAXIMUM: 2.1%

MEDIANS

MEDIAN WIDTH: 3.5 ft. to 13.5 ft.

ANY MID BLOCK OPENINGS TO CONSIDER? YES ☒ NO ☐

ANY SIDE STREETS TOO CLOSE FOR OPENINGS? YES ☐ NO ☒

STANDARD TURN LANE WIDTH: 10 ft. Left, 11 ft. Right

STANDARD NOSE WIDTH: 2.5 ft.

PARKWAY:

PROPOSED WIDTH: Varies

PROPOSED SIDEWALK WIDTH: 6 ft.

PARKWAY CROSSFALL SLOPE MAXIMUM: 12.5%

GRADE REQUIREMENTS:

Is TC 6” below adjacent ground criteria to be followed YES ☐ NO ☒

Any deep cuts, high fills? YES ☐ NO ☒

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

VERTICAL GRADE:

MINIMUM 0.43%

MAXIMUM 1.2%

CENTERLINE ALIGNMENT POSITION:

IN CENTER OF EXISTING R.O.W.? YES ☐ NO ☒

OFFSET FROM CENTER? YES ☒ NO ☐ If yes, what distance? 28 ft.

ON BRAND NEW ALIGNMENT? YES ☐ NO ☒

LEFT TURN LANES? YES ☒ NO ☐

If yes, are turn lanes designated or continuous? DESIGNATED ☒ CONTINUOUS ☐

MINIMUM LENGTH 276 ft.

MINIMUM STORAGE 161 ft.

WIDTH 10 ft.

ANY DUAL LEFT LANES? YES ☒ NO ☐

ANY FREE RIGHT TURN LANES? YES ☐ NO ☒

CRASH CUSHIONS/ ATTENUATORS INVOLVED? YES ☐ NO ☒

RAILROAD CROSSINGS INVOLVED? YES ☐ NO ☒

NOTE: IF CURRENT CROSSINGS IS NOT USED, IS ABANDONMENT AN OPTION?

YES ☐ NO ☐ N/A ☒

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

PAVEMENT STRUCTURE

DESIGN WHEEL LOAD HS20

BUS AND HEAVY TRUCK TRAFFIC? YES ☒ NO ☐

ROADWAY CLASSIFICATION Type B

MINIMUM PAVEMENT STRUCTURE THICKNESS 11"

MINIMUM PAVEMENT BASE OR SUBGRADE THICKNESS 8"

DESIGN SPEED 45 mph

POSTED SPEED 40 mph

DRIVEWAYS

MAXIMUM RESIDENTIAL GRADE (%) 12%

MAXIMUM COMMERCIAL GRADE (%) 6%

MINIMUM COMMERCIAL DRIVEWAY WIDTH 25 ft.

SIDE STREET CONSIDERATIONS:

TURNING RADIUS, MINIMUM 15 ft.

PAVEMENT THICKNESS 5" Residential

COMMERCIAL DRIVEWAY THICKNESS 6"

DRAINAGE TOPICS

STORM SEWER DESIGN CRITERIA:

☐ TXDOT ☒ CITY ☐ HYDRO-35 ☐ TP-40

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

INLET DEPTHS (APPROPRIATE FOR PAVEMENT THICKNESS) 4.5 ft.

MINIMUM COVER FOR LATERALS 3.0 ft.

BRIDGES/ BOX CUVERTS INVOLVED? YES ☐ NO ☒

If yes, specify involvement: ☐ BRIDGE(S) ☐ BOX CULVERT(S)

100 YEAR FLOOD PLAIN CONSIDERATION? YES ☐ NO ☒

If yes, how many feet of freeboard are required? _____

PERMITS

COE 404 PERMITS NEEDED YES ☐ NO ☒

TCEQ PERMIT YES ☐ NO ☒

CDC PERMIT YES ☐ NO ☒

EIS YES ☐ NO ☒

ADA PERMIT YES ☒ NO ☐

CLOMR YES ☐ NO ☒

ANY OTHER PERMITS FROM OTHER AGENCIES SUCH AS TxDOT, DFW AIRPORT,
DART, UTILITY COMPANIES, ETC? YES ☐ NO ☒

If yes, please document below:

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

UTILITIES

LIST OF ALL KNOWN UTILITIES:

NTMWD, GP&L, AT&T, Frontier, Garland Water, ATMOS Gas, Oncor, Spectrum, Fiberlight

DOCUMENT KNOWN RISKS (TRA lines, Transmission Towers, Lone Star Gas
Valve Stations) FOR OUR UTILITY PARTNERS:

ARE UTILITIES ON EXISTING STREET R.O.W.? YES ☒ NO ☐

DOES UTILITIES OWN THEIR R.O.W. OR HAVE PREVIOUS EASEMENTS?

YES ☐ NO ☒ If yes, please describe below

HAS WORK ORDER BEEN ISSUED FOR SUE (Subsurface Utility Engineering)?

YES ☒ NO ☐

ANY UNUSUAL CONSIDERATIONS? YES ☐ NO ☒ If yes, please document below

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

R-O-W ACQUISITION

RIGHT OF WAY CONSTRAINTS, IF ANY, PROVIDE A LIST AND DESCRIPTION ALONG
WITH DATA FOR RISK ASSESSMENT: YES ☐ NO ☒

ANY NON-ROUTINE, i.e., CEMETARY, JUNK YARD, OLD CHURCHES, SERVICE
STATIONS, CONTAMINATED SOILS, LANDFILLS, NOISE WALL CONSIDERATIONS,
TRAILER PARKS, TREE ORDINANCES? YES ☐ NO ☒

If yes, please define below

ANY NON-CONFORMING ISSUES? YES ☐ NO ☒

R.O.W. MAP NEEDED? YES ☒ NO ☐

FIELD NOTES NEEDED? YES ☐ NO ☒

R.O.W. PLATS NEEDED? YES ☐ NO ☒

RELOCATION ASSISTANCE INVOLVED? YES ☐ NO ☒

PARKING/LOSS OF PARKING CONSIDERATIONS? YES ☐ NO ☒

HISTORICAL SITE CONSIDERATONS? YES ☐ NO ☒

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

USUAL CITY TOPICS OF CONCERN

DESIGN STANDARDS TO BE USED? City of Garland

ORDER OF PRECEDENCE _____

AUXILIARY LANES? YES ☐ NO ☒

PROVISIONS FOR FUTURE WIDENING? YES ☐ NO ☒

LANDSCAPING? YES ☐ NO ☒

EXPOSED AGGREGATE DRIVEWAYS, SIDEWALKS? YES ☐ NO ☒

STAMPED/COLORED CONCRETE? YES ☐ NO ☒

IRRIGATION? YES ☐ NO ☒

BRICK PAVERS? YES ☐ NO ☒

If yes, please define location(s):

STREET LIGHTING? YES ☒ NO ☐

TRAFFIC SIGNALS? YES ☒ NO ☐

PAVEMENT MARKINGS? YES ☒ NO ☐

BIKE LANES (EXTRA WIDTH)? YES ☐ NO ☒ If yes, specify width: _____

NEW SIDEWALKS? YES ☒ NO ☐

BUS TURNOUTS? YES ☐ NO ☒

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

BUS STOPS OR BUS SHELTERS? YES ☒ NO ☐

WATER UTILITY BETTERMENTS? YES ☐ NO ☒

WATER UTILITY RELOC.? YES ☐ NO ☒

SAN. SEWER BETTERMENTS? YES ☐ NO ☒

SAN. SEWER RELOC.? YES ☐ NO ☒

RETAINING WALLS? YES ☐ NO ☒

If yes, please specify wall type (stone, blocks, gabions, proprietary types, etc.)

SOD, SEEDING, TOPSOIL?

☒ SOD ☐ SEEDING ☒ TOPSOIL ☐ OTHER: _____

DRAINAGE IMPROVEMENTS? YES ☐ NO ☒

RR CROSSING IMPROVEMENTS? YES ☐ NO ☐ N/A ☒

GRADE SEPARATIONS? YES ☐ NO ☒

RAMPS OR CONNECTORS TO TxDOT FACILITIES? YES ☐ NO ☒

If yes, please specify facility(ies) below

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

SPECIAL SCHOOL OR EMERGENCY VEHICLE CONSIDERATIONS

ANY NEARBY OR ADJACENT SCHOOLS, CITY HALL, FIRE OR POLICE DEPARTMENT
REQUIRING SPECIAL CONSIDERATION? YES ☐ NO ☐

If yes, please list the special consideration(s) below

PUBLIC INVOLVEMENT

CITY COUNCIL APPROVAL OF ALIGNMENT REQUIRED? YES ☐ NO ☒

PUBLIC MEETING REQUIRED? YES ☐ NO ☒

HAVE ALL NEIGHBOR GROUPS PROVIDED EARLY INPUT?
YES ☐ NO ☐ N/A ☒

IF REQUIRED WHO CONDUCTS, CITY OR COUNTY?
CITY ☐ COUNTY ☐ N/A ☒

DOCUMENT POTENTIAL SITES FOR PUBLIC MEETINGS OR WHERE THE MEETINGS
WERE HELD:

ATTACHMENT “A-4”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 3 - Arapaho Rd. & Shiloh Rd.

MCIP Project No: 12022

CONSTRUCTABILITY REPORT

FROM INSPECTION STAFF, DOCUMENT ANY AND ALL ISSUES THAT MAY AFFECT PROJECT SCOPE, BUDGET, CONSTRUCTABILITY, THE PROJECT SCHEDULE AND/OR THE SAFETY OF PROJECT?

Franchise utility relocations may affect schedule.

ADDITIONAL REMARKS

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd.

MCIP Project No: 12022

LEAD AGENCY: City of Garland, Texas

LEAD AGENCY’S PROJECT MANAGER: Douglas Mikeworth, PE

CONTACT INFORMATION: 4639-688-4946, dmikeworth@garlandtx.gov

PROJECT LIMITS: Decel/Right Turn Lanes EB Belt Line and SB Shiloh

PROJECT LENGTH: 357 ft. along Shiloh; 355 ft. along Belt Line

PAVEMENT AND ALIGNMENT TOPICS

PAVEMENT SECTION

PAVING DESIGN CRITERIA: City of Garland

R.O.W. WIDTH

Existing: Variable 100 to 120 ft. Belt Line and Shiloh

Proposed: 106 ft. Shiloh; Belt Line no change

PAVEMENT WIDTH

Existing: Varies 81 to 90 ft. Belt Line, Varies 82 to 87 ft. Shiloh

Proposed: Varies 92 to 100 ft. Belt Line, 91 ft. Shiloh

NO. of lanes proposed: 6 - Shiloh, 8 - Belt Line

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd.

MCIP Project No: 12022

PAVEMENT CROSSFALL:

PROPOSED: 2%

MINIMUM: 1.0%

MAXIMUM: 2.1%

MEDIANS

MEDIAN WIDTH: Varies 3 to 21 ft.

ANY MID BLOCK OPENINGS TO CONSIDER? YES ☐ NO ☒

ANY SIDE STREETS TOO CLOSE FOR OPENINGS? YES ☐ NO ☒

STANDARD TURN LANE WIDTH: 10 ft. Left, 11 ft. Right

STANDARD NOSE WIDTH: 2.5 ft.

PARKWAY:

PROPOSED WIDTH: Varies

PROPOSED SIDEWALK WIDTH: 6 ft.

PARKWAY CROSSFALL SLOPE MAXIMUM: 4:1

GRADE REQUIREMENTS:

Is TC 6” below adjacent ground criteria to be followed YES ☐ NO ☒

Any deep cuts, high fills? YES ☐ NO ☒

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd.

MCIP Project No: 12022

VERTICAL GRADE:

MINIMUM 0.61%

MAXIMUM 0.99%

CENTERLINE ALIGNMENT POSITION:

IN CENTER OF EXISTING R.O.W.? YES ☐ NO ☒

OFFSET FROM CENTER? YES ☒ NO ☐ If yes, what distance? 6 ft.

ON BRAND NEW ALIGNMENT? YES ☐ NO ☒

LEFT TURN LANES? YES ☒ NO ☐

If yes, are turn lanes designated or continuous? DESIGNATED ☒ CONTINUOUS ☐

MINIMUM LENGTH 260 ft.

MINIMUM STORAGE 195 ft.

WIDTH 10 ft.

ANY DUAL LEFT LANES? YES ☒ NO ☐

ANY FREE RIGHT TURN LANES? YES ☐ NO ☒

CRASH CUSHIONS/ ATTENUATORS INVOLVED? YES ☐ NO ☒

RAILROAD CROSSINGS INVOLVED? YES ☐ NO ☒

NOTE: IF CURRENT CROSSINGS IS NOT USED, IS ABANDONMENT AN OPTION?

YES ☐ NO ☐ N/A ☒

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd.

MCIP Project No: 12022

PAVEMENT STRUCTURE

DESIGN WHEEL LOAD HS20

BUS AND HEAVY TRUCK TRAFFIC? YES ☒ NO ☐

ROADWAY CLASSIFICATION Type B

MINIMUM PAVEMENT STRUCTURE THICKNESS 11"

MINIMUM PAVEMENT BASE OR SUBGRADE THICKNESS 8"

DESIGN SPEED 45 mph

POSTED SPEED 40 mph

DRIVEWAYS

MAXIMUM RESIDENTIAL GRADE (%) 12%

MAXIMUM COMMERCIAL GRADE (%) 6%

MINIMUM COMMERCIAL DRIVEWAY WIDTH 25 ft.

SIDE STREET CONSIDERATIONS:

TURNING RADIUS, MINIMUM 15 ft.

PAVEMENT THICKNESS 5" Residential

COMMERCIAL DRIVEWAY THICKNESS 6"

DRAINAGE TOPICS

STORM SEWER DESIGN CRITERIA:

☐ TXDOT ☒ CITY ☐ HYDRO-35 ☐ TP-40

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd.

MCIP Project No: 12022

INLET DEPTHS (APPROPRIATE FOR PAVEMENT THICKNESS) 4.5 ft.

MINIMUM COVER FOR LATERALS 3.0 ft.

BRIDGES/ BOX CUVERTS INVOLVED? YES ☐ NO ☒

If yes, specify involvement: ☐ BRIDGE(S) ☐ BOX CULVERT(S)

100 YEAR FLOOD PLAIN CONSIDERATION? YES ☐ NO ☒

If yes, how many feet of freeboard are required? _____

PERMITS

COE 404 PERMITS NEEDED YES ☐ NO ☒

TCEQ PERMIT YES ☐ NO ☒

CDC PERMIT YES ☐ NO ☒

EIS YES ☐ NO ☒

ADA PERMIT YES ☒ NO ☐

CLOMR YES ☐ NO ☒

ANY OTHER PERMITS FROM OTHER AGENCIES SUCH AS TxDOT, DFW AIRPORT,
DART, UTILITY COMPANIES, ETC? YES ☐ NO ☒

If yes, please document below:

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: _____

Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd.

MCIP Project No: 12022

UTILITIES

LIST OF ALL KNOWN UTILITIES:

GP&L, Garland Water & Wastewater, Verizon, AT&T, ATMOS, Frontier, Spectrum

DOCUMENT KNOWN RISKS (TRA lines, Transmission Towers, Lone Star Gas Valve Stations) FOR OUR UTILITY PARTNERS:

ARE UTILITIES ON EXISTING STREET R.O.W.? YES ☒ NO ☐

DOES UTILITIES OWN THEIR R.O.W. OR HAVE PREVIOUS EASEMENTS?

YES ☐ NO ☒ If yes, please describe below

HAS WORK ORDER BEEN ISSUED FOR SUE (Subsurface Utility Engineering)?

YES ☒ NO ☐

ANY UNUSUAL CONSIDERATIONS? YES ☐ NO ☒ If yes, please document below

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: _____

Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd.

MCIP Project No: 12022

R-O-W ACQUISITION

RIGHT OF WAY CONSTRAINTS, IF ANY, PROVIDE A LIST AND DESCRIPTION ALONG
WITH DATA FOR RISK ASSESSMENT: YES ☐ NO ☒

ANY NON-ROUTINE, i.e., CEMETARY, JUNK YARD, OLD CHURCHES, SERVICE
STATIONS, CONTAMINATED SOILS, LANDFILLS, NOISE WALL CONSIDERATIONS,
TRAILER PARKS, TREE ORDINANCES? YES ☐ NO ☒

If yes, please define below

ANY NON-CONFORMING ISSUES? YES ☐ NO ☒

R.O.W. MAP NEEDED? YES ☒ NO ☐

FIELD NOTES NEEDED? YES ☒ NO ☐

R.O.W. PLATS NEEDED? YES ☐ NO ☒

RELOCATION ASSISTANCE INVOLVED? YES ☐ NO ☒

PARKING/LOSS OF PARKING CONSIDERATIONS? YES ☐ NO ☒

HISTORICAL SITE CONSIDERATONS? YES ☐ NO ☒

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd.

MCIP Project No: 12022

USUAL CITY TOPICS OF CONCERN

DESIGN STANDARDS TO BE USED? City of Garland

ORDER OF PRECEDENCE _____

AUXILIARY LANES? YES ☐ NO ☒

PROVISIONS FOR FUTURE WIDENING? YES ☐ NO ☒

LANDSCAPING? YES ☐ NO ☒

EXPOSED AGGREGATE DRIVEWAYS, SIDEWALKS? YES ☐ NO ☒

STAMPED/COLORED CONCRETE? YES ☐ NO ☒

IRRIGATION? YES ☐ NO ☒

BRICK PAVERS? YES ☐ NO ☒

If yes, please define location(s):

STREET LIGHTING? YES ☐ NO ☒

TRAFFIC SIGNALS? YES ☒ NO ☐

PAVEMENT MARKINGS? YES ☒ NO ☐

BIKE LANES (EXTRA WIDTH)? YES ☐ NO ☒ If yes, specify width: _____

NEW SIDEWALKS? YES ☒ NO ☐

BUS TURNOUTS? YES ☐ NO ☒

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd. _____

MCIP Project No: 12022 _____

BUS STOPS OR BUS SHELTERS? YES ☒ NO ☐

WATER UTILITY BETTERMENTS? YES ☐ NO ☒

WATER UTILITY RELOC.? YES ☐ NO ☒

SAN. SEWER BETTERMENTS? YES ☐ NO ☒

SAN. SEWER RELOC.? YES ☐ NO ☒

RETAINING WALLS? YES ☐ NO ☒

If yes, please specify wall type (stone, blocks, gabions, proprietary types, etc.)

SOD, SEEDING, TOPSOIL?

☒ SOD ☐ SEEDING ☒ TOPSOIL ☐ OTHER: _____

DRAINAGE IMPROVEMENTS? YES ☐ NO ☒

RR CROSSING IMPROVEMENTS? YES ☐ NO ☐ N/A ☒

GRADE SEPARATIONS? YES ☐ NO ☒

RAMPS OR CONNECTORS TO TxDOT FACILITIES? YES ☐ NO ☒

If yes, please specify facility(ies) below

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd. _____

MCIP Project No: 12022 _____

SPECIAL SCHOOL OR EMERGENCY VEHICLE CONSIDERATIONS

ANY NEARBY OR ADJACENT SCHOOLS, CITY HALL, FIRE OR POLICE DEPARTMENT
REQUIRING SPECIAL CONSIDERATION? YES ☒ NO ☐

If yes, please list the special consideration(s) below

School pedestrian traffic

PUBLIC INVOLVEMENT

CITY COUNCIL APPROVAL OF ALIGNMENT REQUIRED? YES ☐ NO ☒

PUBLIC MEETING REQUIRED? YES ☐ NO ☒

HAVE ALL NEIGHBOR GROUPS PROVIDED EARLY INPUT?
YES ☐ NO ☐ N/A ☒

IF REQUIRED WHO CONDUCTS, CITY OR COUNTY?
CITY ☐ COUNTY ☐ N/A ☒

DOCUMENT POTENTIAL SITES FOR PUBLIC MEETINGS OR WHERE THE MEETINGS
WERE HELD:

--

ATTACHMENT “A-5”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 5 - Belt Line Rd. & Shiloh Rd. _____

MCIP Project No: 12022 _____

CONSTRUCTABILITY REPORT

FROM INSPECTION STAFF, DOCUMENT ANY AND ALL ISSUES THAT MAY AFFECT PROJECT SCOPE, BUDGET, CONSTRUCTABILITY, THE PROJECT SCHEDULE AND/OR THE SAFETY OF PROJECT?

Franchise utility relocations may affect schedule.

ADDITIONAL REMARKS

ATTACHMENT “A-6”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 6 - Garland Ave.@ Beltline Rd.

MCIP Project No: 12022

LEAD AGENCY: City of Garland, Texas

LEAD AGENCY’S PROJECT MANAGER: Douglas Mikeworth, PE

CONTACT INFORMATION: 4639-688-4946, dmikeworth@garlandtx.gov

PROJECT LIMITS: Decel/Right Turn Lane WB Belt Line

PROJECT LENGTH: 400 ft. along Belt Line

PAVEMENT AND ALIGNMENT TOPICS

PAVEMENT SECTION

PAVING DESIGN CRITERIA: City of Garland

R.O.W. WIDTH

Existing: 100 ft. Belt Line and Garland

Proposed: 114 ft. Belt Line; Garland no change

PAVEMENT WIDTH

Existing: 80 ft. Belt Line and Garland

Proposed: 91 ft. Belt Line, Garland No change

NO. of lanes proposed: 6 - Garland, 8 - Belt Line

ATTACHMENT “A-6”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 6 - Garland Ave.@ Beltline Rd.

MCIP Project No: 12022

PAVEMENT CROSSFALL:

PROPOSED: 2%

MINIMUM: 1.0%

MAXIMUM: 2.3%

MEDIANS

MEDIAN WIDTH: Varies 3 to 14 ft.

ANY MID BLOCK OPENINGS TO CONSIDER? YES ☐ NO ☒

ANY SIDE STREETS TOO CLOSE FOR OPENINGS? YES ☐ NO ☒

STANDARD TURN LANE WIDTH: 10 ft. Left, 11 ft. Right

STANDARD NOSE WIDTH: 2.5 ft.

PARKWAY:

PROPOSED WIDTH: Varies

PROPOSED SIDEWALK WIDTH: 6 ft.

PARKWAY CROSSFALL SLOPE MAXIMUM: 4:1

GRADE REQUIREMENTS:

Is TC 6” below adjacent ground criteria to be followed YES ☐ NO ☒

Any deep cuts, high fills? YES ☐ NO ☒

ATTACHMENT “A-6”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 6 - Garland Ave.@ Beltline Rd.

MCIP Project No: 12022

VERTICAL GRADE:

MINIMUM 0.60%

MAXIMUM 4.34%

CENTERLINE ALIGNMENT POSITION:

IN CENTER OF EXISTING R.O.W.? YES ☐ NO ☒

OFFSET FROM CENTER? YES ☒ NO ☐ If yes, what distance? 4 ft.

ON BRAND NEW ALIGNMENT? YES ☐ NO ☒

LEFT TURN LANES? YES ☒ NO ☐

If yes, are turn lanes designated or continuous? DESIGNATED ☒ CONTINUOUS ☐

MINIMUM LENGTH 243 ft.

MINIMUM STORAGE 190 ft.

WIDTH 10 ft.

ANY DUAL LEFT LANES? YES ☒ NO ☐

ANY FREE RIGHT TURN LANES? YES ☐ NO ☒

CRASH CUSHIONS/ ATTENUATORS INVOLVED? YES ☐ NO ☒

RAILROAD CROSSINGS INVOLVED? YES ☐ NO ☒

NOTE: IF CURRENT CROSSINGS IS NOT USED, IS ABANDONMENT AN OPTION?

YES ☐ NO ☐ N/A ☒

ATTACHMENT “A-6”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 6 - Garland Ave.@ Beltline Rd.

MCIP Project No: 12022

PAVEMENT STRUCTURE

DESIGN WHEEL LOAD HS20

BUS AND HEAVY TRUCK TRAFFIC?

YES ☒ NO ☐

ROADWAY CLASSIFICATION Type B

MINIMUM PAVEMENT STRUCTURE THICKNESS 11"

MINIMUM PAVEMENT BASE OR SUBGRADE THICKNESS 8"

DESIGN SPEED 45 mph

POSTED SPEED 40 mph

DRIVEWAYS

MAXIMUM RESIDENTIAL GRADE (%) 12%

MAXIMUM COMMERCIAL GRADE (%) 6%

MINIMUM COMMERCIAL DRIVEWAY WIDTH 25 ft.

SIDE STREET CONSIDERATIONS:

TURNING RADIUS, MINIMUM 15 ft.

PAVEMENT THICKNESS 5" Residential

COMMERCIAL DRIVEWAY THICKNESS 6"

DRAINAGE TOPICS

STORM SEWER DESIGN CRITERIA:

☐ TXDOT ☒ CITY ☐ HYDRO-35 ☐ TP-40

**First Amendment to the Project Specific Agreement to
Master Agreement Governing Major Capital Improvement Program
PROJECT SCOPING SHEETS**

MCIP Project No: 12022

MINIMUM COVER FOR LATERALS 3.0 ft.

If yes, how many feet of freeboard are required?

CLOMR YES ☐ NO ☒

If yes, please document below:

ATTACHMENT “A-6”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 6 - Garland Ave.@ Beltline Rd.

MCIP Project No: 12022

UTILITIES

LIST OF ALL KNOWN UTILITIES:

GP&L, Oncor, Garland Water & Wastewater, Verizon, AT&T, ATMOS, Frontier, Spectrum

DOCUMENT KNOWN RISKS (TRA lines, Transmission Towers, Lone Star Gas Valve Stations) FOR OUR UTILITY PARTNERS:

ARE UTILITIES ON EXISTING STREET R.O.W.? YES ☒ NO ☐

DOES UTILITIES OWN THEIR R.O.W. OR HAVE PREVIOUS EASEMENTS?

YES ☐ NO ☒ If yes, please describe below

HAS WORK ORDER BEEN ISSUED FOR SUE (Subsurface Utility Engineering)?

YES ☒ NO ☐

ANY UNUSUAL CONSIDERATIONS? YES ☐ NO ☒ If yes, please document below

ATTACHMENT “A-6”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 6 - Garland Ave.@ Beltline Rd.

MCIP Project No: 12022

R-O-W ACQUISITION

RIGHT OF WAY CONSTRAINTS, IF ANY, PROVIDE A LIST AND DESCRIPTION ALONG
WITH DATA FOR RISK ASSESSMENT: YES ☐ NO ☒

ANY NON-ROUTINE, i.e., CEMETARY, JUNK YARD, OLD CHURCHES, SERVICE
STATIONS, CONTAMINATED SOILS, LANDFILLS, NOISE WALL CONSIDERATIONS,
TRAILER PARKS, TREE ORDINANCES? YES ☐ NO ☒

If yes, please define below

ANY NON-CONFORMING ISSUES? YES ☐ NO ☒

R.O.W. MAP NEEDED? YES ☒ NO ☐

FIELD NOTES NEEDED? YES ☒ NO ☐

R.O.W. PLATS NEEDED? YES ☐ NO ☒

RELOCATION ASSISTANCE INVOLVED? YES ☐ NO ☒

PARKING/LOSS OF PARKING CONSIDERATIONS? YES ☐ NO ☒

HISTORICAL SITE CONSIDERATONS? YES ☐ NO ☒

ATTACHMENT “A-6”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 6 - Garland Ave.@ Beltline Rd.

MCIP Project No: 12022

USUAL CITY TOPICS OF CONCERN

DESIGN STANDARDS TO BE USED? City of Garland

ORDER OF PRECEDENCE _____

AUXILIARY LANES? YES ☐ NO ☒

PROVISIONS FOR FUTURE WIDENING? YES ☐ NO ☒

LANDSCAPING? YES ☐ NO ☒

EXPOSED AGGREGATE DRIVEWAYS, SIDEWALKS? YES ☐ NO ☒

STAMPED/COLORED CONCRETE? YES ☐ NO ☒

IRRIGATION? YES ☐ NO ☒

BRICK PAVERS? YES ☐ NO ☒

If yes, please define location(s):

STREET LIGHTING? YES ☐ NO ☒

TRAFFIC SIGNALS? YES ☒ NO ☐

PAVEMENT MARKINGS? YES ☒ NO ☐

BIKE LANES (EXTRA WIDTH)? YES ☐ NO ☒ If yes, specify width: _____

NEW SIDEWALKS? YES ☒ NO ☐

BUS TURNOUTS? YES ☐ NO ☒

ATTACHMENT “A-6”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 6 - Garland Ave.@ Beltline Rd.

MCIP Project No: 12022

BUS STOPS OR BUS SHELTERS? YES ☒ NO ☐

WATER UTILITY BETTERMENTS? YES ☐ NO ☒

WATER UTILITY RELOC.? YES ☐ NO ☒

SAN. SEWER BETTERMENTS? YES ☐ NO ☒

SAN. SEWER RELOC.? YES ☐ NO ☒

RETAINING WALLS? YES ☒ NO ☐

If yes, please specify wall type (stone, blocks, gabions, proprietary types, etc.)

21" City of Garland concrete sidewalk Type C retaining wall

SOD, SEEDING, TOPSOIL?

☒ SOD ☐ SEEDING ☒ TOPSOIL ☐ OTHER: _____

DRAINAGE IMPROVEMENTS? YES ☐ NO ☒

RR CROSSING IMPROVEMENTS? YES ☐ NO ☐ N/A ☒

GRADE SEPARATIONS? YES ☐ NO ☒

RAMPS OR CONNECTORS TO TxDOT FACILITIES? YES ☐ NO ☒

If yes, please specify facility(ies) below

ATTACHMENT “A-6”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 6 - Garland Ave.@ Beltline Rd.

MCIP Project No: 12022

SPECIAL SCHOOL OR EMERGENCY VEHICLE CONSIDERATIONS

ANY NEARBY OR ADJACENT SCHOOLS, CITY HALL, FIRE OR POLICE DEPARTMENT
REQUIRING SPECIAL CONSIDERATION? YES ☐ NO ☒

If yes, please list the special consideration(s) below

PUBLIC INVOLVEMENT

CITY COUNCIL APPROVAL OF ALIGNMENT REQUIRED? YES ☐ NO ☒

PUBLIC MEETING REQUIRED? YES ☐ NO ☒

HAVE ALL NEIGHBOR GROUPS PROVIDED EARLY INPUT?
YES ☐ NO ☐ N/A ☒

IF REQUIRED WHO CONDUCTS, CITY OR COUNTY?
CITY ☐ COUNTY ☐ N/A ☒

DOCUMENT POTENTIAL SITES FOR PUBLIC MEETINGS OR WHERE THE MEETINGS
WERE HELD:

ATTACHMENT “A-6”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 6 - Garland Ave.@ Beltline Rd.

MCIP Project No: 12022

CONSTRUCTABILITY REPORT

FROM INSPECTION STAFF, DOCUMENT ANY AND ALL ISSUES THAT MAY AFFECT PROJECT SCOPE, BUDGET, CONSTRUCTABILITY, THE PROJECT SCHEDULE AND/OR THE SAFETY OF PROJECT?

Franchise utility relocations may affect schedule.

ADDITIONAL REMARKS

ATTACHMENT “A-7”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 8 - Buckingham Rd. & Shiloh Rd.

MCIP Project No: 12022

LEAD AGENCY: City of Garland, Texas

LEAD AGENCY’S PROJECT MANAGER: Douglas Mikeworth, PE

CONTACT INFORMATION: 4639-688-4946, dmikeworth@garlandtx.gov

PROJECT LIMITS: Decel/Right Turn Lanes EB & WB Buckingham, Additional Left Turn Lanes NB & SB Shiloh & WB Buckingham

PROJECT LENGTH: 1040 ft. along Shiloh; 510 ft. along Buckingham

PAVEMENT AND ALIGNMENT TOPICS

PAVEMENT SECTION

PAVING DESIGN CRITERIA: City of Garland

R.O.W. WIDTH

Existing: Variable 128 to 199 ft. Buckingham, Variable 297 to 95 ft. Shiloh Rd.

Proposed: N/A

PAVEMENT WIDTH

Existing: 80 to 90 ft. Buckingham, 91 ft. Shiloh

Proposed: 91 ft. Shiloh, 80 to 112 ft. Buckingham

NO. of lanes proposed: 7 to 9

ATTACHMENT “A-7”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 8- Buckingham Rd. & Shiloh Rd.

MCIP Project No: 12022

PAVEMENT CROSSFALL:

PROPOSED: 2%

MINIMUM: 1.1%

MAXIMUM: 2.3%

MEDIANS

MEDIAN WIDTH: 3 ft. to 15.5 ft.

ANY MID BLOCK OPENINGS TO CONSIDER? YES ☒ NO ☐

ANY SIDE STREETS TOO CLOSE FOR OPENINGS? YES ☐ NO ☒

STANDARD TURN LANE WIDTH: 10 ft. Left, 11 ft. Right

STANDARD NOSE WIDTH: 2.5 ft.

PARKWAY:

PROPOSED WIDTH: Varies

PROPOSED SIDEWALK WIDTH: 6 ft.

PARKWAY CROSSFALL SLOPE MAXIMUM: 12.5%

GRADE REQUIREMENTS:

Is TC 6” below adjacent ground criteria to be followed YES ☐ NO ☒

Any deep cuts, high fills? YES ☐ NO ☒

ATTACHMENT “A-7”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 8 - Buckingham Rd. & Shiloh Rd.

MCIP Project No: 12022

VERTICAL GRADE:

MINIMUM 0.64%

MAXIMUM 1.47%

CENTERLINE ALIGNMENT POSITION:

IN CENTER OF EXISTING R.O.W.? YES ☐ NO ☒

OFFSET FROM CENTER? YES ☒ NO ☐ If yes, what distance? Varies

ON BRAND NEW ALIGNMENT? YES ☐ NO ☒

LEFT TURN LANES? YES ☒ NO ☐

If yes, are turn lanes designated or continuous? DESIGNATED ☒ CONTINUOUS ☐

MINIMUM LENGTH 280 ft.

MINIMUM STORAGE 178 ft.

WIDTH 10 ft.

ANY DUAL LEFT LANES? YES ☒ NO ☐

ANY FREE RIGHT TURN LANES? YES ☐ NO ☒

CRASH CUSHIONS/ ATTENUATORS INVOLVED? YES ☐ NO ☒

RAILROAD CROSSINGS INVOLVED? YES ☐ NO ☒

NOTE: IF CURRENT CROSSINGS IS NOT USED, IS ABANDONMENT AN OPTION?

YES ☐ NO ☐ N/A ☒

ATTACHMENT “A-7”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 8 - Buckingham Rd. & Shiloh Rd.

MCIP Project No: 12022

PAVEMENT STRUCTURE

DESIGN WHEEL LOAD HS20

BUS AND HEAVY TRUCK TRAFFIC? YES ☒ NO ☐

ROADWAY CLASSIFICATION Type B

MINIMUM PAVEMENT STRUCTURE THICKNESS 11"

MINIMUM PAVEMENT BASE OR SUBGRADE THICKNESS 8"

DESIGN SPEED 45 mph

POSTED SPEED 40 mph

DRIVEWAYS

MAXIMUM RESIDENTIAL GRADE (%) 12%

MAXIMUM COMMERCIAL GRADE (%) 6%

MINIMUM COMMERCIAL DRIVEWAY WIDTH 25 ft.

SIDE STREET CONSIDERATIONS:

TURNING RADIUS, MINIMUM 15 ft.

PAVEMENT THICKNESS 5" Residential

COMMERCIAL DRIVEWAY THICKNESS 6"

DRAINAGE TOPICS

STORM SEWER DESIGN CRITERIA:

☐ TXDOT ☒ CITY ☐ HYDRO-35 ☐ TP-40

**First Amendment to the Project Specific Agreement to
Master Agreement Governing Major Capital Improvement Program**

ATTACHMENT “A-7”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 8 - Buckingham Rd. & Shiloh Rd.

MCIP Project No: 12022

UTILITIES

LIST OF ALL KNOWN UTILITIES:

GP&L, Garland ISD, Garland Water & Wastewater, Verizon, AT&T, ATMOS, Frontier, Spectrum

DOCUMENT KNOWN RISKS (TRA lines, Transmission Towers, Lone Star Gas Valve Stations) FOR OUR UTILITY PARTNERS:

ATMOS regulator station

ARE UTILITIES ON EXISTING STREET R.O.W.? YES ☒ NO ☐

DOES UTILITIES OWN THEIR R.O.W. OR HAVE PREVIOUS EASEMENTS?

YES ☐ NO ☒ If yes, please describe below

HAS WORK ORDER BEEN ISSUED FOR SUE (Subsurface Utility Engineering)?

YES ☒ NO ☐

ANY UNUSUAL CONSIDERATIONS? YES ☐ NO ☒ If yes, please document below

ATTACHMENT “A-7”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 8 - Buckingham Rd. & Shiloh Rd.

MCIP Project No: 12022

R-O-W ACQUISITION

RIGHT OF WAY CONSTRAINTS, IF ANY, PROVIDE A LIST AND DESCRIPTION ALONG
WITH DATA FOR RISK ASSESSMENT: YES ☐ NO ☒

ANY NON-ROUTINE, i.e., CEMETARY, JUNK YARD, OLD CHURCHES, SERVICE
STATIONS, CONTAMINATED SOILS, LANDFILLS, NOISE WALL CONSIDERATIONS,
TRAILER PARKS, TREE ORDINANCES? YES ☐ NO ☒

If yes, please define below

ANY NON-CONFORMING ISSUES? YES ☐ NO ☒

R.O.W. MAP NEEDED? YES ☒ NO ☐

FIELD NOTES NEEDED? YES ☒ NO ☐

R.O.W. PLATS NEEDED? YES ☐ NO ☒

RELOCATION ASSISTANCE INVOLVED? YES ☐ NO ☒

PARKING/LOSS OF PARKING CONSIDERATIONS? YES ☐ NO ☒

HISTORICAL SITE CONSIDERATONS? YES ☐ NO ☒

ATTACHMENT “A-7”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 8 - Buckingham Rd. & Shiloh Rd.

MCIP Project No: 12022

USUAL CITY TOPICS OF CONCERN

DESIGN STANDARDS TO BE USED? City of Garland

ORDER OF PRECEDENCE _____

AUXILIARY LANES? YES ☐ NO ☒

PROVISIONS FOR FUTURE WIDENING? YES ☐ NO ☒

LANDSCAPING? YES ☐ NO ☒

EXPOSED AGGREGATE DRIVEWAYS, SIDEWALKS? YES ☐ NO ☒

STAMPED/COLORED CONCRETE? YES ☐ NO ☒

IRRIGATION? YES ☐ NO ☒

BRICK PAVERS? YES ☐ NO ☒

If yes, please define location(s):

STREET LIGHTING? YES ☒ NO ☐

TRAFFIC SIGNALS? YES ☒ NO ☐

PAVEMENT MARKINGS? YES ☒ NO ☐

BIKE LANES (EXTRA WIDTH)? YES ☐ NO ☒ If yes, specify width: _____

NEW SIDEWALKS? YES ☒ NO ☐

BUS TURNOUTS? YES ☐ NO ☒

ATTACHMENT “A-7”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 8 - Buckingham Rd. & Shiloh Rd.

MCIP Project No: 12022

BUS STOPS OR BUS SHELTERS? YES ☒ NO ☐

WATER UTILITY BETTERMENTS? YES ☐ NO ☒

WATER UTILITY RELOC.? YES ☐ NO ☒

SAN. SEWER BETTERMENTS? YES ☐ NO ☒

SAN. SEWER RELOC.? YES ☐ NO ☒

RETAINING WALLS? YES ☒ NO ☐

If yes, please specify wall type (stone, blocks, gabions, proprietary types, etc.)

Pavestone block wall

SOD, SEEDING, TOPSOIL?

☒ SOD ☐ SEEDING ☒ TOPSOIL ☐ OTHER: _____

DRAINAGE IMPROVEMENTS? YES ☐ NO ☒

RR CROSSING IMPROVEMENTS? YES ☐ NO ☐ N/A ☒

GRADE SEPARATIONS? YES ☐ NO ☒

RAMPS OR CONNECTORS TO TxDOT FACILITIES? YES ☐ NO ☒

If yes, please specify facility(ies) below

ATTACHMENT “A-7”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 8 - Buckingham Rd. & Shiloh Rd.

MCIP Project No: 12022

SPECIAL SCHOOL OR EMERGENCY VEHICLE CONSIDERATIONS

ANY NEARBY OR ADJACENT SCHOOLS, CITY HALL, FIRE OR POLICE DEPARTMENT
REQUIRING SPECIAL CONSIDERATION? YES ☒ NO ☐

If yes, please list the special consideration(s) below

Student pedestrian traffic before and after school.

PUBLIC INVOLVEMENT

CITY COUNCIL APPROVAL OF ALIGNMENT REQUIRED? YES ☐ NO ☒

PUBLIC MEETING REQUIRED? YES ☐ NO ☒

HAVE ALL NEIGHBOR GROUPS PROVIDED EARLY INPUT?
YES ☐ NO ☐ N/A ☒

IF REQUIRED WHO CONDUCTS, CITY OR COUNTY?
CITY ☐ COUNTY ☐ N/A ☒

DOCUMENT POTENTIAL SITES FOR PUBLIC MEETINGS OR WHERE THE MEETINGS
WERE HELD:

ATTACHMENT “A-7”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 8 - Buckingham Rd. & Shiloh Rd.

MCIP Project No: 12022

CONSTRUCTABILITY REPORT

FROM INSPECTION STAFF, DOCUMENT ANY AND ALL ISSUES THAT MAY AFFECT PROJECT SCOPE, BUDGET, CONSTRUCTABILITY, THE PROJECT SCHEDULE AND/OR THE SAFETY OF PROJECT?

Franchise utility relocations may affect schedule.

ADDITIONAL REMARKS

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

LEAD AGENCY: City of Garland, Texas

LEAD AGENCY’S PROJECT MANAGER: Douglas Mikeworth, PE

CONTACT INFORMATION: 4639-688-4946, dmikeworth@garlandtx.gov

PROJECT LIMITS: Decel/Right Turn Lane and Additional Left Turn Lane EB Miller, Additional Left Turn Storage NB First

PROJECT LENGTH: 485 ft. along First; 380 ft. along Miller

PAVEMENT AND ALIGNMENT TOPICS

PAVEMENT SECTION

PAVING DESIGN CRITERIA: City of Garland

R.O.W. WIDTH

Existing: Variable 80 to 92 ft. Miller, Variable 98 to 101 ft. First

Proposed: 90 ft. Miller

PAVEMENT WIDTH

Existing: 62 to 72 ft. Miller, 81 ft. First

Proposed: 72 ft. Miller, No change on First

NO. of lanes proposed: 6 - Miller, 7 - First

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

PAVEMENT CROSSFALL:

PROPOSED: 2%

MINIMUM: 1.0%

MAXIMUM: 2.1%

MEDIANS

MEDIAN WIDTH: 3 ft.

ANY MID BLOCK OPENINGS TO CONSIDER? YES ☐ NO ☒

ANY SIDE STREETS TOO CLOSE FOR OPENINGS? YES ☒ NO ☐

STANDARD TURN LANE WIDTH: 10 ft. Left, 11 ft. Right

STANDARD NOSE WIDTH: 2.5 ft.

PARKWAY:

PROPOSED WIDTH: Varies

PROPOSED SIDEWALK WIDTH: 6 ft.

PARKWAY CROSSFALL SLOPE MAXIMUM: 4:1

GRADE REQUIREMENTS:

Is TC 6” below adjacent ground criteria to be followed YES ☐ NO ☒

Any deep cuts, high fills? YES ☐ NO ☒

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

VERTICAL GRADE:

MINIMUM 1.01%

MAXIMUM 2.5%

CENTERLINE ALIGNMENT POSITION:

IN CENTER OF EXISTING R.O.W.? YES ☐ NO ☒

OFFSET FROM CENTER? YES ☒ NO ☐ If yes, what distance? 5 ft.

ON BRAND NEW ALIGNMENT? YES ☐ NO ☒

LEFT TURN LANES? YES ☒ NO ☐

If yes, are turn lanes designated or continuous? DESIGNATED ☒ CONTINUOUS ☐

MINIMUM LENGTH 243 ft.

MINIMUM STORAGE 138 ft.

WIDTH 10 ft.

ANY DUAL LEFT LANES? YES ☐ NO ☒

ANY FREE RIGHT TURN LANES? YES ☐ NO ☒

CRASH CUSHIONS/ ATTENUATORS INVOLVED? YES ☐ NO ☒

RAILROAD CROSSINGS INVOLVED? YES ☐ NO ☒

NOTE: IF CURRENT CROSSINGS IS NOT USED, IS ABANDONMENT AN OPTION?

YES ☐ NO ☐ N/A ☒

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

PAVEMENT STRUCTURE

DESIGN WHEEL LOAD HS20

BUS AND HEAVY TRUCK TRAFFIC?

YES ☒ NO ☐

ROADWAY CLASSIFICATION Type B

MINIMUM PAVEMENT STRUCTURE THICKNESS 11"

MINIMUM PAVEMENT BASE OR SUBGRADE THICKNESS 8"

DESIGN SPEED 45 mph

POSTED SPEED 40 mph

DRIVEWAYS

MAXIMUM RESIDENTIAL GRADE (%) 12%

MAXIMUM COMMERCIAL GRADE (%) 6%

MINIMUM COMMERCIAL DRIVEWAY WIDTH 25 ft.

SIDE STREET CONSIDERATIONS:

TURNING RADIUS, MINIMUM 15 ft.

PAVEMENT THICKNESS 5" Residential

COMMERCIAL DRIVEWAY THICKNESS 6"

DRAINAGE TOPICS

STORM SEWER DESIGN CRITERIA:

☐ TXDOT ☒ CITY ☐ HYDRO-35 ☐ TP-40

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

INLET DEPTHS (APPROPRIATE FOR PAVEMENT THICKNESS) 4.5 ft.

MINIMUM COVER FOR LATERALS 3.0 ft.

BRIDGES/ BOX CUVERTS INVOLVED? YES ☐ NO ☒

If yes, specify involvement: ☐ BRIDGE(S) ☐ BOX CULVERT(S)

100 YEAR FLOOD PLAIN CONSIDERATION? YES ☐ NO ☒

If yes, how many feet of freeboard are required? _____

PERMITS

COE 404 PERMITS NEEDED YES ☐ NO ☒

TCEQ PERMIT YES ☐ NO ☒

CDC PERMIT YES ☐ NO ☒

EIS YES ☐ NO ☒

ADA PERMIT YES ☒ NO ☐

CLOMR YES ☐ NO ☒

ANY OTHER PERMITS FROM OTHER AGENCIES SUCH AS TxDOT, DFW AIRPORT,
DART, UTILITY COMPANIES, ETC? YES ☐ NO ☒

If yes, please document below:

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

UTILITIES

LIST OF ALL KNOWN UTILITIES:

GP&L, Garland Water & Wastewater, Verizon, AT&T, ATMOS, Frontier, Spectrum, Unite Private Network

DOCUMENT KNOWN RISKS (TRA lines, Transmission Towers, Lone Star Gas Valve Stations) FOR OUR UTILITY PARTNERS:

ARE UTILITIES ON EXISTING STREET R.O.W.? YES ☒ NO ☐

DOES UTILITIES OWN THEIR R.O.W. OR HAVE PREVIOUS EASEMENTS?

YES ☒ NO ☐ If yes, please describe below

ATMOS gas easement along north Miller ROW west of First.

HAS WORK ORDER BEEN ISSUED FOR SUE (Subsurface Utility Engineering)?

YES ☒ NO ☐

ANY UNUSUAL CONSIDERATIONS? YES ☐ NO ☒ If yes, please document below

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

R-O-W ACQUISITION

RIGHT OF WAY CONSTRAINTS, IF ANY, PROVIDE A LIST AND DESCRIPTION ALONG
WITH DATA FOR RISK ASSESSMENT: YES ☐ NO ☒

ANY NON-ROUTINE, i.e., CEMETARY, JUNK YARD, OLD CHURCHES, SERVICE
STATIONS, CONTAMINATED SOILS, LANDFILLS, NOISE WALL CONSIDERATIONS,
TRAILER PARKS, TREE ORDINANCES? YES ☐ NO ☒

If yes, please define below

ANY NON-CONFORMING ISSUES? YES ☐ NO ☒

R.O.W. MAP NEEDED? YES ☒ NO ☐

FIELD NOTES NEEDED? YES ☒ NO ☐

R.O.W. PLATS NEEDED? YES ☐ NO ☒

RELOCATION ASSISTANCE INVOLVED? YES ☐ NO ☒

PARKING/LOSS OF PARKING CONSIDERATIONS? YES ☐ NO ☒

HISTORICAL SITE CONSIDERATONS? YES ☐ NO ☒

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

USUAL CITY TOPICS OF CONCERN

DESIGN STANDARDS TO BE USED? City of Garland

ORDER OF PRECEDENCE _____

AUXILIARY LANES? YES ☐ NO ☒

PROVISIONS FOR FUTURE WIDENING? YES ☐ NO ☒

LANDSCAPING? YES ☐ NO ☒

EXPOSED AGGREGATE DRIVEWAYS, SIDEWALKS? YES ☐ NO ☒

STAMPED/COLORED CONCRETE? YES ☒ NO ☐

IRRIGATION? YES ☐ NO ☒

BRICK PAVERS? YES ☐ NO ☒

If yes, please define location(s):

STREET LIGHTING? YES ☒ NO ☐

TRAFFIC SIGNALS? YES ☒ NO ☐

PAVEMENT MARKINGS? YES ☒ NO ☐

BIKE LANES (EXTRA WIDTH)? YES ☐ NO ☒ If yes, specify width: _____

NEW SIDEWALKS? YES ☒ NO ☐

BUS TURNOUTS? YES ☐ NO ☒

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

BUS STOPS OR BUS SHELTERS? YES ☒ NO ☐

WATER UTILITY BETTERMENTS? YES ☐ NO ☒

WATER UTILITY RELOC.? YES ☐ NO ☒

SAN. SEWER BETTERMENTS? YES ☐ NO ☒

SAN. SEWER RELOC.? YES ☐ NO ☒

RETAINING WALLS? YES ☒ NO ☐

If yes, please specify wall type (stone, blocks, gabions, proprietary types, etc.)

16" City of Garland Type C concrete sidewalk retaining wall

SOD, SEEDING, TOPSOIL?

☒ SOD ☐ SEEDING ☒ TOPSOIL ☐ OTHER: _____

DRAINAGE IMPROVEMENTS? YES ☐ NO ☒

RR CROSSING IMPROVEMENTS? YES ☐ NO ☐ N/A ☒

GRADE SEPARATIONS? YES ☐ NO ☒

RAMPS OR CONNECTORS TO TxDOT FACILITIES? YES ☐ NO ☒

If yes, please specify facility(ies) below

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

SPECIAL SCHOOL OR EMERGENCY VEHICLE CONSIDERATIONS

ANY NEARBY OR ADJACENT SCHOOLS, CITY HALL, FIRE OR POLICE DEPARTMENT
REQUIRING SPECIAL CONSIDERATION? YES ☐ NO ☒

If yes, please list the special consideration(s) below

PUBLIC INVOLVEMENT

CITY COUNCIL APPROVAL OF ALIGNMENT REQUIRED? YES ☐ NO ☒

PUBLIC MEETING REQUIRED? YES ☐ NO ☒

HAVE ALL NEIGHBOR GROUPS PROVIDED EARLY INPUT?
YES ☐ NO ☐ N/A ☒

IF REQUIRED WHO CONDUCTS, CITY OR COUNTY?
CITY ☐ COUNTY ☐ N/A ☒

DOCUMENT POTENTIAL SITES FOR PUBLIC MEETINGS OR WHERE THE MEETINGS
WERE HELD:

ATTACHMENT “A-8”

First Amendment to the Project Specific Agreement to Master Agreement Governing Major Capital Improvement Program

PROJECT SCOPING SHEETS

Project Name: Garland Intersections - Intersection 11 - First St. & Miller Rd.

MCIP Project No: 12022

CONSTRUCTABILITY REPORT

FROM INSPECTION STAFF, DOCUMENT ANY AND ALL ISSUES THAT MAY AFFECT PROJECT SCOPE, BUDGET, CONSTRUCTABILITY, THE PROJECT SCHEDULE AND/OR THE SAFETY OF PROJECT?

Franchise utility relocations may affect schedule.

ADDITIONAL REMARKS

ATTACHMENT “B-1”
Dallas County Capital Improvement Program
First Amendment to the Project Specific Agreement

CURRENT COST ESTIMATES & FUNDING SOURCES

Project Name: GARLAND INTERSECTIONS MCIP 12022
(Intersections 3, 4, 5, 6, 7, 8, 9, 11 and 12)

Task \ Agency	Dallas County	City of Garland	Task Total
1. Miscellaneous			\$ -
1.1 Contingencies			
1.2 IHPD*	\$90,000.00	\$90,000.00	\$180,000.00
2. Design			
3. ROW			
4. Professional Services			
4.1 Utilities			
4.2 Lab			
4.3 Survey			
5. Construction	\$6,678,178.50	\$6,678,178.50	\$13,356,357.00
Funding Split Totals	\$6,768,178.50	\$6,768,178.50	\$13,536,357.00
Total Project Cost			\$13,536,357.00*

*Includes In-house Project Delivery which is split 50/50 between City and County

Estimated Project Cost	
Expenditure	Estimated Cost
Arapaho Road & Shiloh Road - CITY PACKAGE 3 CIP # 14510	
Intersection #3	
Construction	\$1,581,250.00
Subtotal:	\$1,581,250.00
Apollo/Spring Creek at Garland Avenue - CITY PACKAGE 2 CIP # 14504	
Intersection #4	
Construction Eligible	\$499,100.00
Subtotal:	\$2,080,350.00
Beltline Road & Shiloh Road - CITY PACKAGE 3 CIP # 14508	
Intersection #5	
Construction	\$1,084,450.00
Subtotal:	\$3,164,800.00
Garland Avenue at Beltline Road - CITY PACKAGE 3 CIP # 14512	
Intersection #6	
Construction	\$1,125,850.00
Subtotal:	\$4,290,650.00
Buckingham Road at Plano Road - CITY PACKAGE 2 CIP # 14507	
Intersection #7	
Construction Eligible	\$2,715,150.00
Subtotal:	\$7,005,800.00
Buckingham Road & Shiloh Road- CITY PACKAGE 3 CIP # 14511	
Intersection #8	
Construction	\$2,220,650.00
Subtotal:	\$9,226,450.00
Forest Lane at Jupiter Road - CITY PACKAGE 1 CIP # 14506	
Intersection #9	
Construction Eligible	\$1,503,147.00
Subtotal:	\$10,729,597.00
First Street & Miller Road- CITY PACKAGE 3 CIP # 14509	
Intersection #11	
Construction	\$1,334,350.00
Subtotal:	\$12,063,947.00
Broadway Boulevard at IH 30 Service Road - CITY PACKAGE 1 CIP # 14505	
Intersection #12	
Construction	\$1,292,410.00
Subtotal:	\$13,356,357.00
In House Project Delivery (IHPD) - (\$20,000 per intersection)*	\$180,000.00
Total Overall Cost of Project	\$13,536,357.00
Funding Sources	
Dallas County MCIP Funding**	\$6,768,178.50
City of Garland Funding	\$6,768,178.50
Total	\$13,536,357.00

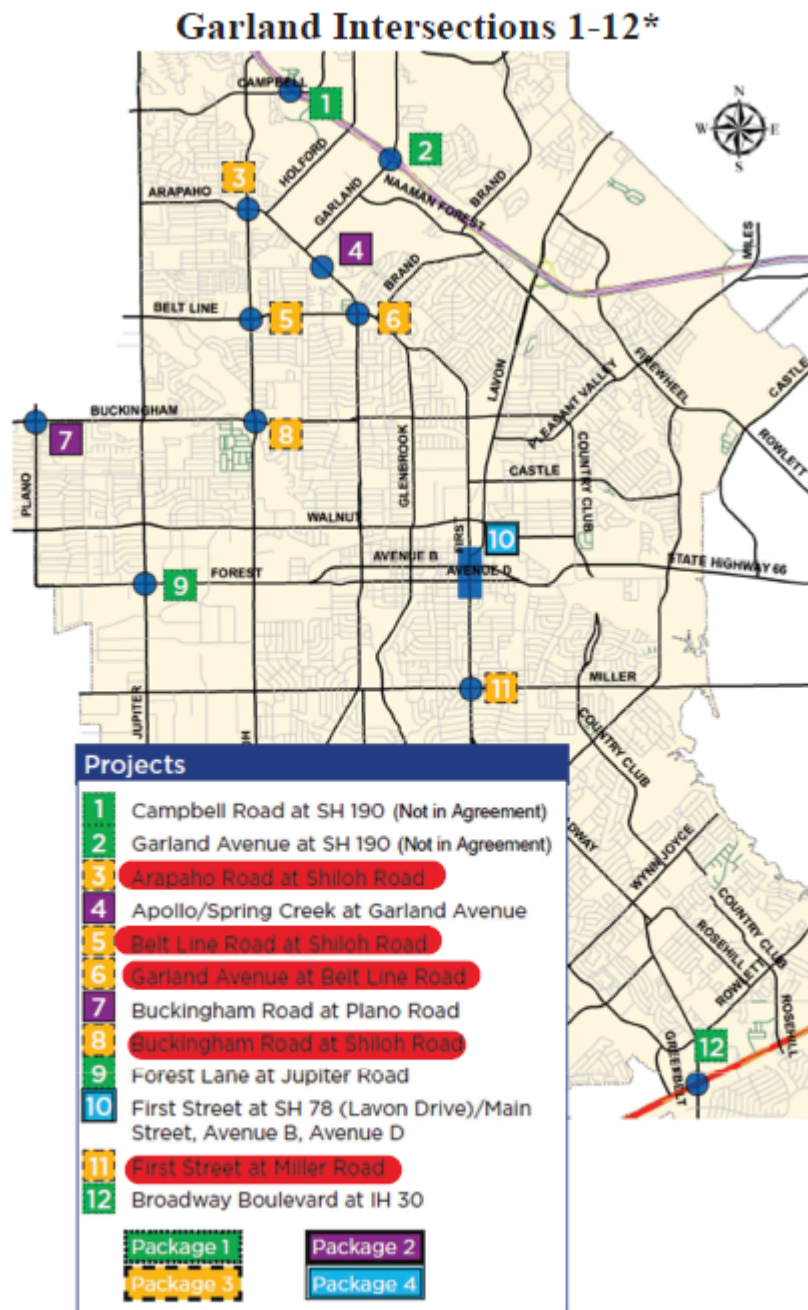
*In-house Project Delivery is split 50/50 between City and County.

**Funding for construction only - Intersections 3, 4, 5, 6, 7, 8, 9, 11, & 12. Includes IHPD of \$180,000.00 which is split 50/50 with City. (Reference Funding Agreement for complete funding for all 12 intersections). Total funding listed for County in the Funding Agreement with City of Garland regarding Garland Intersections MCIP 12022 Project from various limits is \$10,488,458.50.

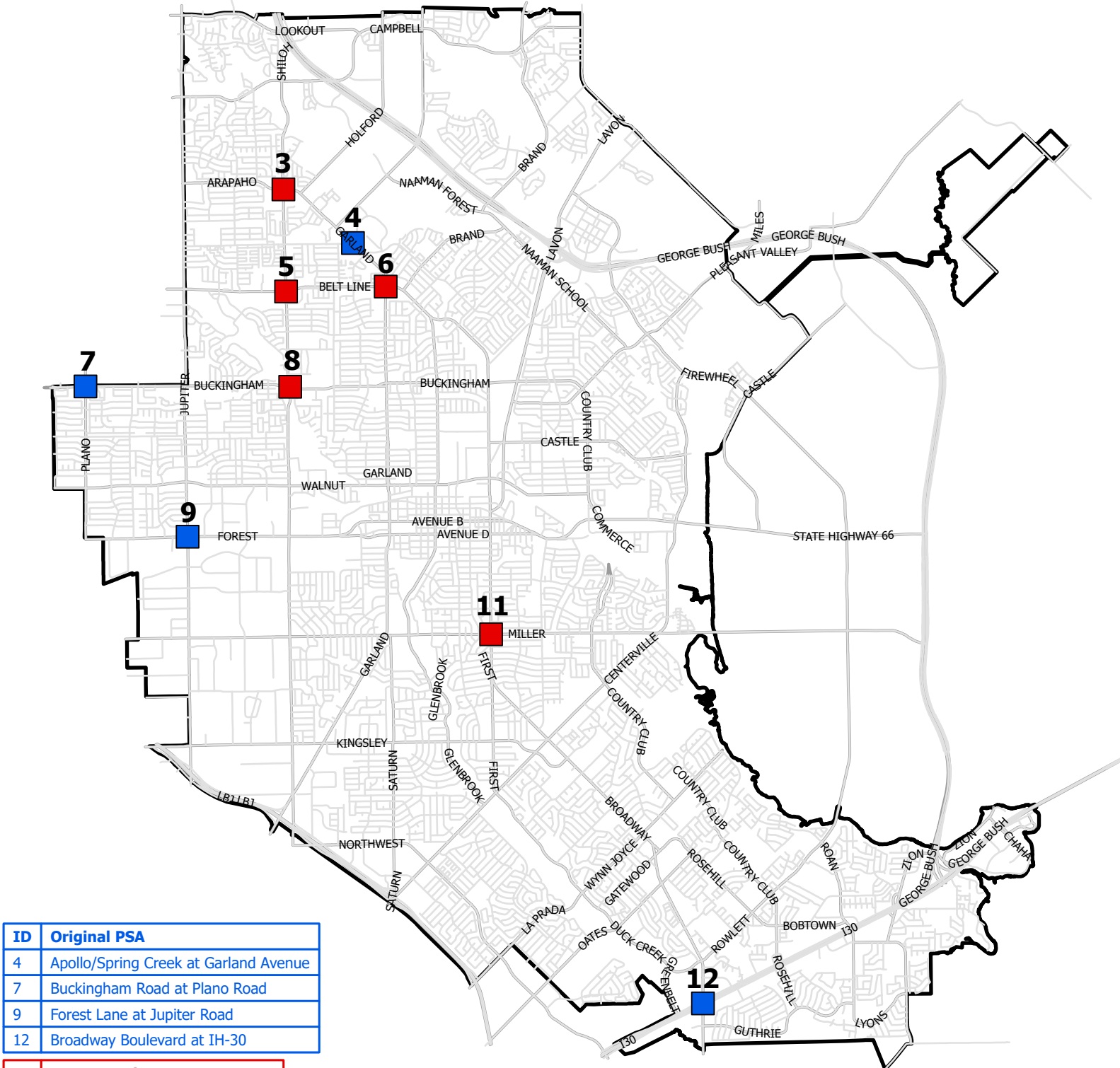
ATTACHMENT C-1

Garland Intersections 3, 4, 5, 6, 7, 8, 9, 11, and 12*

“Not in Agreement” Intersections 1, 2, and 10



*The labeling does not dictate the order in which projects will be completed.



ID	Original PSA
4	Apollo/Spring Creek at Garland Avenue
7	Buckingham Road at Plano Road
9	Forest Lane at Jupiter Road
12	Broadway Boulevard at IH-30

ID	PSA Amendment No. 1
3	Arapaho Road at Shiloh Road
5	Belt Line Road at Shiloh Road
6	Garland Avenue at Belt Line Road
8	Buckingham Road at Shiloh Road
11	First Street at Miller Road

 Original PSA

 PSA Amendment No. 1

PSA AMENDMENT NO. 1

BOTTLENECK IMPROVEMENTS

Scale: NTS

Date: 12/13/2024

Drawn: OS

File: PSA AMENDMENT No.1





GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

3.

Meeting Date: 01/06/2025
Title: Garland VA Medical Center Update
Submitted By: Jennifer Stubbs, City Secretary
Strategic Focus Area: Future-Focused City Organization

Issue/Summary

Garland VA Medical Center Update

City Council will receive an update regarding the Garland VA Medical Center from Blanca Corchado, Facility Planner of the VA North Texas Health Care System.

Background

N/A

Consideration / Recommendation

Discussion only.

Attachments

Road Map for Garland

Road Map for Garland



TODAY

(FY25)



UPCOMING

(In-Process)



BEYOND

Currently Active

Currently Operating:

- 8 PACT Teams & WH Provider
- Physical Medicine and Rehab
- Dermatology

Early Spring 2025

MOB Continued Activation:

- Mental Health Clinic
- Prosthetics
- Expanded PT/OT
- Radiology
 - Gen Rad
 - Sono/ Ultrasound

Next 12 months

- Hospice
- Dental
- Care For Me Now - HEMONC
- CT Imaging Services
- Rotating Specialty Clinics
- OHU & VAX Clinic

Upcoming Project Request

- Energy Center
- Outpatient Pharmacy
- Pathology and Laboratory
- Radiology Phase 1: General Radiology
- Radiology Phase 2: MRI
- Radiology Phase 3: General Radiology
- Renovate 1st Floor MOB for Nuclear Medicine
- Main Kitchen Renovation
- Inpatient Pharmacy



U.S. Department of Veterans Affairs
Veterans Health Administration
VA North Texas Health Care System



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

4.

Meeting Date: 01/06/2025
Title: 2025 Proposed Bond Program
Submitted By: Matt Watson, Chief Financial Officer
Strategic Focus Area: Sound Governance and Finances
Future-Focused City Organization

Issue/Summary

Staff will present additional details related to the proposed 2025 Bond Program to the Mayor and City Council.

Background

At the December 2, 2024 Work Session, the Bond Study Committee presented their final recommendation for the 2025 Bond Program to the Mayor and City Council. Staff will provide a presentation with additional information regarding a proposed timeline to call an election, as well as additional information about the proposition's wording and use of funds. In addition, a Bond Study Committee Member, with the assistance of staff, will provide further information associated with the Granville Art Center Renovation project which was recommended by the Bond Study Committee.

Consideration / Recommendation

Council Discussion

Attachments

Bond Presentation

GARLAND BOND PROGRAM



#GROWGARLAND 2025



2025 Proposed Bond Program

City Council Work Session
January 6, 2025



2025 Proposed Bond Program

Grow Garland through strategic investment in 1) public infrastructure and 2) development and redevelopment initiatives that drive additional sales tax and increase the City's commercial property tax base by:

Creating amenities that promote Garland as a regional destination

Improving the livability and quality of life of Garland residents

Supporting the retention, expansion, and recruitment of employers

Encouraging redevelopment of underutilized and low value property

2025 Proposed Bond Program: Grow Garland

How will funds be
spent?

City Council
Approval

Economic
Development &
Redevelopment
in Every District

Funds will Follow
Opportunities

Resident
Engagement
Strategy

Proposition
Structure and
Language

Proposed Engagement Strategy – Voter Information Initiative

- In-person Resident engagement will be customized by Council district to maximize communication methods
 - Town Halls
 - Homeowners / Neighborhood Association Meetings
 - Stakeholder groups per Councilmember's preference
- Printed collateral
- Website
- Social Media



Why Consider a Bond Program?

“Bottom Line”

- **Garland has fundamental challenges**
 - Modest Property and Sales Tax Base
 - High Tax Rate
 - Low Population Growth
 - Build-Out
- **Future revenue growth will be important to support current service levels**
- **Economic Development focused on Redevelopment**
- **Without sufficient revenue growth, the future holds challenging decisions regarding trade-offs and priorities**



Limitations in Economic Development Investment

Most Common Economic Development Funding Mechanism

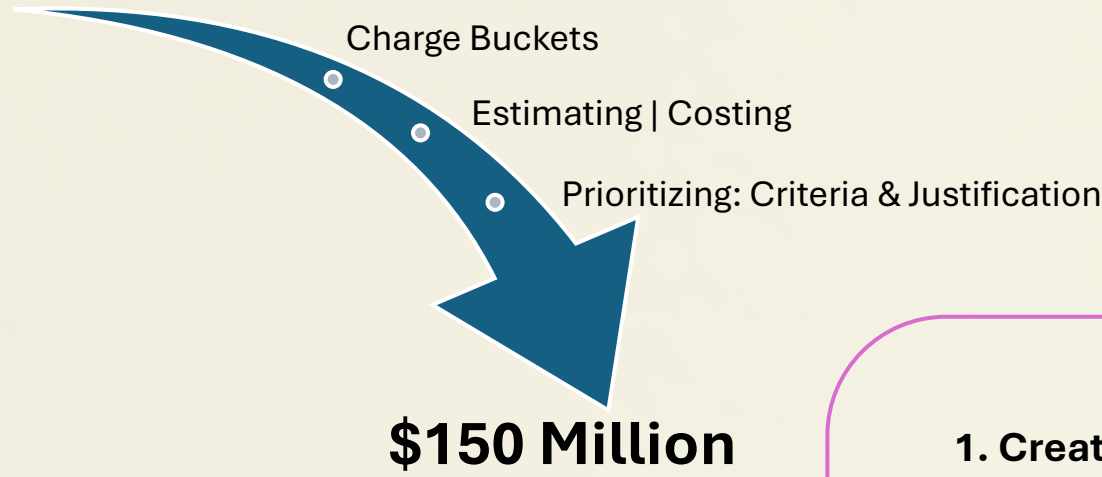
Funding Mechanisms	Garland	Other Cities
4a and 4b Sales Tax	No	Yes
Voter Approved GO Bonds	Yes	Yes
Cash from General Fund	Yes – Extremely Limited	Yes - Extremely Limited
Tax Incremental Financing	Yes – Limited	Yes - Limited

Economic Development Strategic Plan

Focus Areas:

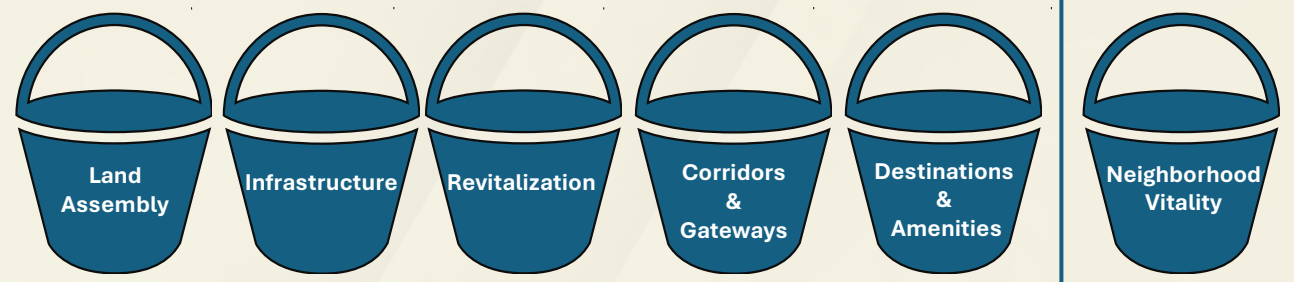
1. *Create new destinations to attract tourist dollars;*
2. *Support retention and expansion of the city's high-value property tax base;*
3. *Promote and encourage across-the-city redevelopment of underutilized and low-value parcels;*
4. *Improve the image and alter the perception of the city;*
5. *Improve the livability of the city with high value-for-money housing options and neighborhoods;*
6. *Build on the city's entrepreneurial energy and diversity with an enhanced small business program;*
7. *Provide opportunities for Garland's residents to gain the skills necessary to compete in the evolving regional economy.*

Catalyst Areas | Programs



- Other programs / projects may be added for committee considerations as follows:**
- Requested by
 - ✓ Mayor or City Manager
 - ✓ At least 2 members of City Council
 - ✓ Simple majority of Bond Study Committee

Charge Buckets



Prioritizing Potential Projects

1. Creating amenities that promote Garland as a regional destination

- ✓ Drives Sales Tax
- ✓ Destinations | Experiences
- ✓ Incentivizes Amenities
- ✓ Catalyst Areas

2. Improving the livability and quality of life of Garland residents

- ✓ Walkable Mixed Use
- ✓ Aesthetics | Image
- ✓ Corridors | Gateways
- ✓ Utility Infrastructure

3. Supporting the retention, expansion, and recruitment of employers

- ✓ Return on Investment
- ✓ Stimulate Growth; Density
- ✓ Business Incubators and Innovation Hubs
- ✓ Proximity to Transportation Hubs

4. Encourage redevelopment of underutilized and low value property

- ✓ Land Assembly | Land Prep
- ✓ Infill Development



Bond Study Committee

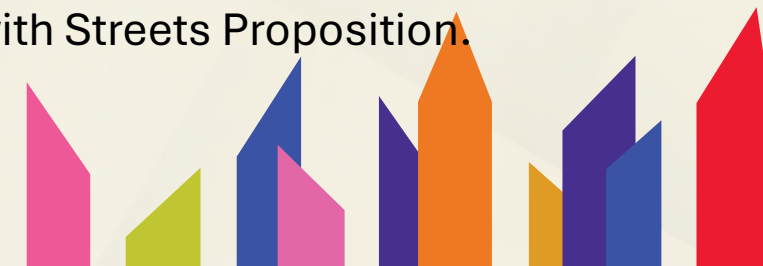
Recommended Proposition Packaging

9

Prop.	Description	Prioritized Amount	Percent of Total	Projects Included
A	Citywide Street and Transportation Improvements	\$210,000,000	58%	Street and Alley Improvements Citywide Program
B	Economic and Community Development	75,000,000	21%	Land Assembly, Incentives (<i>Medical District, Harbor Point, and South Garland</i>), Revitalization, and Neighborhood Vitality
C	Municipal Facilities Improvements	25,000,000	7%	Renovation of Granville Art Center in Downtown
D	Gateway and Corridor Revitalization (1)	20,000,000	6%	Gateway and Corridor Improvements - Beautification
E	Parks and Recreation Improvements	30,000,000	8%	Public Waterfront Access, Trails, and other Parks and Recreational amenities targeted at Harbor Point
Total		\$360,000,000		

Note:

(1) Bond Counsel recommends including Gateway and Corridor Revitalization with Streets Proposition.



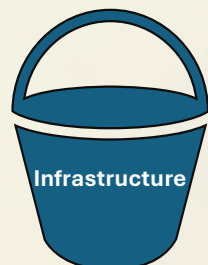
Bond Study Committee

Recommended Proposition Packaging w/ Bond Counsel Opinion

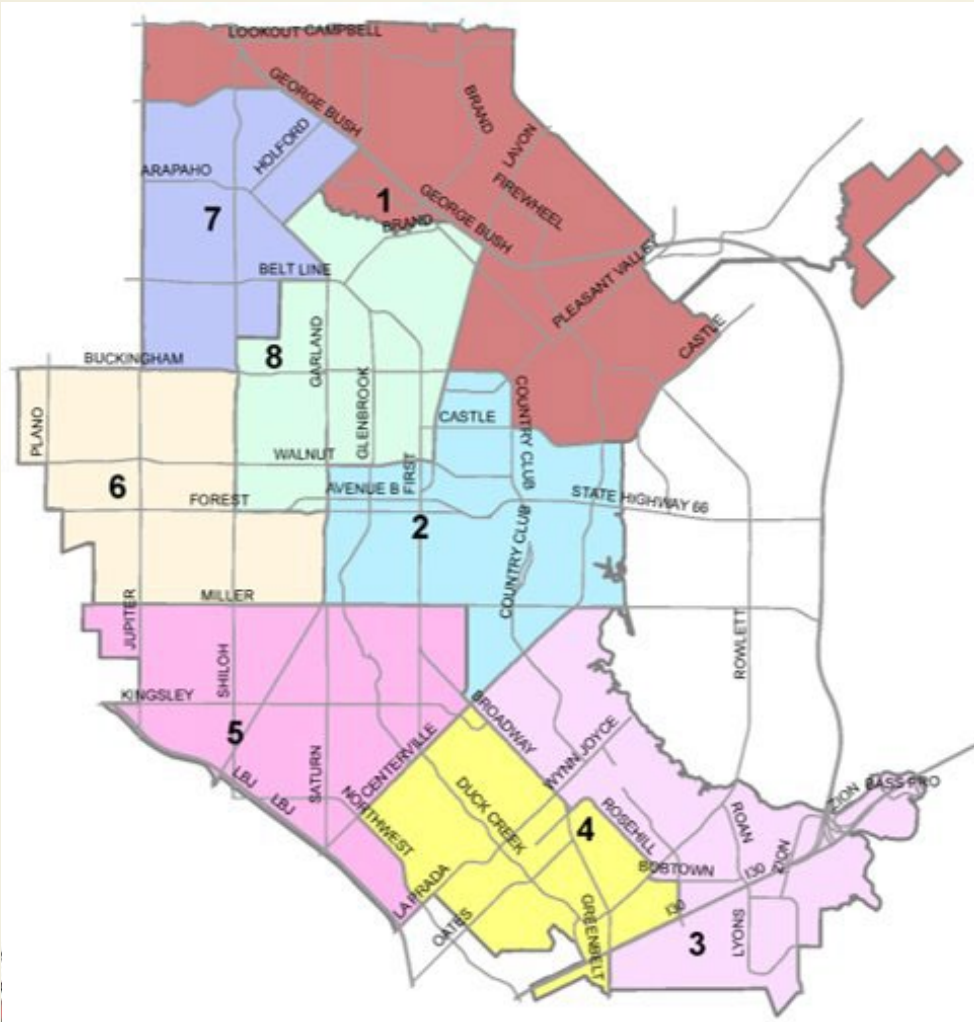
Prop.	Description	Prioritized Amount	Percent of Total	Projects Included
A	Citywide Street and Transportation Improvements	\$230,000,000	64%	Street and Alley Improvements Citywide Program Gateway and Corridor Improvements - Beautification
B	Economic and Community Development	75,000,000	21%	Land Assembly, Incentives (<i>Medical District, Harbor Point, and South Garland</i>), Revitalization, and Neighborhood Vitality
C	Municipal Facilities Improvements	25,000,000	7%	Renovation of Granville Art Center in Downtown
D	Parks and Recreation Improvements	30,000,000	8%	Public Waterfront Access, Trails, and other Parks and Recreational amenities targeted at Harbor Point
Total		\$360,000,000		

PROPOSITION A

**Citywide Street and Transportation Improvements
w/ Gateways and Corridor Funding included**



Streets and Alley



Recommendation

Prioritized Amount

Streets and Alley (5 Year Program)
(OCI Assessment)

\$210,000,000

Grand Total \$210,000,000

Functional Classification	Budget	OCI Score		
		Current	Year 5	Net Change
Arterial	\$21.0M	79	79	0
Collector	\$18.4M	72	79	+7
Residential	\$107.0M	69	75	+6
Industrial	\$4.1M	74	79	+5
Alley	\$56.8M	51	60	+9

Notes:

- 1) Streets and Alleys are number 1 priority
- 2) All other infrastructure projects recommended to be evaluated for future TIF, Stormwater, or CO funding. Projects evaluated for future funding includes Gatewood Drainage, Camelot Pedestrian Bridge, and State Street Widening.

Streets and Alley Funding

5-Year Capital Needs

Program	2025	2026	2027	2028	2029	TOTAL
Streets Improvements	\$30.0M	\$29.6M	\$31.3M	\$30.8M	\$28.8M	\$150.5M
Alley Improvements	\$7.3M	\$8.9M	\$10.6M	\$19.7M	\$10.3M	\$56.8M
TOTAL	\$37.3M	\$38.5M	\$41.9M	\$50.5M	\$39.1M	\$207.3M

Debt Service Requirements

Program	2025	2026	2027	2028	2029	TOTAL
Current Planned Debt Issuance	\$29.9M	\$22.8M	\$23.6M	\$24.4M	\$25.0M	\$125.7M
Additional Debt Issuance Requirement	\$7.4M	\$15.7M	\$18.3M	\$26.1M	\$14.1M	\$81.6M
TOTAL	\$37.3M	\$38.5M	\$41.9M	\$50.5M	\$39.1M	\$207.3M

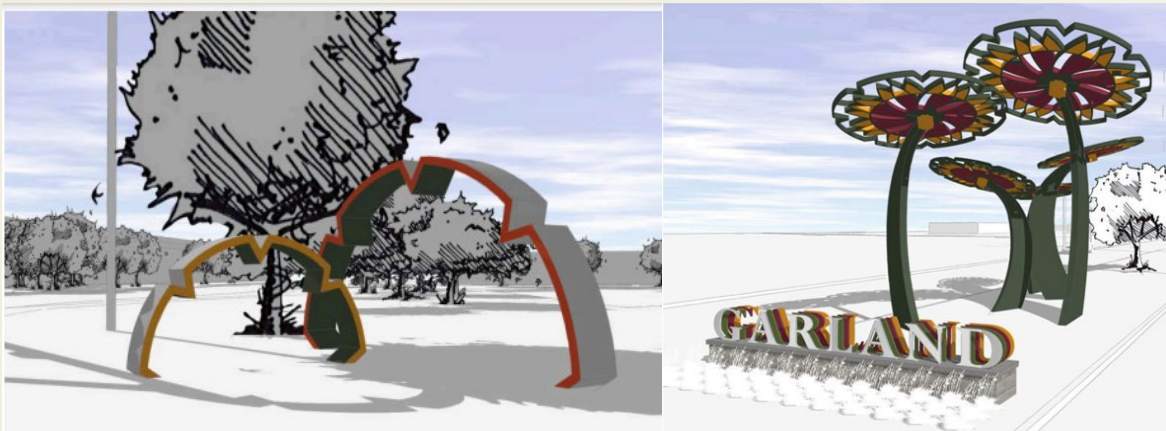
Note:

- 1) Bond Study Committee Rounded Streets and Alleys up to \$210 Million

Corridor Revitalization Program

- Strong corridors are a crucial element of vital neighborhoods. The condition of a corridor can have a direct impact on investment decisions for both potential residential and commercial investors.
- When choosing a home, you are choosing an area and lifestyle in which you want to live, not just the housing unit itself (applies to renters as well as buyers).
- Potential homebuyers' impressions of area safety, quality of life, and **security** of their financial investment are affected by the corridors leading to a neighborhood.
- Potential homebuyers may eliminate a neighborhood from consideration before even arriving there to look at a listed house.
- Commercial investors may also lack confidence in an area if the corridors give the impression that the City or neighboring properties are not willing to invest in the area.

Revitalization, Neighborhood Vitality, and Gateway/Corridor



Recommendation	Prioritized Amount
Gateway and Corridor Improvements	\$20,000,000
Grand Total	\$20,000,000

Prioritization and Application Considerations

- Traffic Counts
- Visitor and/or residential Pathways
- Strategic Adjacencies
- Balanced Portfolio of quick wins and complex, high impact
- Coordination with other infrastructure projects
- Intersection of two major corridors
- Part of a Catalyst or small area plan

Notes:

- 1) Gateway and Corridor Masterplan study to be completed.

GARLAND BOND PROGRAM

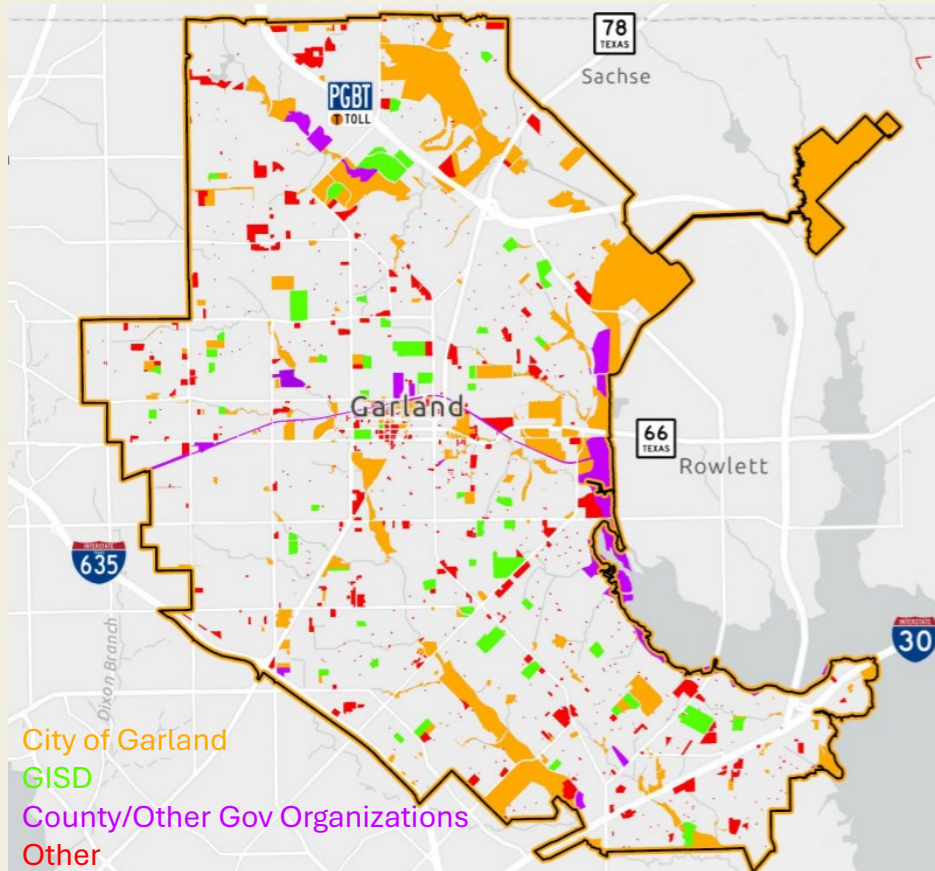
PROPOSITION B

Economic and Community Development

#GROWGARLAND 2025



Land Assembly

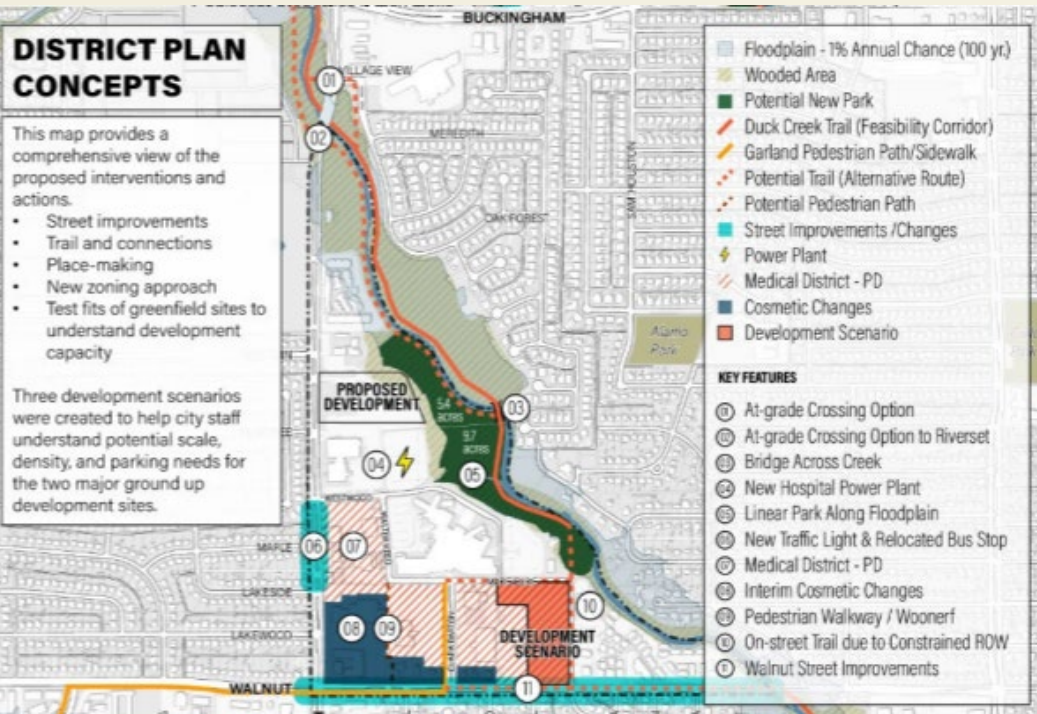


Catalyst Areas Targeted	Prioritized Amount	Percent of Total
Harbor Point	\$8,000,000	32%
Downtown	3,000,000	12%
South Garland Avenue	10,000,000	40%
Forest/Jupiter/Walnut (Medical District)	4,000,000	16%
Grand Total	\$25,000,000	

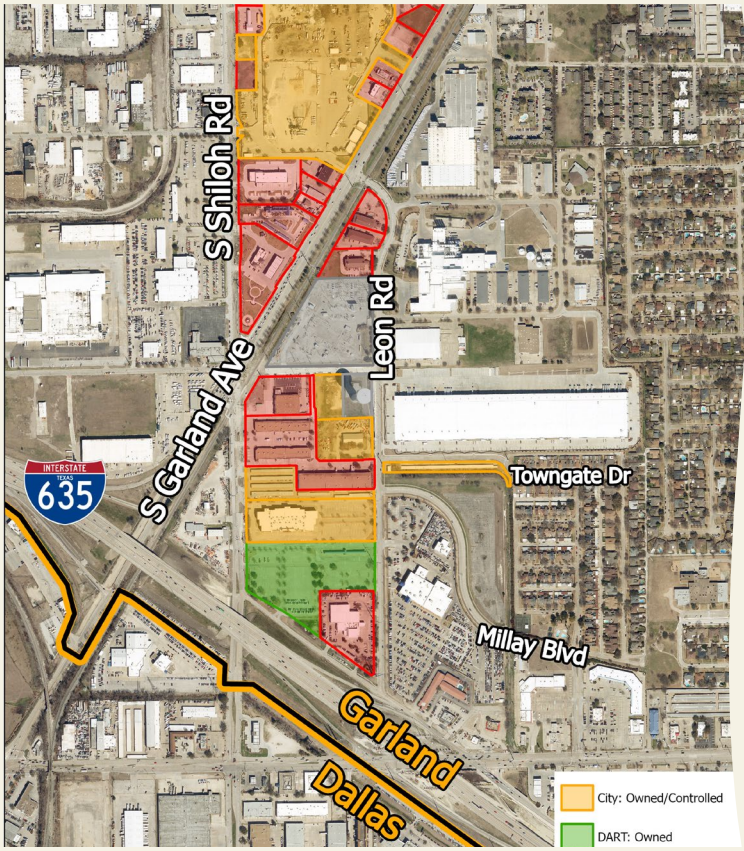
Notes:

- 1) Land Assembly recommended to be a Citywide Program with emphasis on the above Catalyst Areas.
- 2) Flexibility will be required to allow Council to react to market conditions and future Economic Development Initiatives.
- 3) GO Bonds only feasible funding source for these activities
- 4) Recommendation based on readiness for development, strategic acquisitions for ROI, cost, and known barriers for purchase.

Destination and Amenities



Recommendation	Prioritized Amount
ED Incentives with Emphasis on Medical District, Harbor Point, and South Garland	33,000,000
Grand Total	\$33,000,000



Revitalization, Neighborhood Vitality, and Gateway/Corridor



Recommendation	Prioritized Amount
Revitalization	10,000,000
Neighborhood Vitality	7,000,000
Grand Total	\$17,000,000

Notes:

- 1) Revitalization includes funding for commercial façade improvements and home improvements: city-wide initiatives
- 2) Continuation funding to continue Neighborhood Vitality at same level authorized in the 2019 bond program.

GARLAND BOND PROGRAM

PROPOSITION C

Municipal Facilities Improvements

#GROWGARLAND 2025



Destination and Amenities



Recommendation

Prioritized Amount

Granville Art Center Improvements

25,000,000

Grand Total

\$25,000,000

DESIGN STORY

CONCEPTUAL DESIGN | REVISED BUILDING
AFTER



REFLECTIVE METAL; ZAHNER OR
SIMILAR

BRANDING STAMPED CONCRETE

HSS TUBE WITH AESS 4 LEVEL FINISH;
SPECIAL CASTING FOR SPLIT COLUMN



Granville Arts Center

RENOVATION



Cultural Arts in Garland= ECONOMIC IMPACT



Direct Economic Activity of Nonprofit Arts and Culture Organizations and Their Audiences in Garland, TX

Direct Economic Activity	Organizations	Audiences	Total Expenditures
Total Industry Expenditures (FY2022)	\$2,321,244	\$15,815,839	\$18,137,083

<https://aep6.americansforthearts.org/>



Event-Related Spending by Arts and Culture Audiences in Garland¹

Attendance to Arts and Culture Events	Local ¹ Attendees	Nonlocal ¹ Attendees	All Attendees
Total Event-Related Expenditures	\$12,046,314	\$3,769,525	\$15,815,839

¹ For the purpose of this study, local attendees live within Collin, Dallas, and Rockwall Counties; nonlocals live elsewhere

<https://aep6.americansforthearts.org/>



Event-Related Spending by Arts and Culture Audiences in Garland Per Person, Per Event

Event-Related Spending	Local ¹ Attendees	Nonlocal ¹ Attendees	All Attendees
Average Per Person, Per Event	\$26.41	\$45.75	\$29.35

¹ For the purpose of this study, local attendees live within Collin, Dallas, and Rockwall Counties; nonlocals live elsewhere

<https://aep6.americansforthearts.org/>



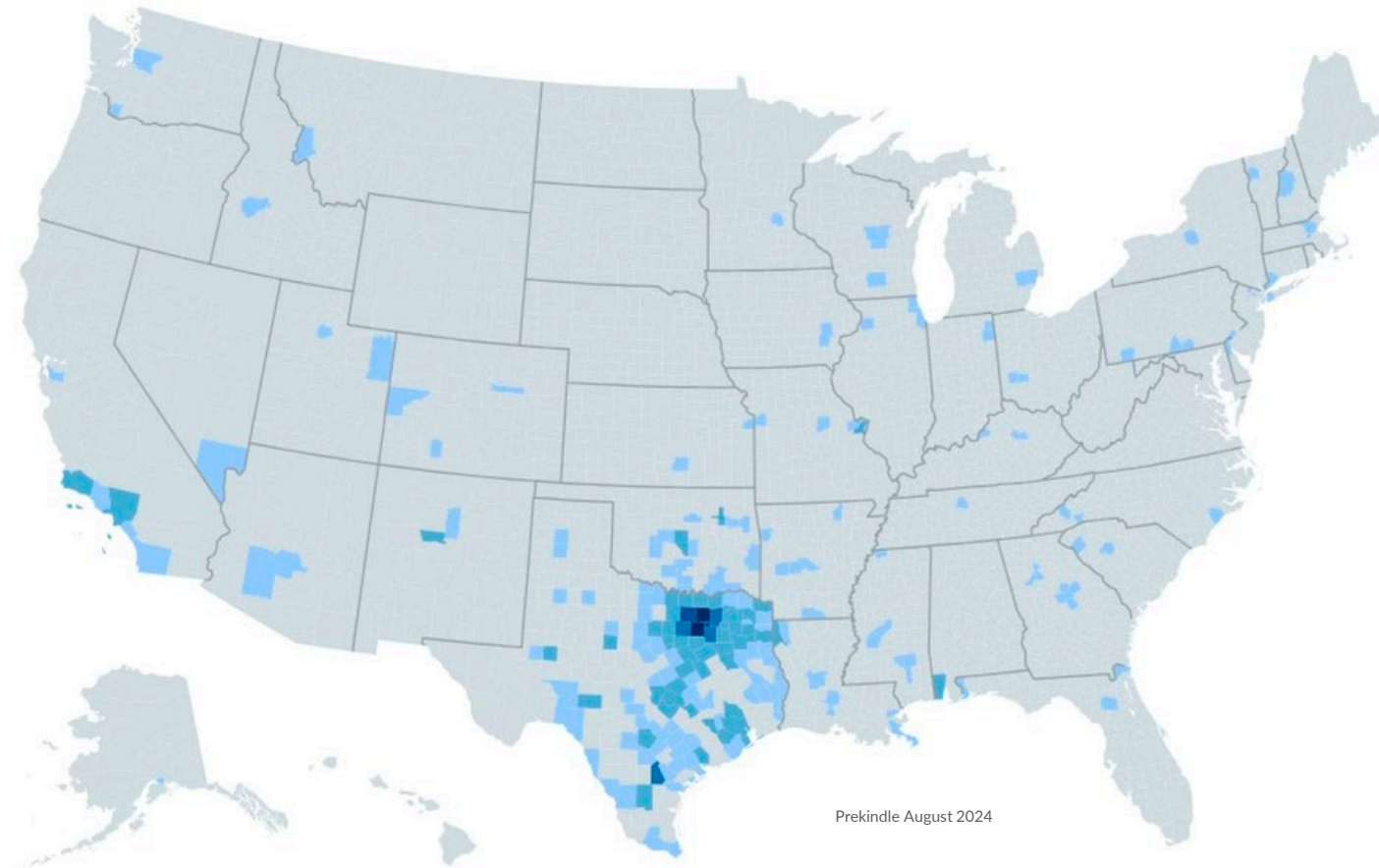
Economic Impact of Spending by Arts and Culture Organizations and Their Audiences in Garland

Economic Impact (includes direct, indirect, and induced impacts)	Organizations	Audiences	Total Impact
Local Tax Revenue (city and county)	\$284,301	\$376,788	\$661,089

<https://aep6.americansforthearts.org/>



Location of Garland Cultural Arts Ticket Buyers - Aug 2022 - Aug 2024



ARTS AND CULTURE
ADD VALUE
TO OUR COMMUNITY.

86% of Americans believe “arts and culture improve my community’s quality of life and livability.”



**AMERICANS SPEAK OUT
ABOUT THE ARTS IN 2023**

ARTS AND CULTURE ARE
**A TOURISM
DRIVER.**

79% of Americans agree that the arts attract travelers and are good for tourism.

COMMUNITY-ORIENTED
ARTS FUNDING
HAS HIGH PUBLIC VALUE.

More than four out of five Americans support government funding for arts programs that improve communities socially, economically, and educationally.

MOST PEOPLE SEEK OUT
**ART
EXPERIENCES.**

79% of American adults visited or attended an in-person arts event, such as a theater, museum, zoo, or musical performance.



THE ARTS CAN ADDRESS JOBS & ECONOMIC DEVELOPMENT ISSUES.

72% of Americans favor government funding of arts and culture to address jobs and economic development issues.



AMERICANS SPEAK OUT ABOUT THE ARTS IN 2023

WE WANT ARTISTS TO LIVE & CREATE IN OUR COMMUNITY.

Two-thirds of Americans feel it is “important for artists to be able to afford housing and create in my community.”

WE VALUE THE ARTS AS A NATION.

76% of American adults agree, “Arts and culture are personally important to me.”

ARTS AND CULTURE UNIFY COMMUNITIES.

72% believe that “Arts and culture provide shared experiences with people of different races, ethnicities, ages, beliefs, and identities.”









Granville Arts Center

RENOVATION





Granville Arts Center

ACTIVITY

Oct 2023 - Sept 2024

553 Total Events plus 13 Art Exhibits

Brownlee Auditorium – 264 events (performances, rehearsals)

Small Theater – 289 events (performances, rehearsals, lectures)

Over 75,000 Visitors



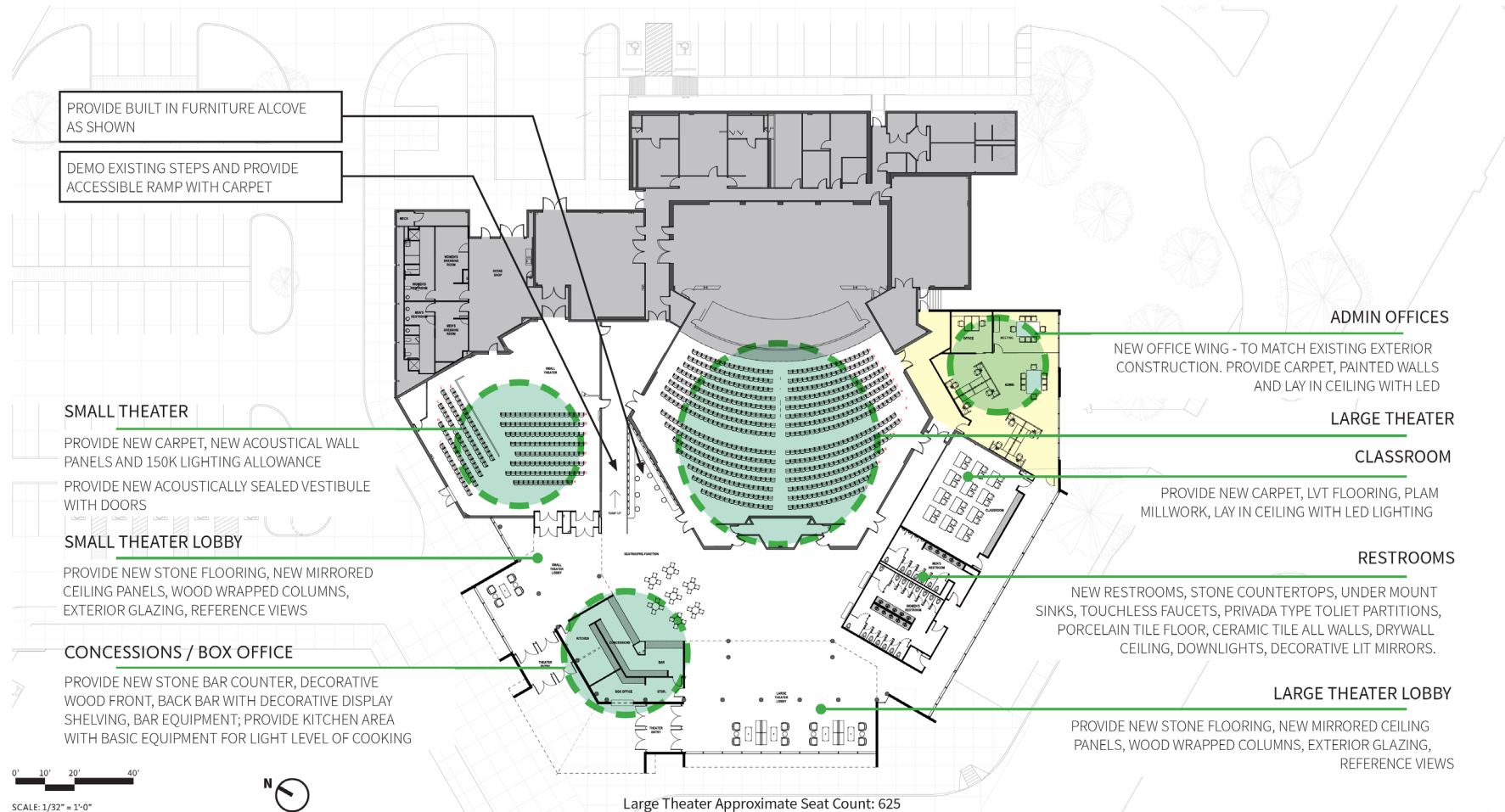


The Granville Arts Center at 50

- Upgrade outdated mechanical systems
- Reconfigure the Brownlee Auditorium and Small Theatre
to increase universal accessibility and comfort (currently, no ADA seating)
- Redesign lobby, box office, and concession area to expand service operations
- Improve administration area with addition of meeting room/classroom space
- Restructure the facility front elevation to build connection
to downtown square and attract visitors



NEW PLANNING APPROACH FLOORPLAN





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CONCEPTUAL DESIGN | REVISED BUILDING AFTER



BRANDING STAMPED CONCRETE

HSS TUBE WITH AESS 4 LEVEL FINISH;
SPECIAL CASTING FOR SPLIT COLUMN

SEPTEMBER 7, 2023 | @2023 GENSLE. ALL RIGHTS RESERVED. | **Gensler**





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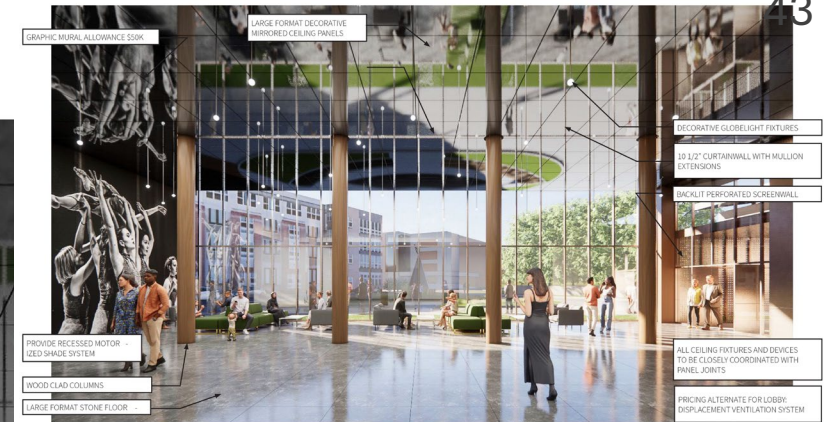
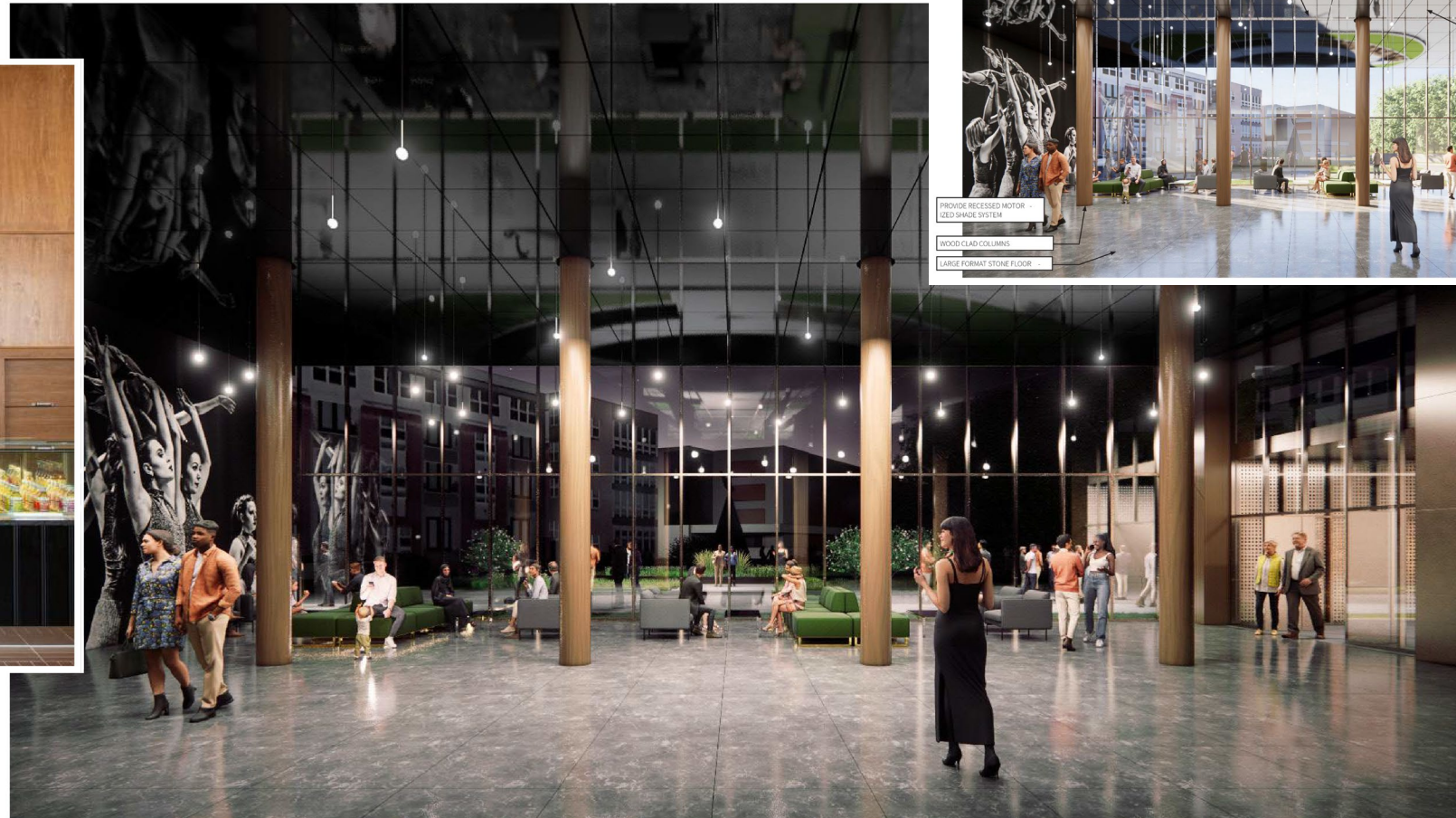
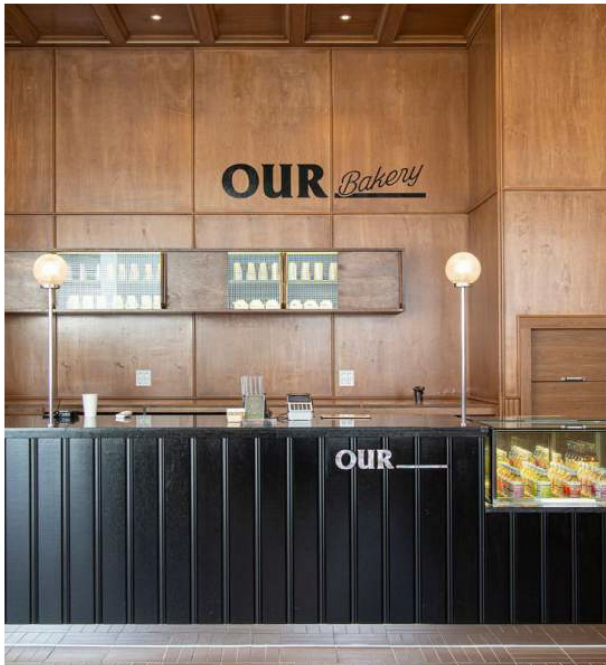
CONCEPTUAL DESIGN | REVISED BUILDING

AFTER | DAY VIEW



CONCEPTUAL DESIGN | REVISED BUILDING

AFTER | NIGHT VIEW



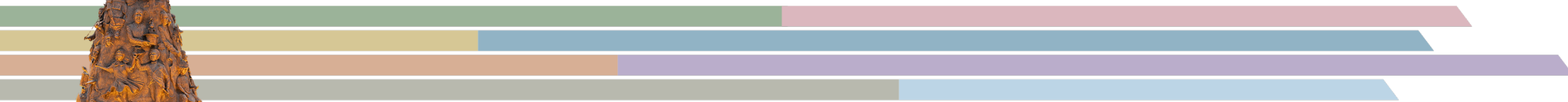
CONCEPTUAL DESIGN | REVISED BUILDING AFTER



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Questions & (Maybe) Answers



GARLAND BOND PROGRAM

PROPOSITION D

Parks and Recreation Improvements

#GROWGARLAND 2025



Destination and Amenities

Recommendation	Prioritized Amount	Percent of Total
Harbor Point (Public Waterfront Access and/or Trails Improvements)	\$30,000,000	34%
Grand Total	\$30,000,000	



2025 Bond Study Committee Recommendations Compared to 2019 Bond Program

Description	2025 Prioritized Amount		2019 Bond Program	2019 Bonds Encumbered or Spent	2019 % Spent/Enc
Citywide Street and Transportation Improvements ⁽¹⁾	\$230,000,000		\$122,250,000	\$38,490,000	31%
Drainage ⁽²⁾	0		47,350,000	\$9,617,000	20%
Economic and Community Development	75,000,000		46,000,000	43,761,000	95%
Municipal Facilities Improvements ⁽³⁾	25,000,000		90,350,000	64,358,000	71%
Parks and Recreation Improvements	30,000,000		117,750,000	96,799,000	82%
	\$360,000,000		\$423,700,000	\$253,025,000	60%

Notes:

- 1) 2019 Streets Program focused on major roadway projects such as Naaman School, Shiloh, and Holford, as well as improving bottlenecks and maintaining traffic signals/controls. The 2025 bond recommendation is focused on residential roadways/alleys and Gateway/Corridor improvements.
- 2) Many projects within the 2019 Drainage Program are pending further drainage studies.
- 3) 2019 Bond Program for Municipal Facilities Improvements includes the Library, Animal Shelter, Public Safety, and Municipal Facilities Propositions which all focused-on renovating or relocating municipal facilities.

Recommended Items to Consider in Communication and Proposition Language

- Committee stressed the need to communicate **no tax rate increase** to voters.
- The Streets and Alley recommended proposition is highest priority for community and allows for a more financially sound and cost-efficient approach to funding roadways by aligning amortization with useful life of infrastructure – low cost of borrowing with no projected tax rate impact.
- Revitalization of commercial and residential properties through city-wide façade improvement programs in catalyst areas including, but not limited to, Centerville/Broadway, Centerville Marketplace, and Forest/Jupiter/Walnut.
- Renovation of Granville Art Center and furthering the cultural arts in Garland was a high priority.
- Economic Development Proposition is a Citywide program with emphasis on Medical District (recruitment of medical facility), Harbor Point, and South Garland.
- Committee recommends clarifying what this means for the voters. Specifically, how this Bond Program is different from the 2019 Bond Program.
- Parks Proposition funding focused on public waterfront access at Harbor Point but needs to be flexible to create other Parks and Recreational improvements in area.



Discussion | Questions?





GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

5.

Meeting Date: 01/06/2025

Title: Preview and Presentation of 2025 Proposed Capital Improvement Program

Submitted By: Allyson Bell Steadman, Budget Director

Strategic Focus Area: Sound Governance and Finances

Issue/Summary

The City Manager will formally present the 2025 Proposed Capital Improvement Program (CIP) and staff will provide a preview of the 2025 Proposed CIP.

Background

The following is the proposed schedule for the City Council to review, discuss, and approve the 2025 Proposed CIP:

Jan. 6 Mon. Preview and Presentation of 2025 CIP at 6:00 P.M.
Jan. 7 Tues. 2025 Proposed CIP made publicly available
Jan. 11 Sat. City Council Special Work Session on the 2025 Proposed CIP at 8:30 A.M.
Jan. 21 Tues. Continue discussion of the 2025 Proposed CIP - Council Work Session at 5:30 P.M.
Jan. 21 Tues. Public Hearing on the 2025 Proposed CIP - Regular Council Meeting at 7:00 P.M.
Jan. 28 Tues. Special Work Session on 2025 Proposed CIP (*If Requested*) at 6:00 P.M.
Feb. 3 Mon. Council deliberations on 2025 Proposed CIP - Council Work Session at 6:00 P.M.
Feb. 4 Tues. Public Hearing on and scheduled Adoption of 2025 Proposed CIP -
Regular Council Meeting at 7:00 P.M.

Consideration / Recommendation

Information only. Special Budget Work Sessions for review of the proposed capital plan will take place on Saturday, January 11, 2025, at 8:30 A.M., and if requested by the City Council, on Tuesday, January 28, 2025, at 6:00 P.M. Review of the proposed capital plan will continue at the City Council Work Sessions on Tuesday, January 21, 2025, at 5:30 P.M., and Monday, February 3, 2025, at 6:00 P.M. Public Hearings on the CIP will be held on Tuesday, January 21, 2025, at 7:00 P.M., and Tuesday, February 4, 2025, at 7:00 P.M., with the adoption of the 2025 CIP scheduled to take place on February 4, 2025.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

6.

Meeting Date: 01/06/2025
Title: Corridors and Gateways Revitalization Program
Submitted By: Becky King, Managing Director
Strategic Focus Area: Growing Economic Base
Vibrant Neighborhoods and
Commercial Centers

Issue/Summary

Staff and TBG design professionals will brief Council on progress to date in implementing the Corridors and Gateways Revitalization Program.

Background

This briefing will provide the City Council with various updates on the progress of design concepts, project status, and upcoming budget requests related to the Corridors and Gateways Revitalization Program.

Consideration / Recommendation

This item is for discussion only at this time.

Attachments

Corridors and Gateways Program Update
Design Guidelines



GARLAND
TEXAS MADE HERE

Corridors and Gateways Revitalization Program

Office of Neighborhood Vitality
Becky King

Corridors Implementation Plan



- 2024 ONV CIP
 - ▶ Shiloh Rd – Western Heights
 - Design Complete
 - Installation early 2025
 - ▶ N. Garland Avenue
 - Nearing Completion



Implementation Plan - 2025

Concept Study Area
Forest Lane & Plano Road

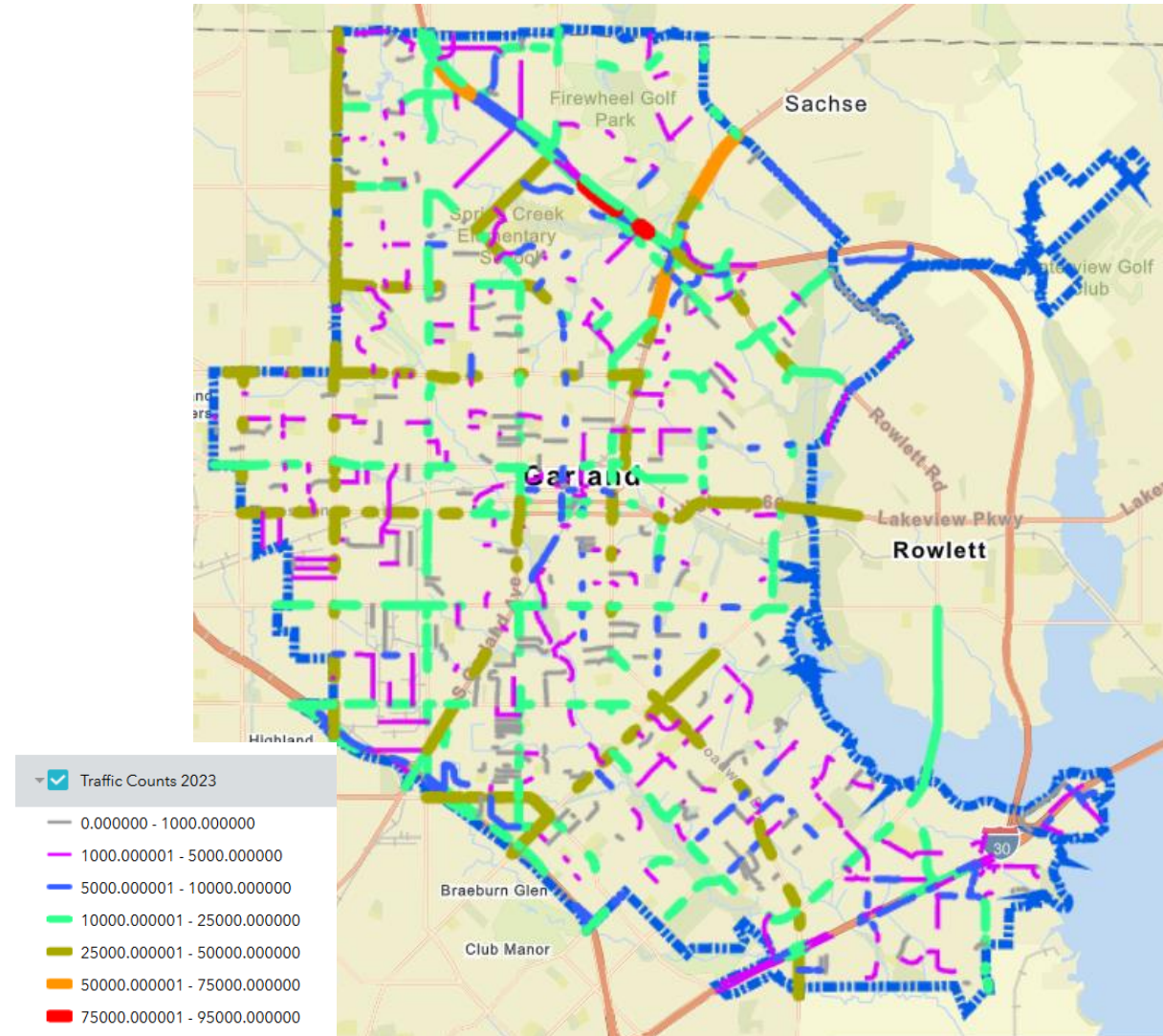
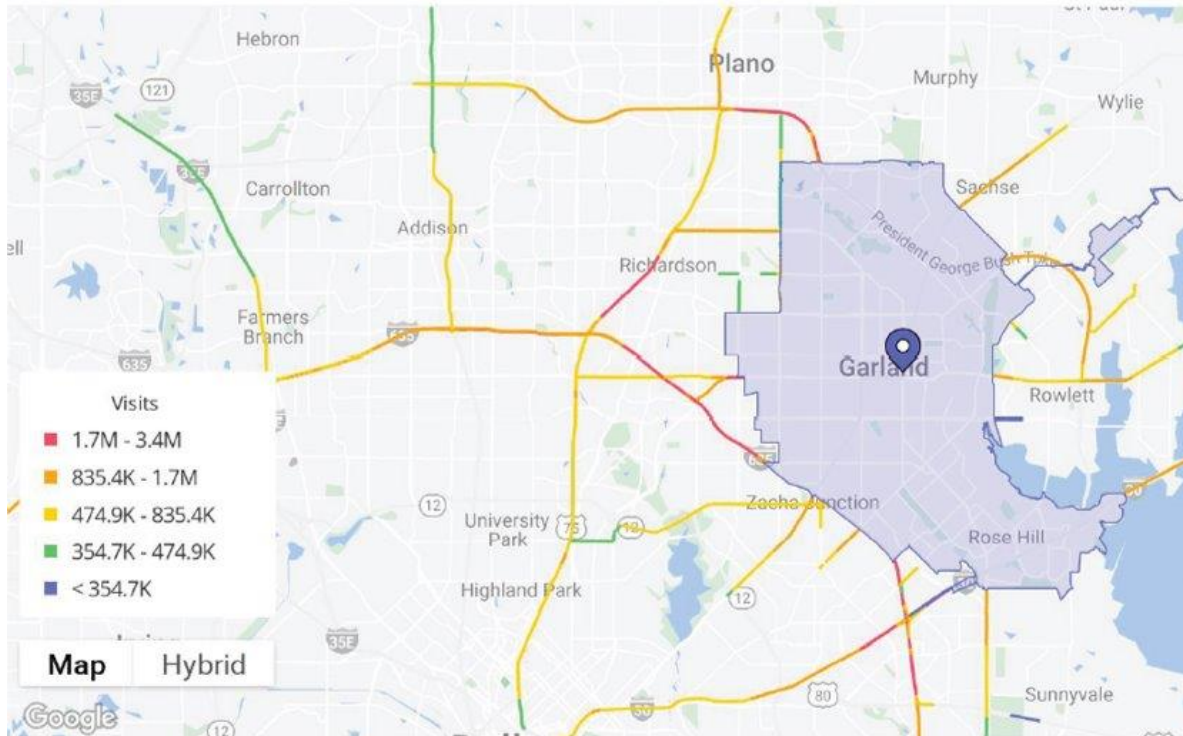


- 2025 CIP – New Projects
 - ▶ Forest Lane
 - ▶ SH-66
- 2025 Bond Program – \$20m
 - ▶ Citywide Program
 - ▶ Catalyst Areas



Corridors Prioritization Planning

- High Impression Points
 - ▶ Traffic Counts (Transportation Study)
 - ▶ Visitor Pathways (2024 Placer AI analysis)

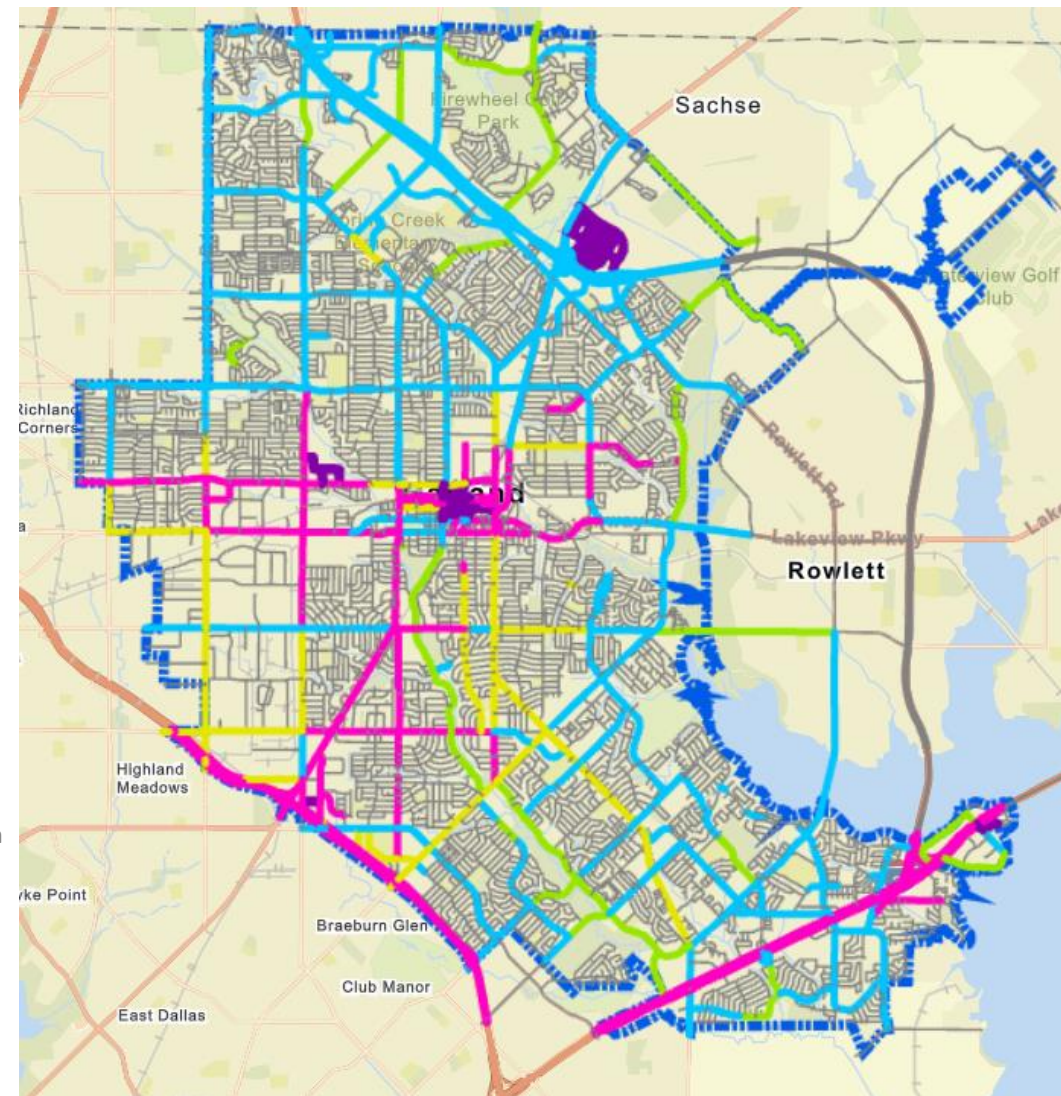


Corridors Prioritization Planning

- High Impression Points
 - ▶ Traffic Counts
 - ▶ Visitor Pathways
- Strategic Impact – creating demand & traffic
 - ▶ Revitalization and Redevelopment Corridors
 - ▶ Catalyst Areas, Economic Development projects, other substantial investments

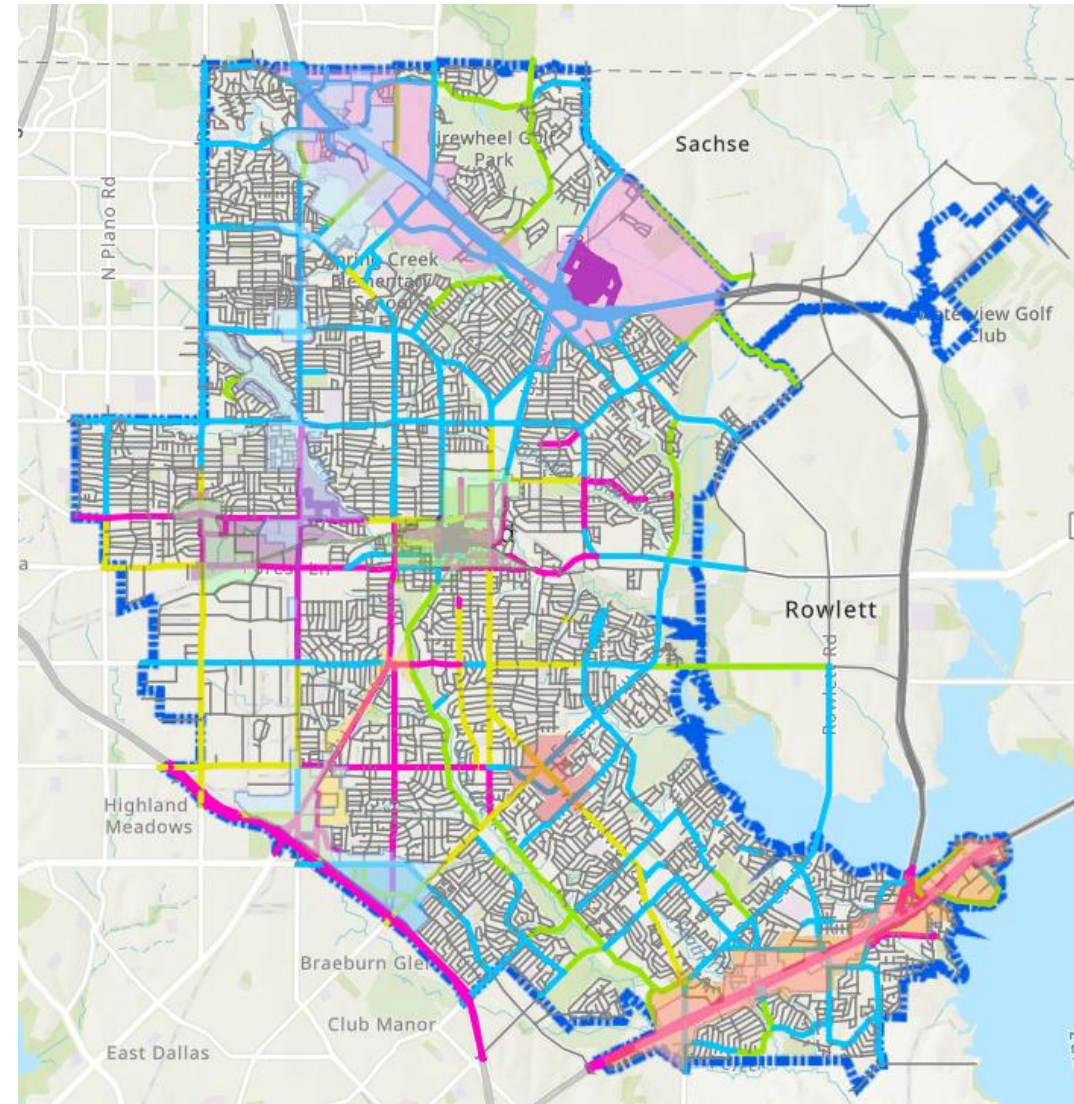
Corridor Investment Map

	BBC	Branding / Beautification
	ICON	Iconic
	NSC	Nature / Scenic
	RDC	Redevelopment
	RVC	Revitalization



Priority Corridors – Not Active

1. Redevelopment / Revitalization Corridors
 - Walnut
 - Broadway / First
 - S. Garland Ave
 - Centerville
 - Kingsley
 - Saturn
2. High Traffic Destination / Target Areas
 - IH-635 / IH-30 / Hwy 190 – Branding Visibility
 - Lavon Drive
 - Northwest Highway
 - Jupiter
3. Key Intersections
 - Walnut / Jupiter
 - Broadway / Centerville
 - Jupiter / Beltline
4. Citywide Gateway & Landscaping Refresh Program



Corridors and Gateways Revitalization Program

2025 Project Cost:	\$650,000
Total Project Cost:	\$1,550,000
Estimated Completion	
Date:	Q4/2026
Council District:	6, 8

Forest Lane Revitalization Program

- ☐ Installation of median and right-of-way enhancements from eastern city limit to the Ave B/D split
 - ☐ *Status: detailed design to begin Q1/2025*
 - ☐ *Schedule: anticipated construction completion Q4/2026*
- ☐ **Included in 2025 CIP: \$650,000**
 - ☐ \$750,000 2019 Neighborhood Vitality / ED Bonds
 - ☐ \$150,000 TIF #1 funding
 - ☐ \$650,000 COs

Corridors and Gateways Revitalization Program

2025 Project Cost:	\$1,300,000
Total Project Cost:	\$1,550,000
Estimated Completion	
Date:	Q4/2026
Council District:	2

SH-66 Revitalization Program

- ☐ Installation of median and right-of-way enhancements from eastern city limit to the Ave B/D split
 - ☐ *Median design/construction will be managed by TXDOT*
 - ☐ *Status: currently in design*
 - ☐ *Schedule: anticipated construction completion Q4/2026*

- ☐ **Included in 2025 CIP: \$1,300,000**
 - ☐ \$310,000 in new funding from Governor's Award grant
 - ☐ \$900,000 in 2019 Neighborhood Vitality / ED Bonds
 - ☐ \$340,000 in new COs



GARLAND
TEXAS MADE HERE

Questions?

GARLAND CORRIDORS AND GATEWAYS

DESIGN GUIDELINES
January 2025



TBG

MASSIV
ART

EUDACORP[®]
MAN | ARCH | LAND | INTER



Acknowledgments

CITY STAFF:

Andy Hesser
 (Assistant City Manager)
Becky King
 (Managing Director, Community and
 Neighborhood Development)
Amy Rosenthal
Angela Self
Ayako Schuster
Dana Lodge
Laura De La Vega
Mark Ellender
Matthew Grubisich
Michael Polocek
Paul Luedtke
Tony Irvin

TBG Partners:

Seth Atwell (Principal)
Jeff Raudabaugh (Experiential Graphics)
Allyson Caruso
Kelci Nolan
Mikala Fitzgerald
Ryan Sanford
Zhuoran Yang

MassivART:

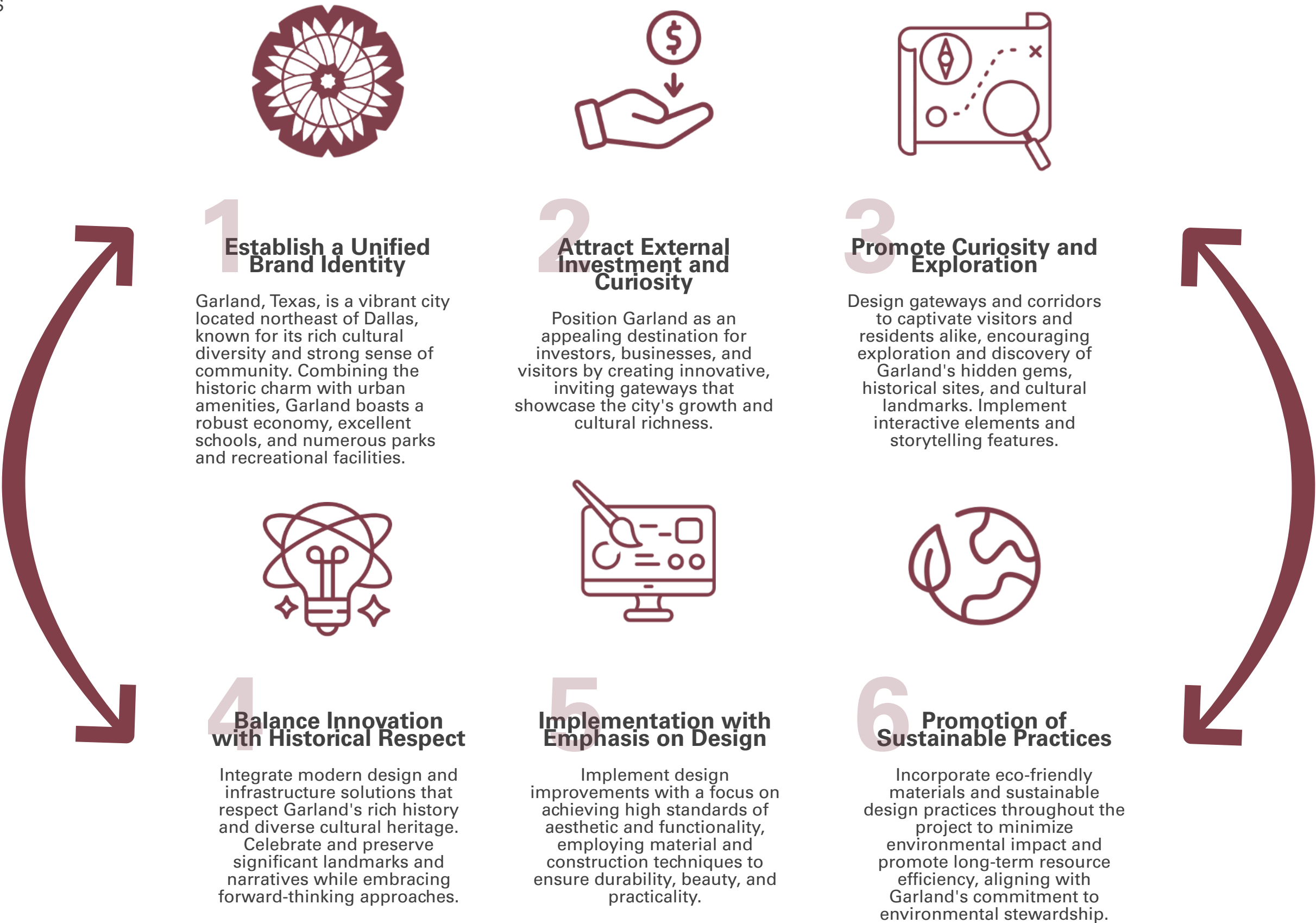
Stephanie Heddon
Andrew Nakazawa
Philomène Deve

EudaCorp:

Jerome Stock

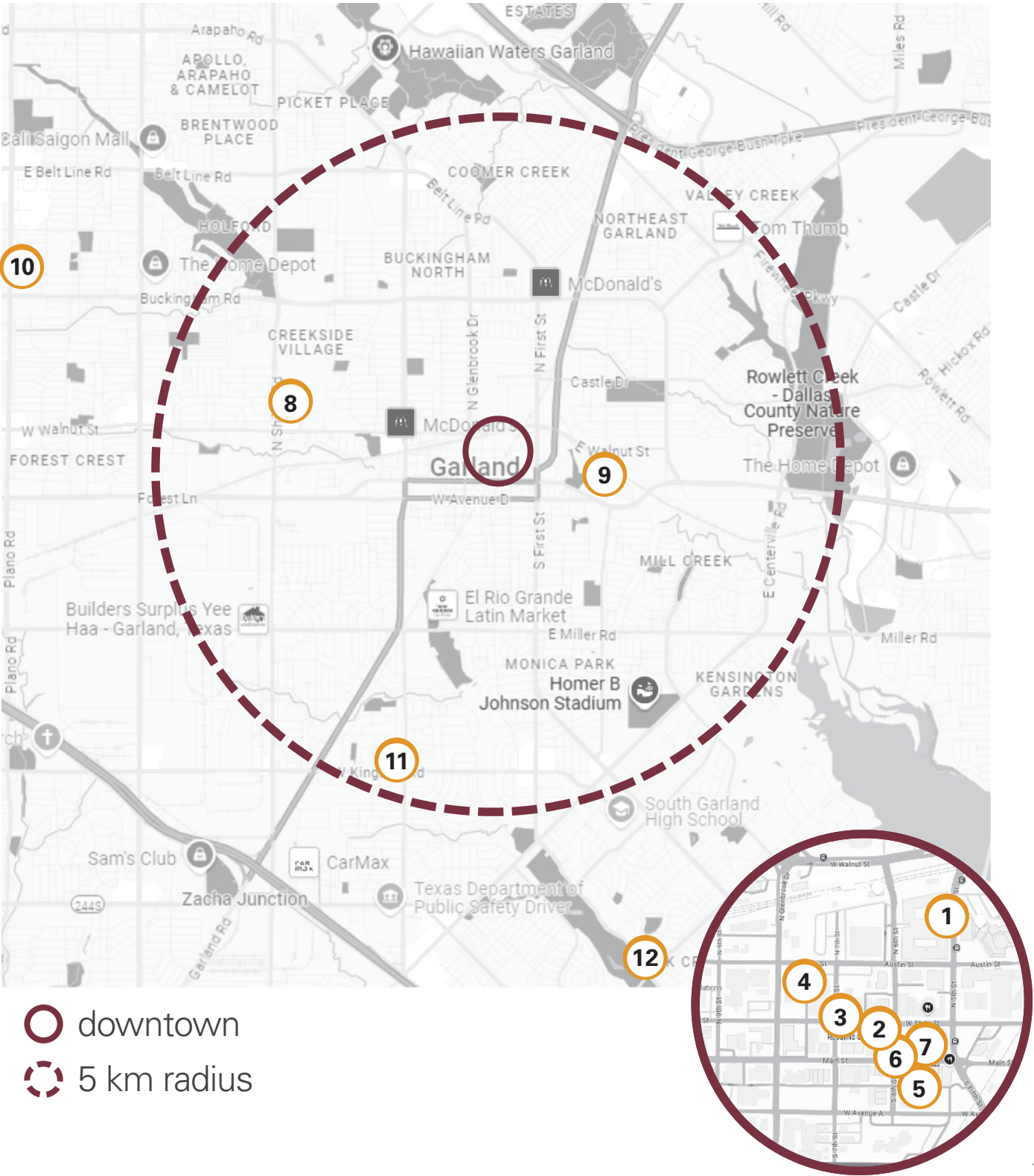
vision + goals

building blocks



public art in the city of garland

public art context



1. Vision of the Arts
Bravo Walker, 2018



2. Untitled
Studio Outside & Essential Lighting Design Studio, 2023



3. Elevate
Mila Sketch, 2023



4. Visual Aid Volunteers Mural
John Bramblitt, 2024



5. Time Will Go On
Preston Pannek, 2019



6. Elements of Life
Ricardo Paniagua, 2018



7. Community
(various), 2019



8. Valoris Health Park Mural
Haylee Ryan, 2023



9. Ancestors
Fred Villanueva, 2020



10. Native Landscape
David Duncan, 2016



11. Orchard Hills Bridge Cap Stencils
community-based, 2016



12. Community Mural
Cullin Lassiter, 2018

This list is only a sample of key public art in Garland and does not cover the full range of existing works.

signage in the city of garland

signage context



1. Gateway Towers
Pleasant Valley Rd



2. Parking Sign
200 N 5th St



3. Plaza Theater
521 W State St



4. The Frocksy Neon
510 Main St



5. Jimmy Wallace
514 Main St.



6. Main Street Cafe
627 Main St



7. Firewheel
660 Town Center Blvd



8. Garland Shopping Center
S Garland Ave & W Miller



9. Garland Flower Shop
2525 S Garland Ave



10. Ridgewood
150 Kingsley Rd



11. Ridgewood Shopping
Cullin Lassiter, 2018

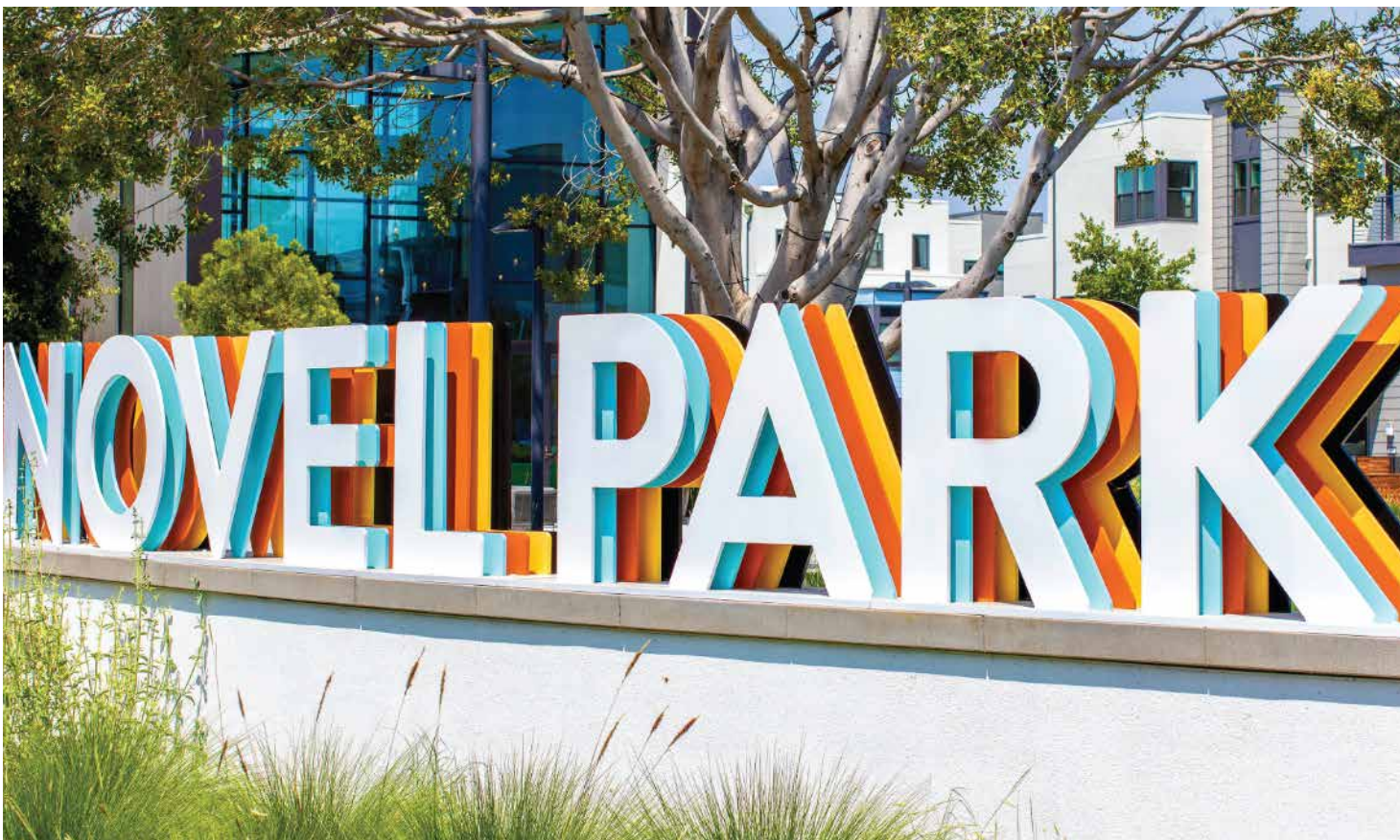


12. Beef House
3110 Saturn Rd



○ downtown
⋯ 5 km radius

This list is only a sample of key signage in Garland and does not cover the full range of existing works.



THE GARLAND VIBE

A Future Fueled by Community Energy and Creative Diversity

"The Garland Vibe" embodies a colorful, creative, and eclectic vision that transforms Garland's corridors into vibrant spaces through the use of circles, arches, and curvy lines, symbolizing openness, creative expression, and a break from formality. This vision reflects the city's maker culture and evolution, blending the old and new in unexpected ways to showcase a community that honors its history while embracing a diverse, artistic present. Always in motion, the Gears of Change represent Garland's ever-turning adaptability to meet the needs of its community and future. This concept fosters a strong sense of belonging and community identity, turning Garland into a vibrant and multi-faceted destination—it becomes a place where people feel welcome and can discover their own unique vibe or opportunity. The city logo is featured prominently, symbolizing Garland's hardworking, authentic nature and creative spirit, reinforcing the idea that Garland is a city where you can shape your future and thrive.

Design Intervention:

Complimentary Materials

- Merge the past and present, by creating a **cohesive palette that honors both existing and new infrastructure.**
- Utilize a **sustainable planting palette** with **native plants** in high-use areas, creating focal points at gateways and along corridors by emphasizing **vibrant color, striking contrasts, and seasonal balance.**

District Based Art

- Incorporate **district-specific art** to cultivate a distinct sense of **identity and belonging** within each area.
- Introduce **median trees, landscaping, and vibrant, themed signage** to establish a cohesive and inviting atmosphere that links all the city's gateways, providing a **clear sense of arrival.**

Branding

- Inspired by **creativity, diversity, and an element of whimsy** to create emotional attachment; leans away from formality and officiousness that may be less inviting. A **new, unique Garland font** reflects this unique and **unexpected experience.**



colorful



eclectic



creative



The Garland Vibe

Art Integration Considerations

How Can the Art Integration Complement This Concept?

Utilize and Accentuate Existing Infrastructure:

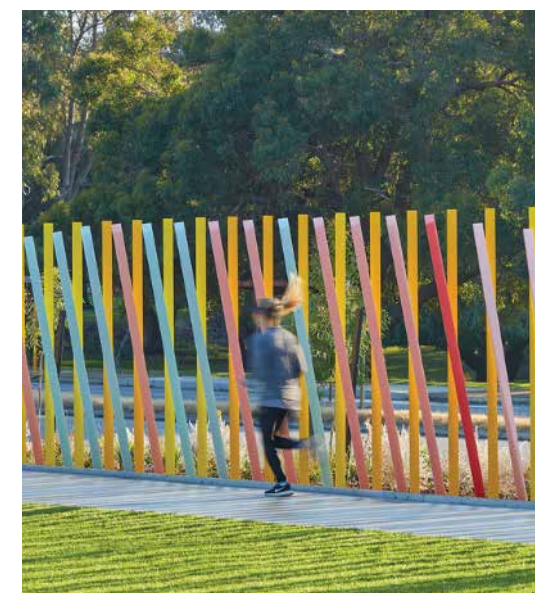
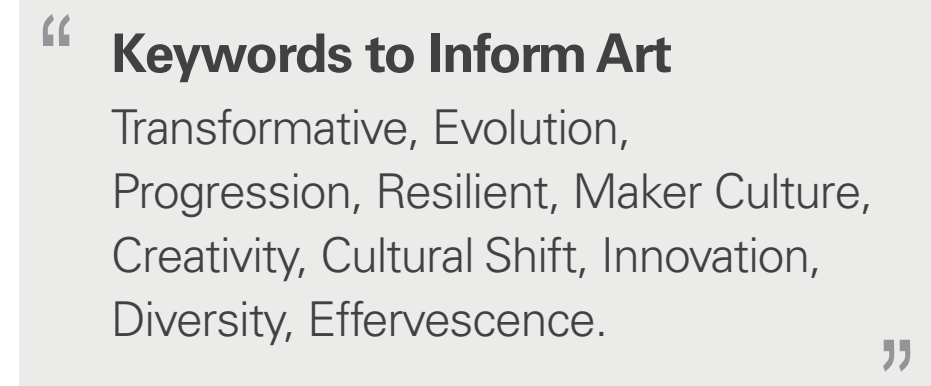
- **Integrate artistic treatments on existing infrastructure** like light poles, power poles, and bridges to symbolize **Garland's blend of past and future**. Use modern materials, colors, and lighting to transform these elements into **statements of progression**, showing the evolution of the city's industrial roots into a modern, forward-thinking urban identity.

Celebrate Diversity Through Art:

- **Incorporate diverse cultural influences** into art to highlight how Garland's creativity thrives through its rich diversity. Artworks inspired by different communities can reflect their contributions, reinterpreting artistic traditions in a modern, maker-inspired way.

Effervescence and Innovation in Design:

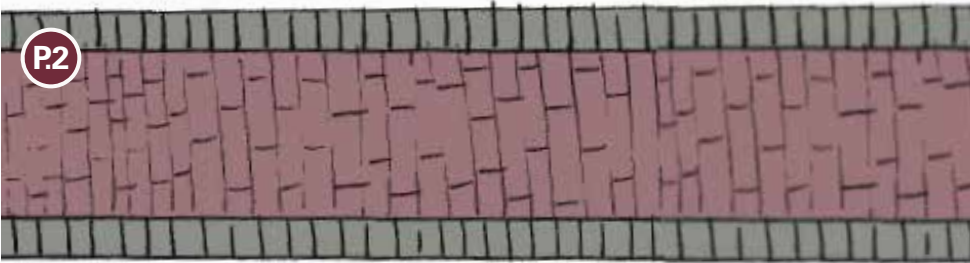
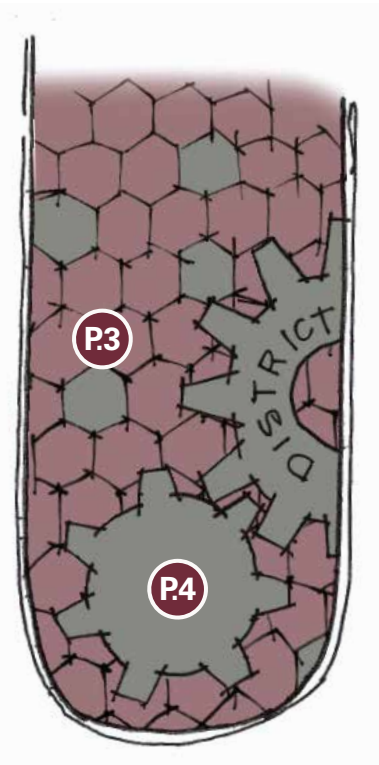
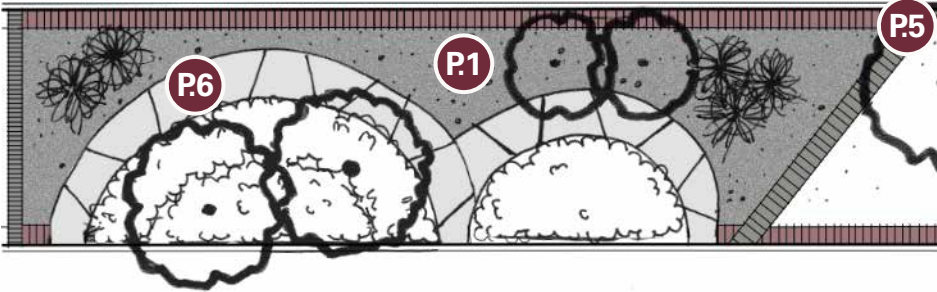
- Create **bold, eclectic, and eye-catching** art installations that **capture Garland's Energy and transformation**. Focus on **vibrant colors, dynamic forms, and striking materials** that embody the city's creative spirit. These installations should evoke a sense of movement and progression, using contemporary artistic interpretations to **reflect the evolution of Garland's identity** without relying on literal representations of its past.



The Garland Vibe

Figure 4.1: Hardscape Materials

Design Intent



Reference plan enlargements for dimensional layout (pg 56-59)

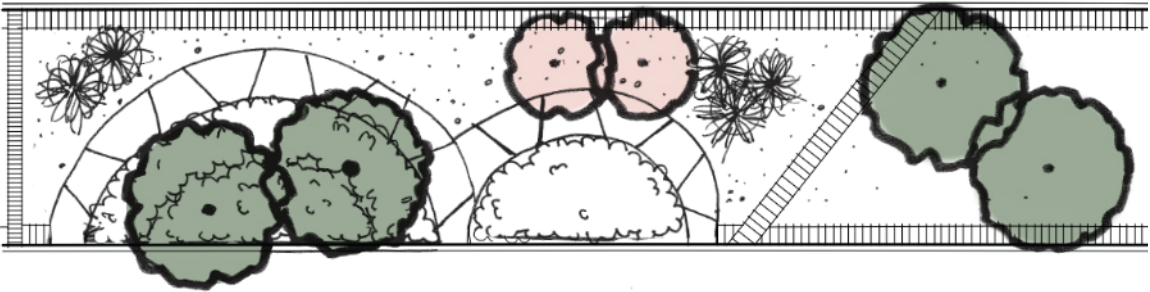
Hardscape



- P1 - Basalt Gravel - 1.5" - 2.0" size
- P2 - Stamped & Stained Colored Concrete
 - 1. Dark Gray/Charcoal
 - 2. Brick Red
- P3 - Hexagon Paver Infill at Median
 - 1. 10% Dark Gray/Charcoal
 - 2. 90% Brick Red
- P4 - Hexagon Pavers 'Gear Pattern'
 - 1. Dark Gray/Charcoal
 - 2. Optional District Branding - Sandblasted or Painted
- P5 - Traditional 4"x 8" Paver at Median perimeters
 - 1. Dark Gray/Charcoal Bisecting Medians
 - 2. Brick Red at Perimeters
- P6 - Typical Gray Concrete

The Garland Vibe

Figure 4.2: Master Tree List

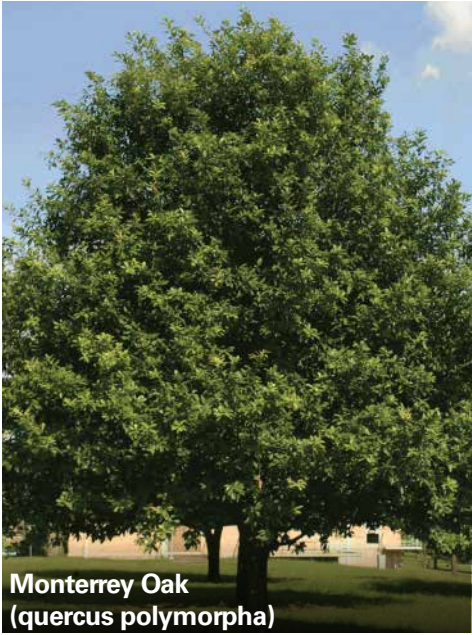


Planting

● Canopy Trees



Chinquapin
(*quercus muehlenbergii*)



Monterrey Oak
(*quercus polymorpha*)



Cedar Elm
(*ulmus crassifolia*)



Lacebark Elm
(*ulmus parvifolia*)



Pond Cypress
(*tacodium ascendens*)



Chinese Pistache
(*Pistacia chinensis*)

● Ornamental Trees



'Red Dynamite' Crape Myrtle
(*Lagerstroemia indica*)



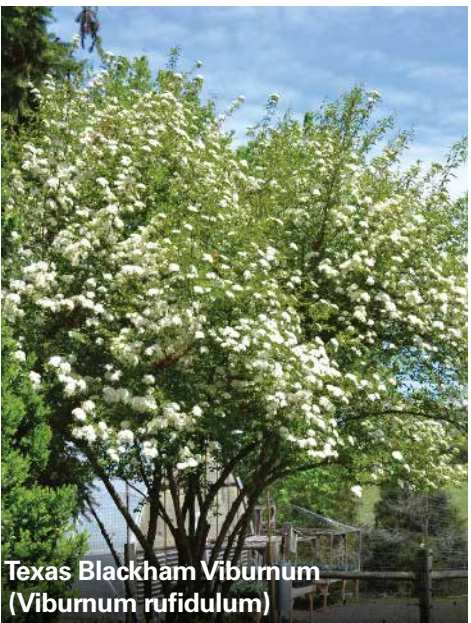
Texas Redbud
(*Cercis canadensis*)



Chitalpa
(x *Chitalpa tashkentensis*)



Mexican Buckeye
(*Ungnadia speciosa*)



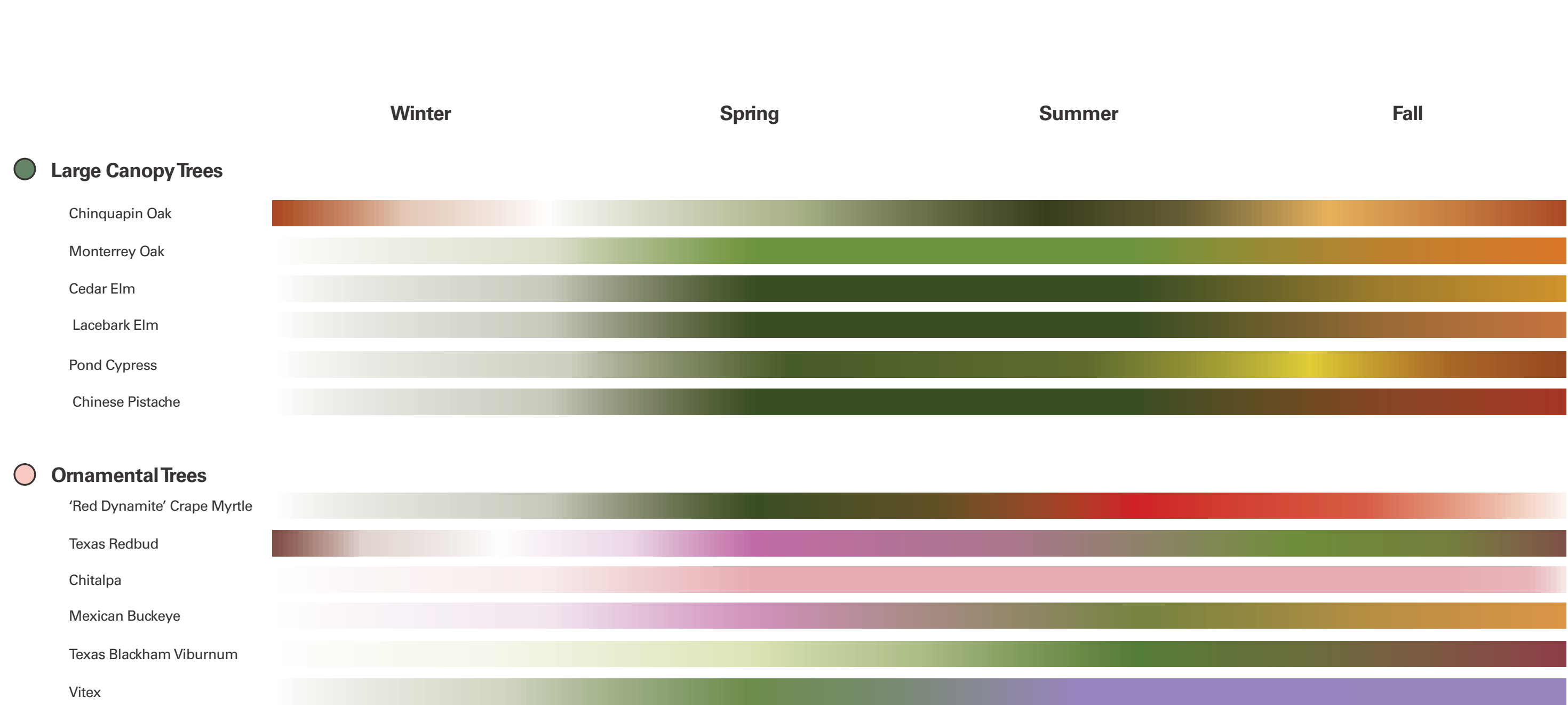
Texas Blackham Viburnum
(*Viburnum rufidulum*)



Vitex
(*Vitex agnus-castus*)

The Garland Vibe

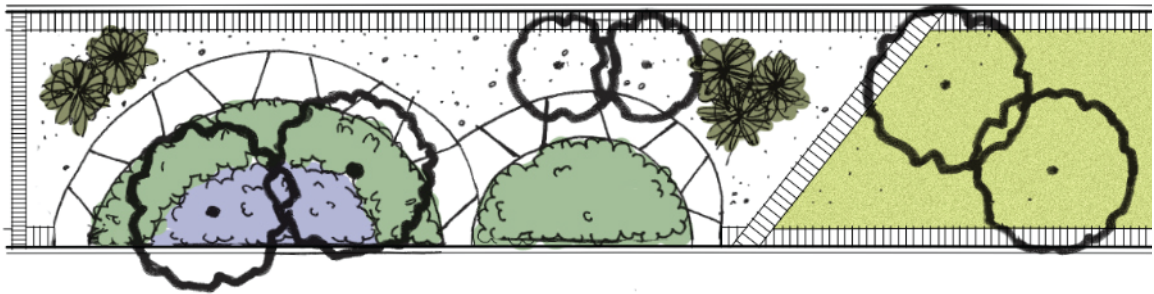
Figure 4.2: Planting Color Palette



* White indicates dormant

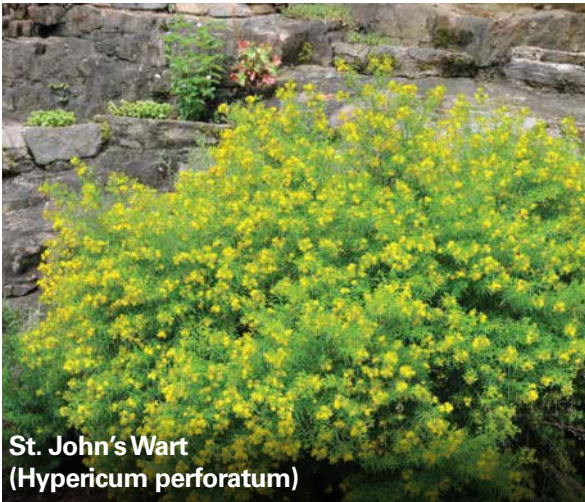
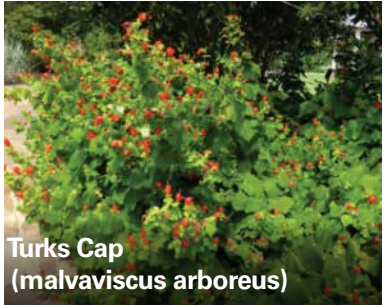
The Garland Vibe

Figure 4.3: Master Plant List



Planting

Shrubs



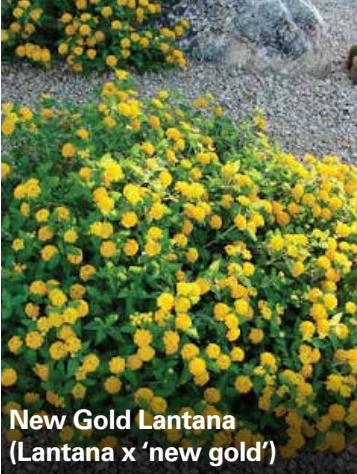
Annuals



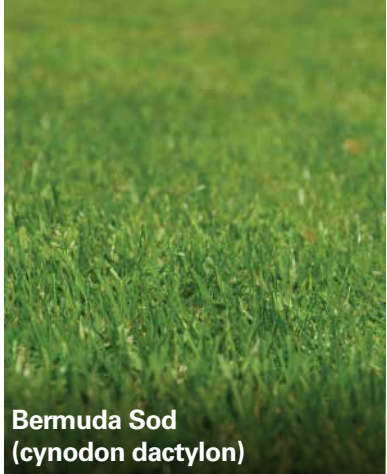
Ornamental Grasses



Groundcovers



Turf



The Garland Vibe

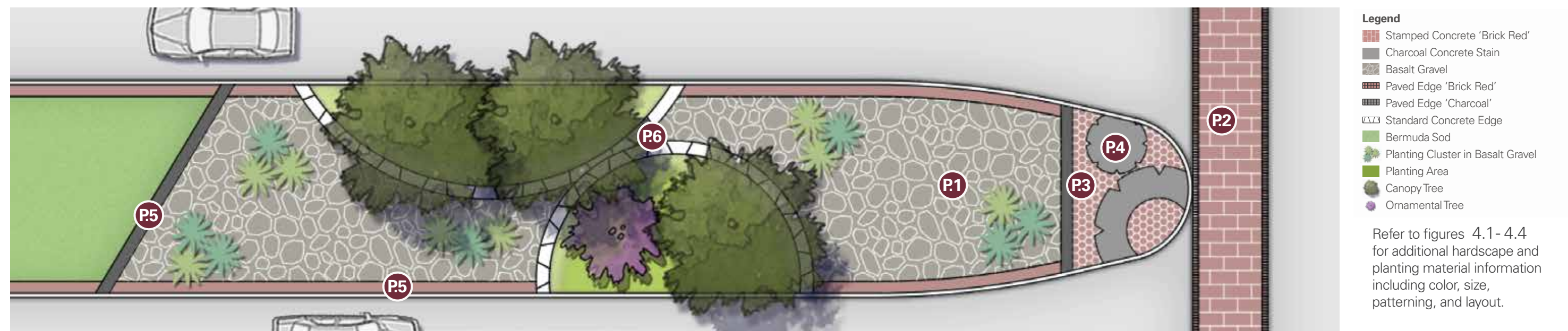
Figure 4.3: Planting Color Palette



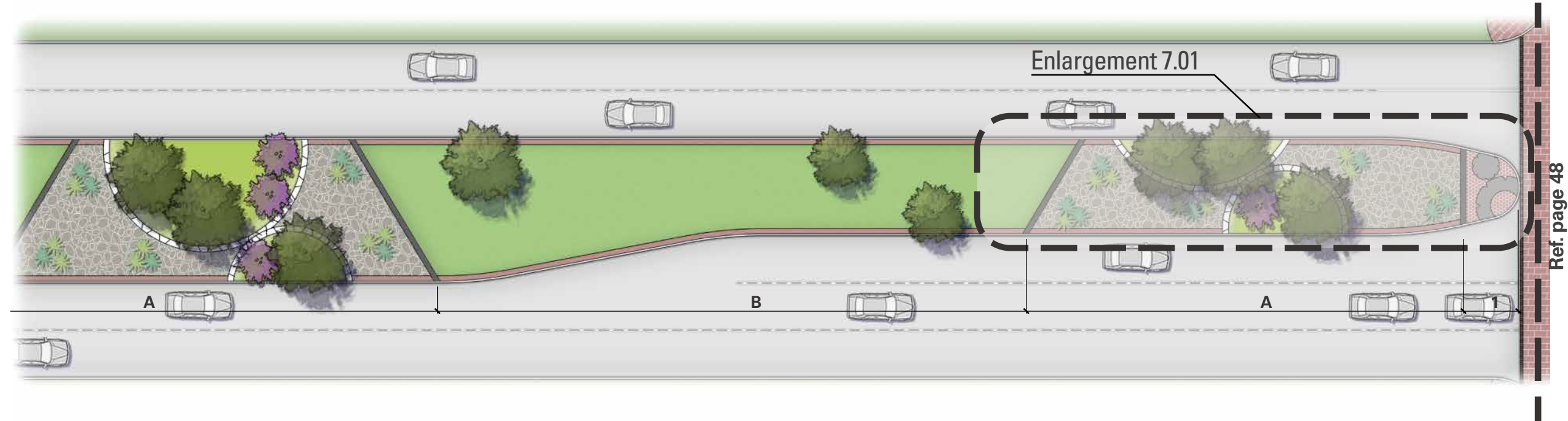
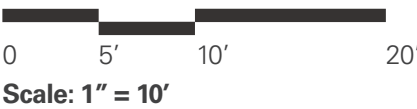
* White indicates dormant

New Corridor

- Includes new and enhanced crosswalks at intersections with upgraded materials
- includes softscape and hardscape enhancements within medians from back of curb to back of curb



Enlargement 7.01



Example: Shiloh Road & Campbell Road

Beautification Corridor

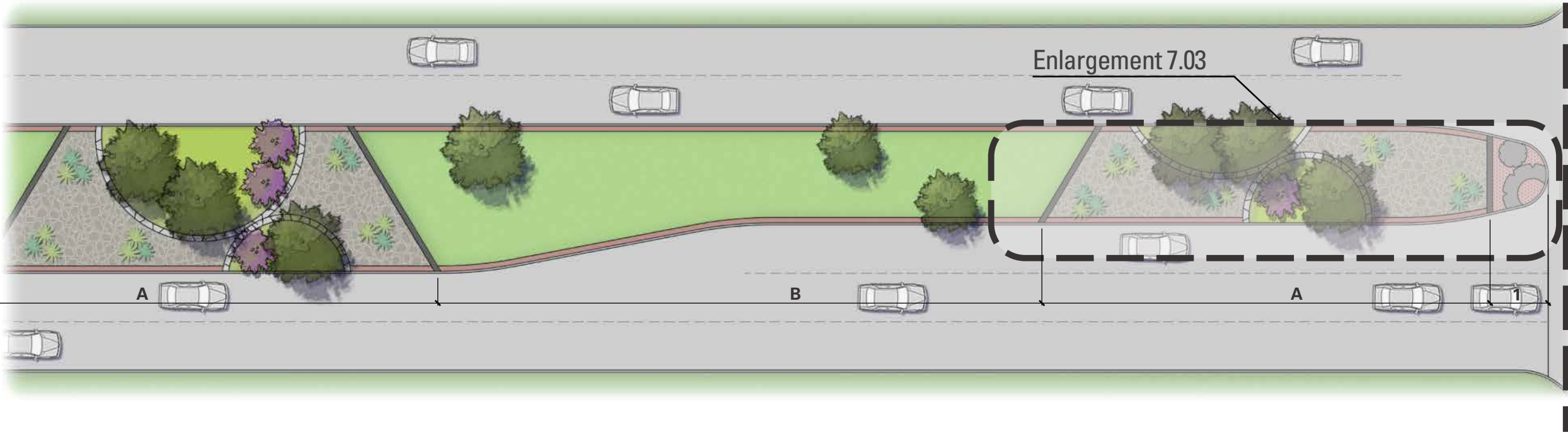
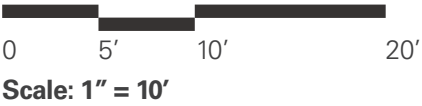
- Includes softscape and hardscape enhancements internal to medians from back of curb to back of curb



- Legend**
- Stamped Concrete 'Brick Red'
 - Charcoal Concrete Stain
 - Basalt Gravel
 - Paved Edge 'Brick Red'
 - Paved Edge 'Charcoal'
 - Standard Concrete Edge
 - Bermuda Sod
 - Planting Cluster in Basalt Gravel
 - Planting Area
 - Canopy Tree
 - Ornamental Tree

Refer to figures 4.1 - 4.4 for additional hardscape and planting material information including color, size, patterning, and layout.

Enlargement 7.03



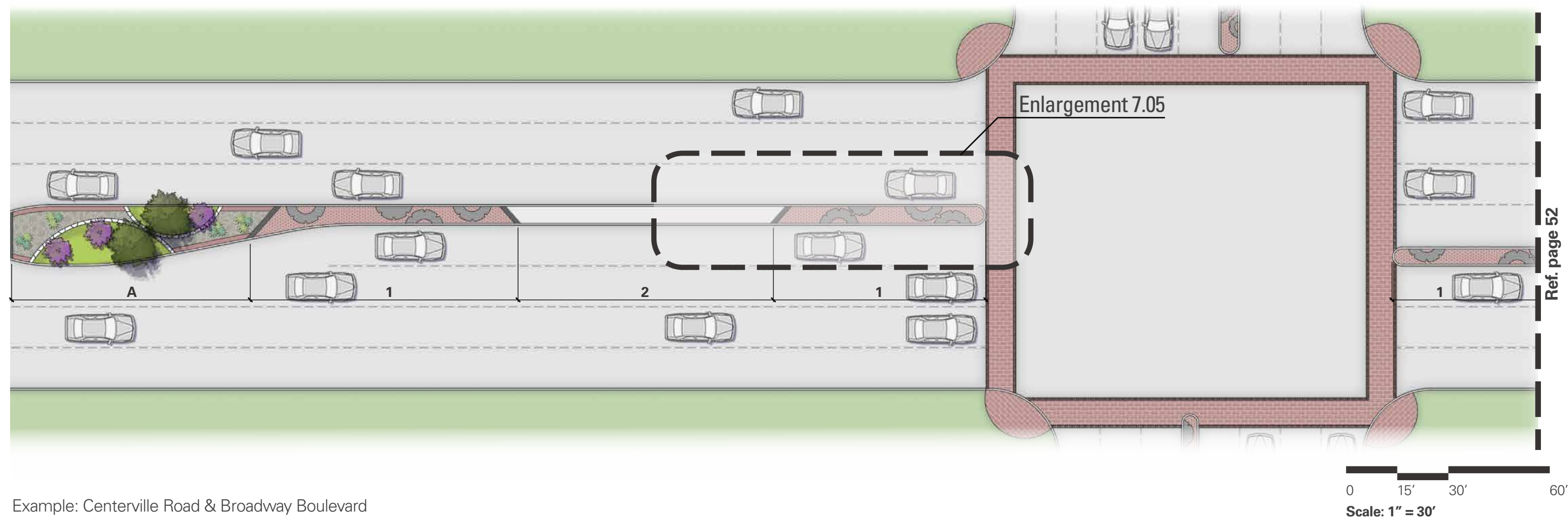
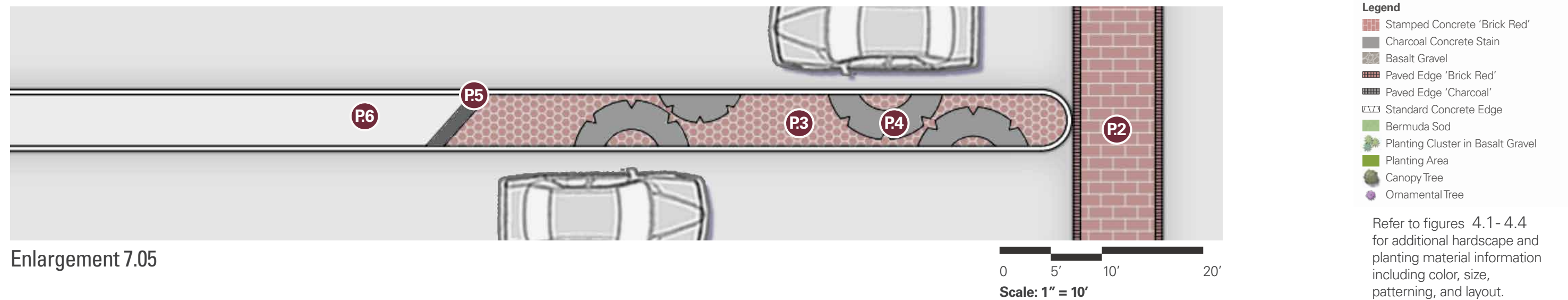
Ref. page 50



Example: Shiloh Road & Campbell Road

Limited Area Corridor

- Includes new and enhanced crosswalks at intersections with upgraded materials
- Includes hardscape enhancements within medians from back of curb to back of curb. Planting enhancements are excluded in limited area corridors where the medians are less than 6' in width.



Example: Centerville Road & Broadway Boulevard

Custom Garland Font

Existing Signage & Wayfinding Fonts and Branding

Project Typefaces

Typeface A - Clearview Hwy

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface B - Perpetua Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface C - Frutiger 55 Roman

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface D - Gotham Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface E - Gotham Light Italic

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface F - Univers 57 Condensed

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Typeface G - Interstate Bold Condensed

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

TYPOGRAPHY & TYPEFACES

This page provides a reference for the typefaces for the Garland Parks Wayfinding Signage System.

Typefaces may not be changed. During fabrication, the height and width ratio of letter forms must be maintained proportionately.

Vehicular Signage:
Typeface for vehicular signs is Clearview Hwy. Signs placed on roads with a speed limit of over 25MPH shall have 6" high type. Signs placed on roads with a speed limit of 25MPH and lower shall have 4" high type. Type may be upper and lower case.

Pedestrian Signage:
1" high copy is recommended for overhead pedestrian directional signs.



Visit Garland logo



City of Garland logo

Custom Garland Font
Garland Wordmark in Custom Font Against Colored Background

GARLAND

Garland Wordmark



Potential usage to foster Garland Vibe

Custom Garland Font
Garland Wordmark in Existing Branding Colors

GARLAND

GARLAND

primary colors

GARLAND

GARLAND

GARLAND

GARLAND

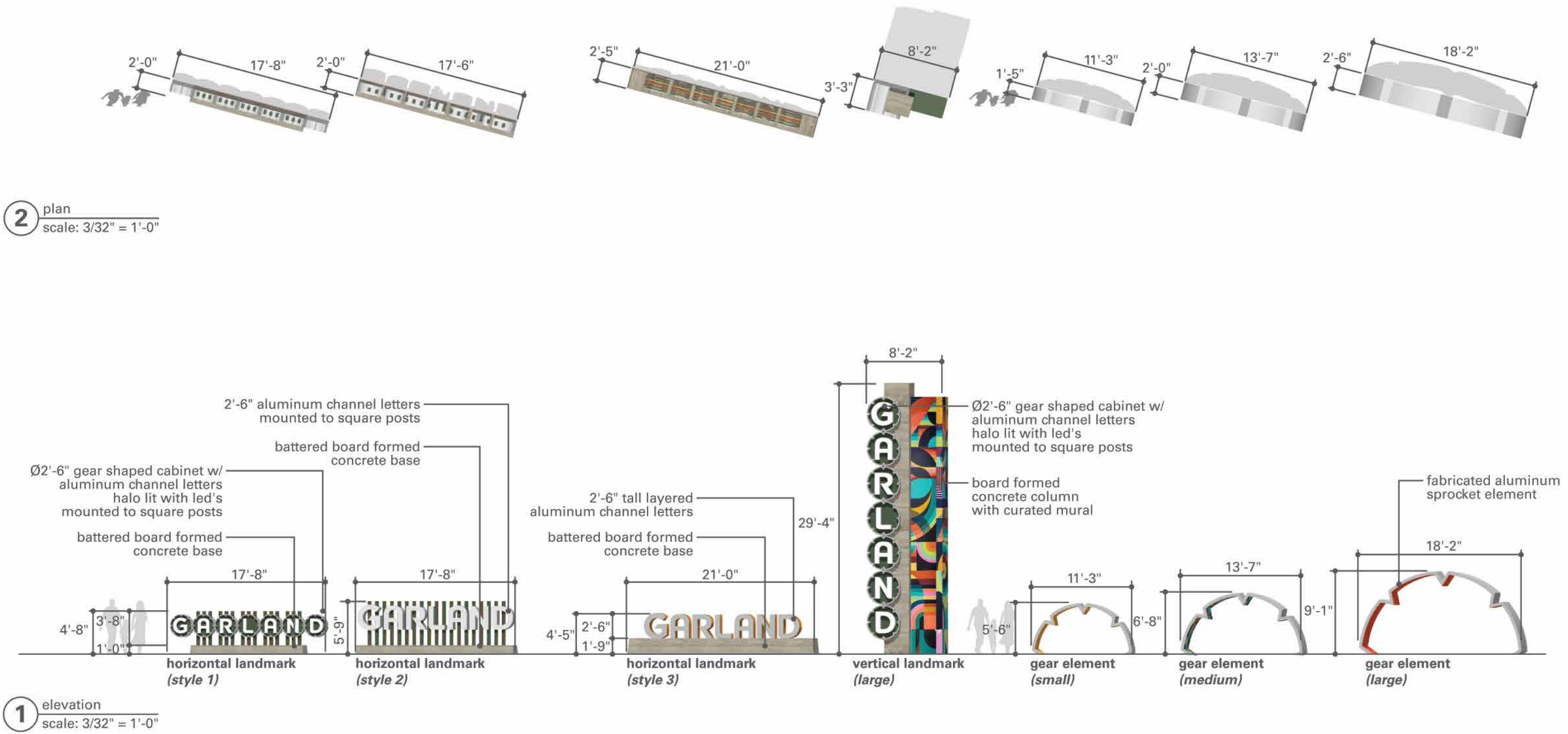
GARLAND

GARLAND

secondary colors

Signage and Wayfinding Entryways

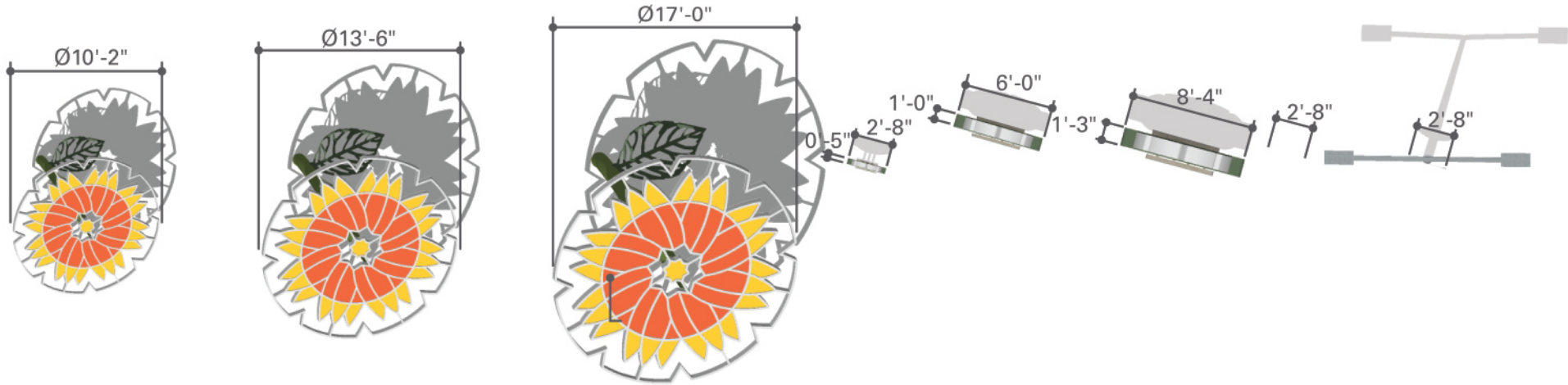
Signage Entry Family



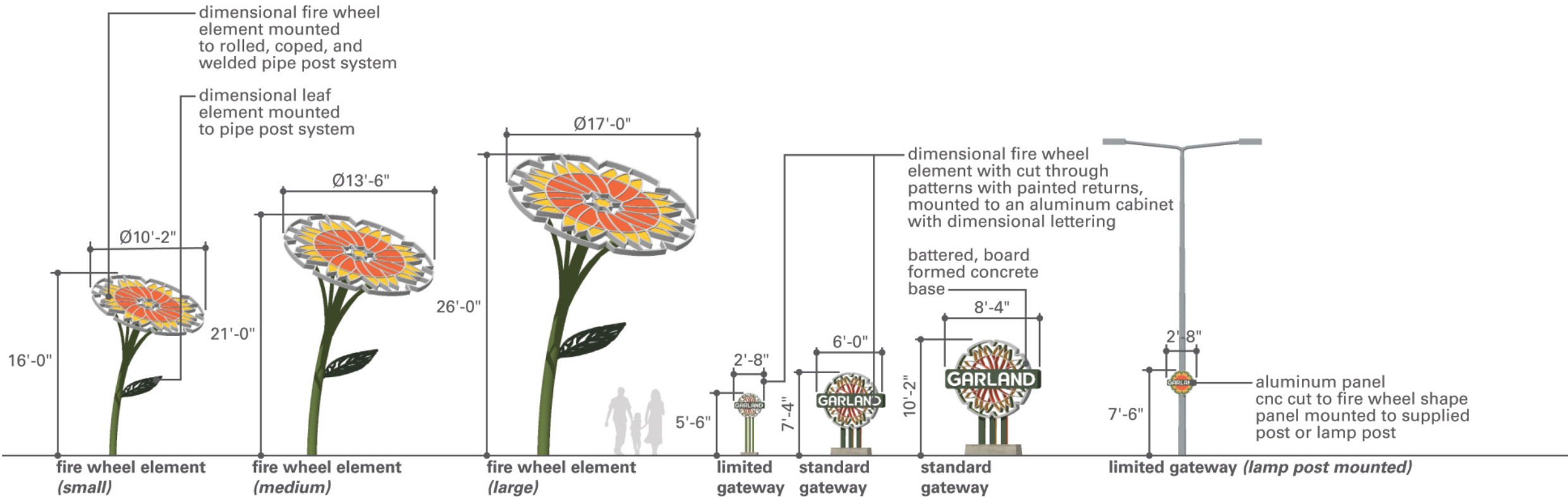
Signage and Wayfinding Entryways

Signage Entry Family

2 plan
scale: 3/32" = 1'-0"



1 elevation
scale: 3/32" = 1'-0"

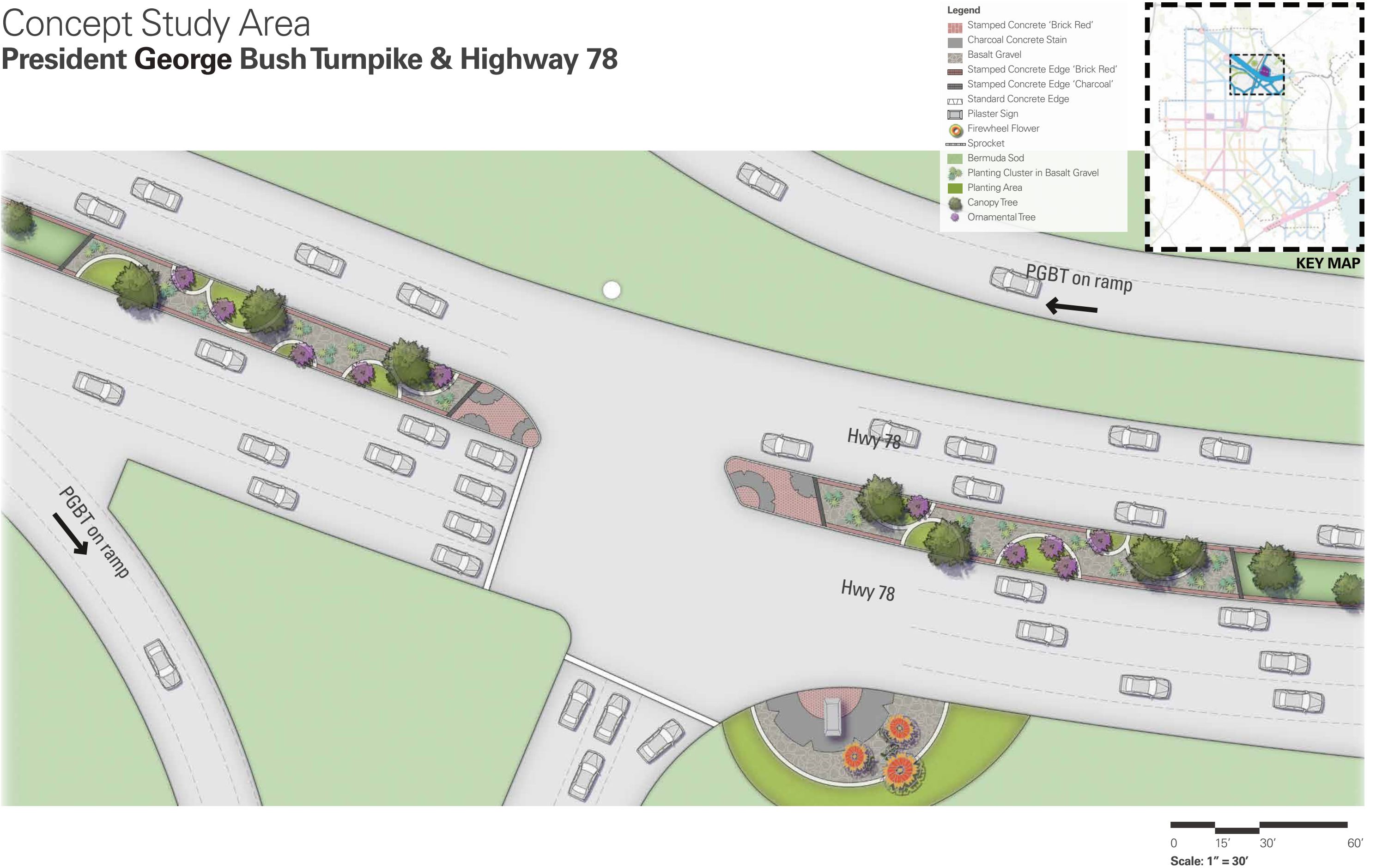


Gateway Map



Concept Study Area

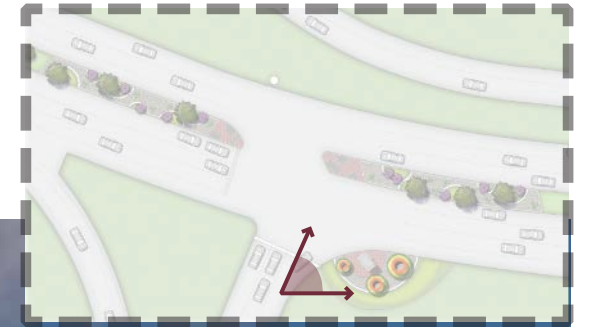
President George Bush Turnpike & Highway 78



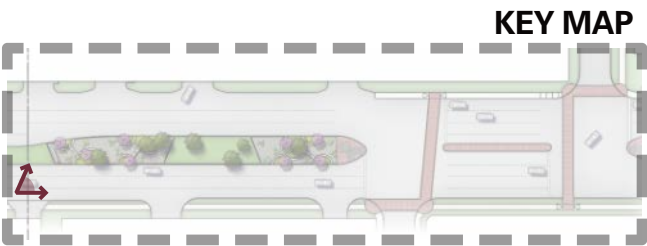
Concept Study Area

President George Bush Turnpike & Highway 78

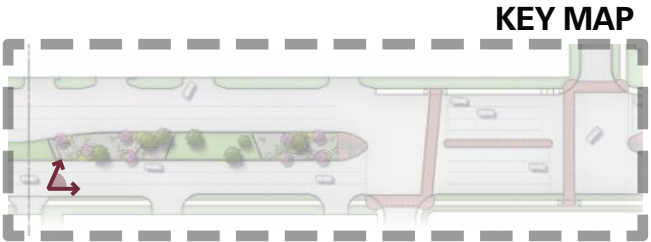
KEY MAP



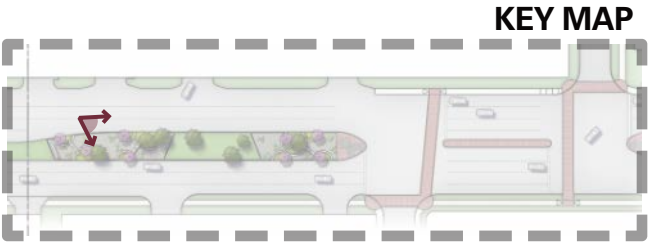
Concept Study Area
Forest Lane & Plano Road



Concept Study Area
Forest Lane & Plano Road



Concept Study Area
Forest Lane & Plano Road

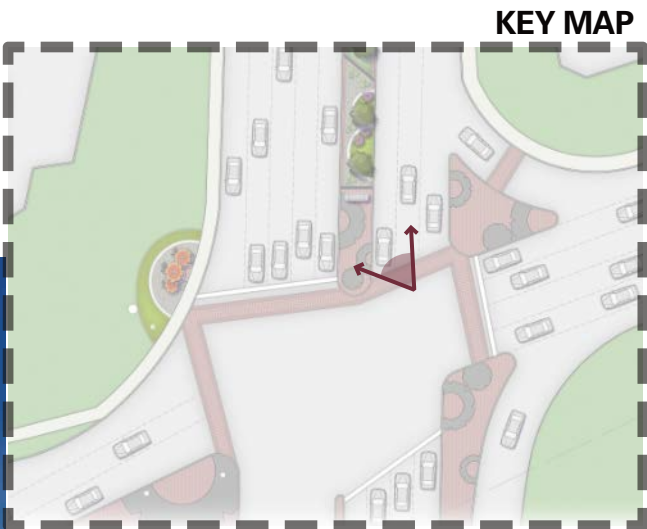


Concept Study Area

Interstate 30 & Broadway Boulevard



Concept Study Area
Interstate 30 & Broadway Boulevard



Concept Study Area Interstate 30 & Broadway Boulevard

KEY MAP



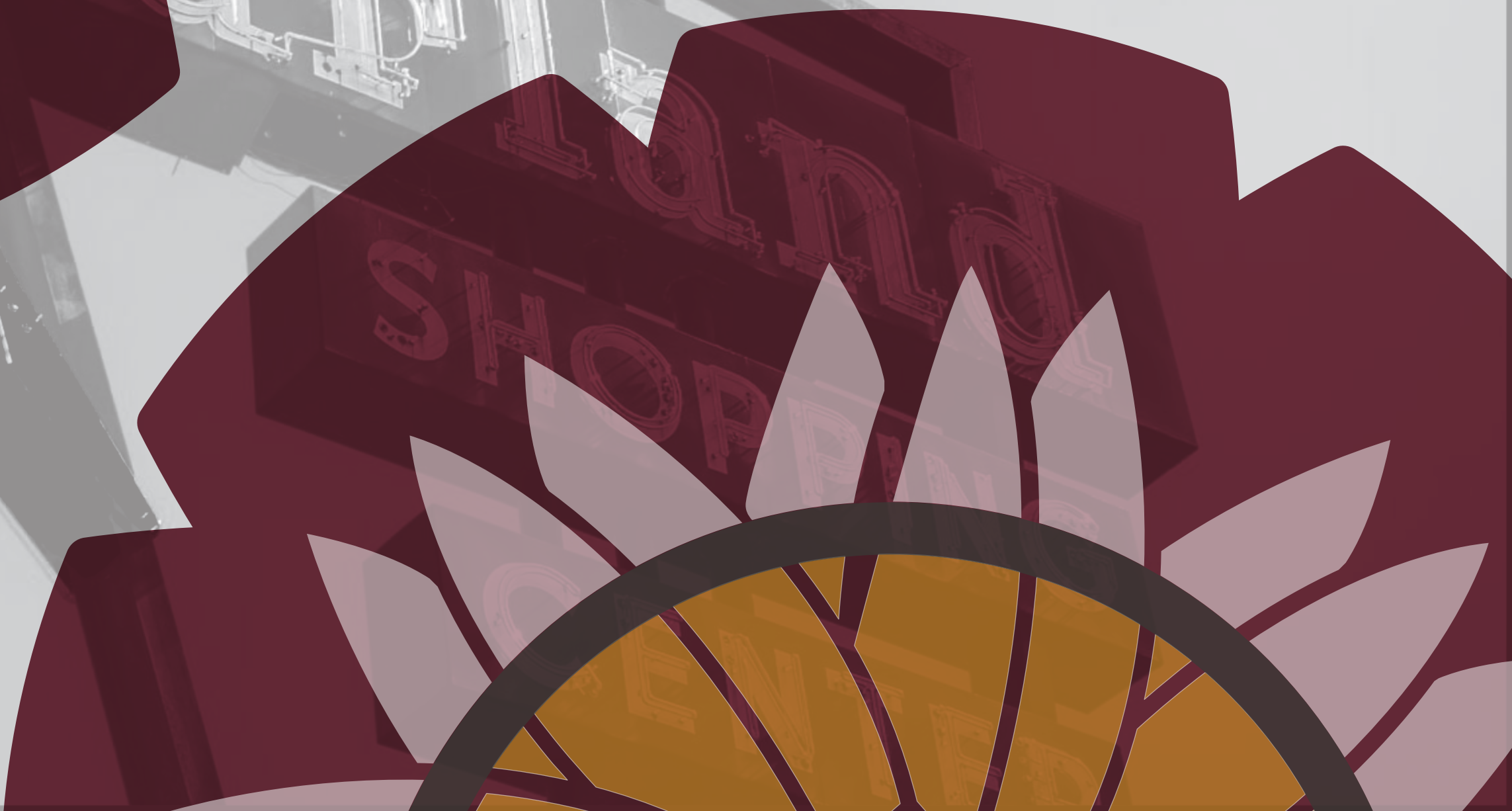
THANK YOU!



TBG

MASSIV
ART

EUDACORP[®]
MAN | MFG | MNT | MTR





GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

7.

Meeting Date: 01/06/2025

Title: TIF Chair Appointments

Submitted By: Jennifer Stubbs, City Secretary

Issue/Summary

TIF Chair Appointments

Background

In the past, TIF Chairs have been appointed separately and not consistently on an annual basis. However, in accordance with Section 311.009 of the Tax Code, the governing body of the municipality or county that created the zone is required to appoint a chairman each year to serve a one-year term beginning January 1.

To ensure compliance and establish a consistent process, all TIF Chair appointments will now take place at the first City Council Meeting in January each year. This adjustment will streamline the appointment process and align with statutory requirements.

Consideration / Recommendation

Discussion only.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

8.

Meeting Date: 01/06/2025
Title: Transportation Infrastructure & Mobility Committee Report
Submitted By: Crystal Owens, Assistant City Manager
Strategic Focus Area: Well-Maintained City Infrastructure
Future-Focused City Organization

Issue/Summary

Transportation Infrastructure & Mobility Committee Report from the 12/10/2024 Meeting.

Background

TIMS Committee Chair Ott will report on the following items:

1. Discussion and potential recommendations for the expansion of the City's Stormwater Program

Consideration / Recommendation

Council discussion and direction to City staff on next steps.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

9.

Meeting Date: 01/06/2025

Title: Audit Committee Meeting Report

Submitted By: Erin Penney, Auditor II

Strategic Focus Area: Sound Governance and Finances

Issue/Summary

Council Member Ed Moore, Chair of the Internal Audit Committee, and Jed Johnson, City Auditor, will provide a committee report on the following items:

- Parking Enforcement Program Audit
- Purchase Card Program Audit
- Contract Procurement Audit - Management Follow-up Briefing

Background

This briefing will provide the City Council with updates on the Internal Audit Department's recently completed audits.

Consideration / Recommendation

Council discussion.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Work Session

10.

Meeting Date: 01/06/2025

Title: Boards and Commissions Appointment

Submitted By: Courtney Vanover, Department Coordinator II

Issue/Summary

Councilmember Kris Beard

- Joseph Maverro - Parks and Recreation Board

Background

N/A

Consideration / Recommendation

Consider the appointment to the Parks Board as presented.

Attachments

Joseph Maverro



Application for City of Garland Boards and Commissions

First Name:	Joseph	Last Name:	Mavero
Address:	250 Nth 5th St		Apt./Suite: Oak 5th Street Crossing City Center Apt# 2252
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)? No			
Length of Garland residency (in years)? 5 - 10 years		Length of Garland residency (in years)? 10+ years	
Email address:			

Do you use, or have you ever used, any of the following: Facebook

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1st Plan Commission 2nd Choice: Community Multicultural Commission 3rd Choice: Library Board

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

Parks

I am a Garland ISD educator and that has given me experiences and qualities that would uniquely benefit the 3 areas I have indicated. As an educator I understand the importance of property and its impact on the population. When I advocated for the GISD Bond I would be the first one to break into the numbers of how this would increase taxes and why it would be worth it for our students. I would bring this same rigor to the Plan Commission. My experience as educator makes me an asset to the Community Multicultural Commission as well. In the public school system I have created lessons for, talked with, and learned from the various creeds and cultures that make up Garland's population. I have already had a lot of experience through job training on how to be sensitive and collaborative with those of different cultures. Lastly, my time as an English Language Arts Teacher has shown me the importance of literacy and the necessity of Libraries. As a member of the Library Board I would take the fight for a literate population from the front lines of my classrooms to the all of Garland.

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

N/A

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

I am currently apart of Garland's Juneteenth Planning Committee. Specifically I am a member of the Youth Outreach Subcommittee. Aside from that I am contributor and organizer and O'banion Middle School's monthly drive-thru food pantry.

What is your educational background?

I have a BA in Psychology from Texas A&M University of Corpus Christi.

Referred by: N/A District: 2



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

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

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

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

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

Return completed Boards and Commissions Application and Disclosure Form to:

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

Signature: Date: